YORKSHIRE DALES NATIONAL PARK AUTHORITY

PLANNING COMMITTEE 23 APRIL 2024

Late Consultations Summary Sheet
(Received by 19 April 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

3	**S/01/354**	**Parkers Barn, Parkers Cottage, Deepdale, Dent, Sedbergh, LA10 5QY**
	Planning Officer	Note change to wording in the report as below requested by the applicant: From: "The applicant is not willing to provide a speed survey which could potentially satisfy the Highway Authority and enable a reduced visibility splay taking account of vehicle speed and the number of vehicles using this stretch of road" To: "It is not possible to provide the visibility splays required, and furthermore it is not considered desirable in visual impact terms to remove existing hedgerow planting or lower the existing dry stone walls. The lane is considered to be lightly trafficked serving a relatively limited number of dwellings and farmsteads. It's not a busy through route, and the relatively narrow character means that traffic speeds should not be excessive. On balance it is not considered reasonable to require a full speed survey to be carried out" The agent also confirmed the following: "A member of the applicant's family will eventually live there - they just need flexibility of occupation so that they can let it for a few years prior to living there."
5	**E/12/45**	**Old Dairy Barn, Rigg End, Newbiggin on Lune, Kirkby Stephen, CA17 4NB**
	Case Officer	The agent has confirmed that the application is withdrawn. An update will be given at the meeting regarding the need to pursue enforcement action.

6	**S/03/759**	**Cross Keys Footbridge and Layby, A683, LA10 5NE**
	Environment Agency	Objection removed, subject to the development proceeding in accordance with the FRA mitigation measures, and the FRA listed in the approved plans.
	Building Conservation Officer	No objections. Slight harm to the setting of the grade II listed buildings is outweighed by public benefits.
	British Horse Society	Letter of support, and an opinion that the proposed bridge width would be acceptable for horse riders, with mitigation measures in place (waiting areas, mounting blocks, signage).
	Additional letter of support	From a mountain bike user, supporting the improvements to the bridleway, including the bridge width.
	Case Officer	The Highway Authority's position remains that they cannot approve the proposal, as further information is required in relation to the proposed bridge width (which is 2.5 metres, as opposed to the design standard of 4 metres). The recommendation remains as per the Committee Report, as it is considered that a condition requiring mitigation measures, overcomes any planning reason for refusal on the grounds of user conflict and safety.
	Case Officer	It is recommended that the condition requiring a Construction Environment Management Plan (CEMP) be replaced with one requiring the works to take place between Mid-June to end of September, or an extension of this date if agreed in writing in advance. A CEMP is considered to be an onerous requirement for the purposes of the application, and timing restrictions are sufficient for the protection of salmonid fish.
7	**R/56/154F**	**The Moorcock Inn, Garsdale, LA10 5PU**
	Solicitor	Amendment to the recommended enforcement action, omitting references to reinstating the use, reinstating pub signage, and removal of tearoom signage. The amended recommendation is as follows:

	"32. Given the harm outlined in the refusal reasons, it is advised that it is expedient to take enforcement action, and that the following action is agreed by the Committee: a) That the Authority's solicitor be authorised to serve an enforcement notice to secure: I. Cessation of the use of the Manager's accommodation as a tearoom and holiday let II. Cessation of use of the main Moorcock Inn as a dwellinghouse III. Removal of tearoom and holiday let fixtures and fittings, including from external land, fenced enclosures and window and door alterations IV. Remove all fixtures and fittings associated with use as a dwelling house from the bar and public areas in the main Moorcock Inn, and also removal of partition walls and new staircase V. A period of compliance of 6 months be specified. b) In the event of non-compliance with the requirements of the enforcement notice the Authority's solicitor may commence prosecution proceedings.
Applicant	Two letters of additional supporting information, relating to personal circumstances and business model.
Additional letters of objection	- Objection from Friends of the Dales, based on impact on local community and loss of community facility, and proposal being contrary to policy. - Objections from The Settle Carlisle Railway Trust and Friends of Settle and Carlisle Line relating to the important role the Inn plays in the history of the line, its future, and value to community and tourists. - In total 40 letters of objection have been received from 31 individual addresses. No new points have been raised from the additional objections.

Richard Graham
Head of Development Management