YORKSHIRE DALES NATIONAL PARK AUTHORITY

PLANNING COMMITTEE 12 MARCH 2024

Late Consultations Summary Sheet
(Received by 08 March 2024)

PLEASE NOTE: this is a brief summary of the additional comments received since the agenda was published and Members are advised to view consultee/neighbour comments on the website via the links below (then scroll down to responses)

Item 5

2	**C/33/298A**	**Riverside Grange, Old Mill Lane, Grassington**
	Two letters of objection	- People have assumed their original objection would still be taken into consideration, - Overdevelopment for holiday makers would have a considerable detrimental effect on the surrounding area, - The tiny access lane used by walkers of all ages and vehicles accessing the existing houses, with no passing or turning places, not suitable for extra car journeys of temporary residents, service vehicles, refuse collection vehicles, delivery vehicles, waste disposal issues, - Heating would be provided by wood burning stoves which are highly polluting, modern stoves are dirty, polluting and dangerous to health.
	Planning Officer comment	- The original objections have been summarised in the officer's report and are available for Members to view, - The scale of development and impact on the access road are addressed in the officer's report, - The wood burning stoves and flues have been omitted.
3	**C/50/46M**	**Formerly Linton School and Campsite, Linton**
	Senior Wildlife Conservation Officer	Comments on the amended ecological appraisal ' I agree broadly with what the agent has written: I am sure the barn could be configured in the way suggested but there will have to be a means for humans to access the separate spaces intended for the owls and bats – for monitoring and occasional maintenance purposes. I would like the barn to be a bit of a demonstration site to show others what features one can introduce to encourage roosting or nesting, and, rather than have the space disturbed regularly by people coming to see what is going on, there could be some interpretation below – but this would limit what could be stored. There are several ideas in the latest bat mitigation guidelines (that CIEEM published last year) which I would like to see tried and would like to be involved in developing this aspect of the scheme.'

	Planning Officer comment	A condition is recommended to require the final details of the bat/bird barn to be agreed and these comments can be taken into consideration. The Senior Wildlife Conservation Officer would also be consulted at that stage.
	Senior Historic Environment Officer	Prospect Archaeology's Heritage Assessment *actually* recommend that a series of evaluation trenches, targeting features of archaeological potential identified by the geophysical survey, be excavated to establish the presence or absence of archaeological remains, very sensibly advising: 'Should archaeological remains be encountered [i.e. as a result of trial trenching] these would be the subject of further investigations prior to development of the site, the scope of archaeological work to be agreed with the Yorkshire Dales National Park Authority.' Any such work would be at a pre-start stage to enable the required investigation and recording to be undertaken. The development site is directly adjacent to an extensive Scheduled Monument, which has been protected for the quality of its surviving medieval settlement earthwork remains. Miles, in his advice of April 2016, highlights the significant potential that archaeological deposits associated with this settlement, and other features which may be burial mounds may lie within the development area. This view is echoed by Prospect Archaeology above. Taking this in to account I would request that condition 3 (of the previous permission C/46/50M) be revised to replace the word ' monitoring' with 'investigation', in order to ensure that archaeological remains which are to be destroyed by the development can be adequately preserved by record in line with para: 211 of NPPF.
	Planning Officer comment	The recommended condition can be include this provision.
4	**R/48/162C**	**Woody Bank, Appersett, Hawes**
	Hawes & High Abbotside PC	The Council were in favour of supporting this application
5	**R/57/45E**	**land adjacent to East Lane Farm Buildings, Bishopdale**
	One further objection has been received	-Spoil has been tipped into the ghyll -the development is not required as the culvert can take the water harmful impacts in a protected landscape
	Officer comment	The objections have been addressed in the officer report

	An amended comment from Mrs Peacock has been received:	I asked for this to go to planning as I was concerned about the Ghyll. I did not want this Ghyll to be filled in. The Ghylls in our dales have a special place in the landscape. I have been in contact with the officers who have checked and the Ghyll has not been filled instead a pipe has been constructed at the bottom so after the water leaves the Ghyll it now prevents water going onto the road. This means we do not have to deal with floods.
7	**S/01/357A/LB**	**East Clint, Dent, Sedbergh**
	Georgian Group	A further response has been received from the Georgian Group, welcoming amendments to the proposal but re-iterating objections to elements, namely drylining, thickening of a bedroom partition, removal of a hallway partition and an assessment of significance.
	Planning Officer Comment:	The Senior Listed Buildings Officer has visited the site and internally inspected both the farmhouse and barn and the various elements of the proposals. An assessment of the significance of the various elements was undertaken and the Officer is satisfied with the works proposed subject to conditions. It is also noted that internal lime plaster is now proposed instead of drylining, and 'nibs' of the hallway partition are incorporated into the scheme.

Richard Graham
Head of Development Management