Yorkshire Dales National Park Authority

Planning Committee 14 April 2026

Late Consultations Summary Sheet
(Received by 10 April 2026)

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/52/747/PIP**	**Land at West End, Long Preston (GR:382857,458548)**
	Supporting information provided by Applicant	In summary, the applicant comments on the following: - The housing development of the boundary for Long Preston has been revised within the draft Local Plan to include the application site. - A pre-application enquiry was submitted, which confirmed that housing on the site would be considered acceptable. - The Local Highways Authority has confirmed that one new house is acceptable on this site. - Whilst it is noted that the Parish Council states "we believe that the visibility will be poor" they have not provided any further details. - The proposed new home would only proceed to be built if all of the technical requirements are confirmed and signed-off at that stage. - The proposed new local occupancy restricted home will contribute to meeting housing need in the local area. - The occupants of a new family home will contribute to the local community and its services, facilities and businesses, which include the village school, pub, post office and shop. Members can read the full text of the letter using the above link.
3	**R/51/60G**	**Town Ends, Aysgarth, Leyburn, DL8 3AQ**
	Applicant	An amended Root Protection Plan (ref. A.08.2) has been submitted by the applicant.

4	**S/06/10A**	**Moss Foot, Firbank, Sedbergh, LA10 5EL**
	Additional Plans Received from Applicant	Further plans have been received from the applicant which show additional planting in and around the site. The planting includes: - Planting native trees around the northeastern perimeter of the site. - An informal landscape area to the south of Outbuilding 2, with an eco-species rich lawn together with the planting of several ornamental trees. - Replacement of the existing yew hedgerow, planted along the southern perimeter of the lawn, with a mixed native hedgerow. - Mixed native shrub planting to the embankment along the southern site boundary. - Ornamental shrub beds to be provided around the terraced walled areas. - Replacing the surface of the lower section of gravel track with a geogrid structure.
	Planning Officer comments	Whilst the introduction of additional landscaping within the application site would make a minor improvement to the appearance of the site and improve biodiversity, it is not considered that this additional landscaping will address the concerns relating to landscape harm identified within the Committee Report. Furthermore some of the proposed landscaping, such as the ornamental planting, will emphasise the commercial/domestic treatment of the site, in particular the terrace and lawned area. As set out within the Committee Report, the cumulative impact of alterations to the buildings within the site, the siting of ground mounted solar panels, and the creation of a large parking area and change of use of agricultural land to form a terraced garden area and associated outdoor lighting would fail to conserve the landscape setting of Moss Foot farmstead and the wider landscape character, and this harm cannot be suitably mitigated or assimilated into the established, open landscape in this location. The addition of some planting would also not address the impact on residential amenity and the tranquillity of the area. Therefore, the recommendation for refusal of the application remains.
	Parish Council Comments	Firbank Parish Meeting has provided updated comments as follows; “Firbank Parish Meeting supports a transparent

planning process based on community engagement and the application of local and national policies to which all residents within the national park are equally subject and should expect to comply.

Since 2024, Firbank Parish Meeting has been working with national and local authorities on behalf of the local community to ensure that the minor roads such as the B6257 and Shacklabank Lane which transit through the parish are not disrupted by excessive volumes of traffic. Parishioners have expressed a clear wish that these roads remain available for daily use and are maintained in a good state of repair. The Parish Meeting therefore wishes avoid any disruption on Shacklabank Lane that may be caused by multiple visitor owned or commercial vehicles blocking the lane as they attempt to enter or exit Moss Foot at the same time.

Letters of support for the retrospective application that point to the potential commercial benefits for Sedbergh businesses have not been submitted through or with the knowledge of the Firbank Parish Meeting. They do not reflect the views of most of the residents on Shacklabank Lane and at Whinney Haw who live within 1 kilometre of Moss Foot. On the contrary, most local residents prioritise regular and uninterrupted access to Shacklabank Lane for their daily business and do not wish the tranquillity of Firbank fell to be disrupted by excessively noisy groups of visitors having a celebration. Firbank Parish Meeting requests that the views of local residents living and working in this part of the National Park be preferred over submissions supporting the application that are intended to primarily further business interests in Sedbergh by correspondents who are unlikely to be inconvenienced themselves by a change of use at Moss Foot.

Firbank Parish Meeting notes and welcomes the retrospective measures and assurances made by the applicants to avoid disruption to local residents by their guests at Moss Foot. Should the planning committee be minded to grant this retrospective application the Parish Meeting requests that the enforcement of these measures by the owners be made a condition of this application including its continued support by the

	National Park authorities. Firbank Parish Meeting is grateful to Yorkshire Dales National Park planning officers for highlighting the issues pertaining to this retrospective application and is content to rely on the judgement of the planning committee working with the owners of Moss Foot to determine this." Sedbergh Parish Council has provided updated comments as follows; "Sedbergh Parish Council cannot formally comment as a consultee upon application S/06/10A, however we would like to make the following observations. We would like to note that the business contributes to the economy of Sedbergh both through procurement, employment, and of course footfall by their clients to our hospitality businesses. In a difficult climate for our High Street and small businesses all trade is important to their continued operation and indeed their continued existence for members of the Parish generally. Acknowledging there may be issues with the application, we would hope the Park Authority would work with the applicant to come to a resolution that addresses any matters, as this is clearly in the economic interest of our Parish."
Public letters	5 letters of have been received supporting the proposals for the following reasons (in summary): - Moss Foot brings in a large number of tourists into the area and makes an important contribution and is an asset to local businesses and the local economy - Nearby occupiers who state they live 300 metres from the site advise they have not experienced any noise issues from the holiday let - Moss Foot caters for those with disabilities or mobility issues to be able to be part of a group able to access the National Park.

Katherine Wood
Head of Development Management