Yorkshire Dales National Park Authority **Item 2**
Planning Committee

Minutes of the meeting held at the Yorkshire Dales National Park Authority offices, Yoredale, Bainbridge, Leyburn DL8 3EL on Tuesday 15 July 2025

Members Present:

Libby Bateman, Lizzie Bushby, Mark Corner, Michael Hanley, Robert Heseltine, Julie Hutton, David Ireton, Allen Kirkbride, Ian Mitchell, (Chair), Andrew Murday, David Noland, Yvonne Peacock, Steve Shaw Wright, Graham Simpkins.

13/25 Election of Chair

Ian Mitchell was nominated for the position of Chair of the Planning Committee and took the opportunity to address the meeting.

Resolved – Ian Mitchell be elected Chair of the Planning Committee, to hold office until the first Committee meeting following the annual general meeting of the Authority in 2026.

Ian Mitchell in the Chair

14/25 Election of Deputy Chair

Allen Kirkbride was nominated for the position of Deputy Chair of the Committee.

Allen Kirkbride accepted the nomination and addressed the meeting.

Resolved – Allen Kirkbride be elected Deputy Chair of the Committee, to hold office until the first meeting of the Committee following the annual meeting of the Authority in 2026.

15/25 Apologies for Absence and Notices of Substitution

Notice of apologies had been received from Derek Twine.
Richard Foster was substituted by Simon Myers.

16/25 Minutes

Resolved – That the minutes of the meeting held on 15 April 2025, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

17/25 Public Questions/Statements

There were no public questions or statements.

18/25 Declarations of Lobbying

Members made the following declarations of lobbying:

Member	Agenda item(s) on which lobbied	For or Against
Libby Bateman	7.3	For
Lizzie Bushby	7.3	For
Mark Corner	7.3	For
Robert Heseltine	7.3	For
Julie Hutton	7.3	For
David Ireton	7.1 7.3	For For
Allen Kirkbride	7.3	For
Ian Mitchell(Chair)	7.3	For
Andrew Murday	7.3	For
David Noland	7.3	For
Yvonne Peacock	7.1 7.3	For For
Steve Shaw Wright	7.3	For
Graham Simpkins	7.3	For

19/25 Applications for Planning Permission

The following members of the public addressed the meeting on the Plans List item indicated:

List No	Parish	Application No	Location	Speaker
1	Bainbridge	R/52/243A	Thorns Farm, Marsett Lane.Countersett, DL8 3DE	**David Colley, Agent**
2	Grassington	C/33/161A	13 South Wood Lane Grassington, Skipton,BD23 5NA	**Andy Curtis, Applicant**
3	Sedbergh	S/03/773	Land off Frsotrow Lane, Garsdale Road, Sedbergh	**Brian Steadman, Applicant** **Cllr Arnold, Parish Council**

Application [Plans List No – Application No - Proposal] and Decision

[Note: These decisions are recorded in the order in which they appeared in the Schedule of Planning Applications NOT necessarily the order in which they were considered by the Committee.]

Application: **List No 1: R/52/243A** Full planning permission for works comprising: conversion of two existing conjoined agricultural buildings for use for the purposes of gallery/studio for craft, art and cultural events by invitation; erection of two new buildings that contain a workshop, a staff accommodation unit (2 bed) and three short stay visitor accommodation units (each 2 bed); landscaping works, biodiversity enhancements, access alterations and car parking, all in association with the gallery/studio enterprise, (part-retrospective) at Thorns Farm, Marsett Lane, Countersett, DL8 3DE

Decision: That full planning permission be **Granted** subject to conditions including the following:

- Standard time limit
- The development hereby permitted shall not be carried out otherwise than in conformity with the plans and documents submitted as part of the planning application.
- The holiday let accommodation hereby permitted shall only be occupied for the purposes of short-term holiday letting accommodation, and shall not be occupied by any one individual, family or group for a period exceeding eight weeks in any three month period.
- The owner/occupier shall maintain an up-to-date register of the name of all occupiers of the residential accommodation and their home address and shall make this register available to the Local Planning Authority within 14 days of receipt of written request.
- The staff accommodation and short-stay holiday let accommodation hereby permitted shall remain ancillary to the Thorns Farm indoor tourism facility and shall not be sold off or occupied independently of the Thorns Farm tourism facilities that are the subject of this planning application.
- The provision of a Package Treatment Plant (PTP) with tertiary treatment for phosphates
- Contaminated Land – an assessment of the risks from contamination on site to be undertaken and submitted for approval. If contamination is found or suspected at any time during development that was not previously identified all works shall cease and the local planning authority shall be notified. Where remediation is necessary a scheme for the remediation of any contamination shall be submitted and approved by the LPA before any further development occurs. The development shall not be occupied until the approved remediation scheme has been implemented and a verification report detailing all works carried out has been submitted to and approved in writing by the local planning authority.
- Dark Skies conditions

Informatives
Possible Private Water Supply
Septic Tank/Package Treatment Plant
Radon Protection

Application: List No 2: C/33/161A - Householder planning permission for conversion of existing garage into bedroom and en suite, existing rear extension to be rebuilt full width of the existing property, alterations to existing fenestration and proposed external door to side elevation, existing external pebble dash render to be painted and existing windows to be painted / replaced, installation of solar panels to the existing roof, and air source heat pump at 13, South Wood Lane, Grassington,Skipton, BD23 5NA.

Decision: That full planning permission be **Granted** subject to conditions including the following:

- Lighting to meet Dark Sky standards
- Installation of bat or bird boxes in line with policy W2
- Solar panels to be matt black
- Maximum decibel level of the air source heat pump

Application: List No 3: S/03/773 - Full planning permission for erection of 1no. single-storey local occupancy dwelling with associated curtilage and parking, partial demolition of existing stable and creation of new public pedestrian right of way at Land off Frostrow Lane, Garsdale Road, Sedbergh (GR:367136,491712)

Decision: That the decision be **deferred t**o enable a **site visit** to allow member to see how the site fits together as a whole in the landscape.

20/25 Enforcement Quarterly Report

Considered and **noted** the report of the Head of Development Management.

There being no other business the meeting closed at 2.26 pm