Yorkshire Dales National Park Authority

Planning Committee 21 January 2025

Late Consultations Summary Sheet
(Received by 17 January 2025)

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

1	C/52/38F 3 resident's letters	**9 Main Street (The Boars Head), Long Preston, Skipton, BD23 4ND** The residents reiterate their objections to the proposal and raise a number of points, including comments on the viability assessment, loss of a community facility, discrepancies in the plans and measurements, concerns over the access, impact on neighbours privacy and views, and the effect of overdevelopment on the character of the village. Members can read the letters to understand the full range of comments.
2 & 3	S/01/150G & S/01/150H/LB Parish Council	**Upper Barn, Combe House, Gawthrop (GR:368163,487513)** The council cannot support the application for two reasons: 1. It is the view of the council that if the application is for a holiday let, it contravenes Authority policy SP1 regarding sustainability of the community. There is no reference to Policy SP1 in the Officers Report, despite reference to sustainability in paragraph 10. The council feels that Policy SP1 is an overarching strategic policy with long term consequences for our community and is vitally important when considering applications of this nature. Even if the application is in compliance with policy L2, then the committee needs to decide which, OF THEIR OWN policies, takes precedence. This has not been acknowledged in paragraph 32 of the Officers Report regarding PC comments. The council submits that policy SP1 should take precedence for the reasons given above.

		2. The council would like to emphasise that 'impact on the community' is a material consideration and therefore considers that the access question is a planning matter and that whilst the restriction of access may be a civil matter (paragraph 27 of the Officers Report) the fact that a neighbour has objected to it makes it a planning consideration which should be taken into account.
	Planning Officer	In regard to the first point, policy L2 is consistent with policy SP1 in allowing sustainable development. The development of Upper Barn would not reduce the supply of housing to meet local needs; it could provide an opportunity for a local market residence. Were it to be used as a holiday let, this would not reduce the supply of housing to meet local needs as it is not currently a dwelling and thereby the proposal complies with policy SP1 as well as L2.
	2 resident's emails	Express concern over the access to the field gate to the south of the proposed curtilage to Upper Barn and the reduced access width for tractors and livestock which would be result from the proposed patio. Also concerned about the increase in traffic on an already busy steep track.
	Planning Officer	Officers are revisiting the site to check the access width and a further update will be provided at the meeting.
4	C/07/6E	**Woodlands, Beamsley, Bolton Abbey, Skipton, BD23 9HZ**
	Chief Environmental Health Officer	There are no known contaminated land implications regarding the proposed development.
	Resident	Agrees with the recommendation. A precedent that would be set should this planning application be approved. It would suggest that the placement of a temporary structure (in this case a derelict railway carriage) would subsequently enable consent to be gained for building permanent structures. Given the proximity of the Grade 1 listed building - Beamsley Hospital, the proposal harm the setting of a significant listed building.

	Refutes Parish Council view that the proposal would improve the visual landscape etc.
Agent	Comments that the site is not in open countryside, the Parish Council is fully supportive, notes that Red Lion Farm 800m from the application site is identified by YDNPA as having potential for residential development. There is a specific need to increase the number of homes within the National Park, this application helps to address need and is exceptional in that it is a one off, unique opportunity to create a family home for a local Dales family. The applicant recognizes fully that the existing structure is no longer fit for purpose as a dwelling and this application seeks to address that formally. Care and consideration had been given to the design of the dwelling. Although not inhabited, the residential use of the site has not been 'abandoned' as defined in policy C5 (Replacement Dwelling's) as compliant with one of the 4 tests of 'abandonment': 'Owner's intent'. There is evidence that proves there has been a continued unbroken chain of 'owners' intent' to develop and live on the site from the mid 1900's to date.

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