Yorkshire Dales National Park Authority

Planning Committee 25 November 2025

Late Consultations Summary Sheet
(Received by 21 November 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	**S/01/324B**	**Birchentree Barn (GR: 374202,486312), Cowgill, Dent, Sedbergh**
	Dent with Cowgill Parish Council	(In response to re-consultation) Support this application as it is for a local occupancy dwelling that is much needed in this parish. The alternative outcome for this barn is for it to fall into dereliction and with a known need for local housing that is simply wasteful of resources, and being very visible by the road would be detrimental to the environment and the community.
2	**C/50/102F**	**Gable End, Church Road, Linton, SKIPTON, BD23 6BQ**
	Linton Parish Council	Reiterate opposition to the application for the reasons previously stated. However, should the proposal be approved, it is requested that a condition for permanent occupancy be applied to the new development, which is understood to be part of the new local plan. This request is made on the basis that, of the 12 existing properties in the immediate vicinity, 6 are already used as either holiday cottages or second homes. Introducing a permanent occupancy requirement would help ensure that the development contributes meaningfully to the local community and supports sustainable, year-round residency.
	1 further comment received in objection	Concerns raised that neighbours may have been unaware that the site was put forward and included within the Yorkshire Dales Local Plan 2025-40, Housing Land Availability Assessment (Reg 19 version) Appendices; The proposal conflicts with the adopted Local Plan within which Linton Falls is currently not a settlement with a housing development boundary.

		A new dwelling on this site does not comply with current Policies SP3 or C1. It is understood that Members are required to decide applications in accordance with the adopted Local Plan unless material considerations overwhelmingly indicate otherwise. The existing approved local plan should carry full statutory weight; The emerging Local Plan is being given disproportionate weight. Granting permission now risks prematurity and prejudges the statutory examination process. There are objections if and when the emerging Plan is adopted, this site could then be reconsidered at that time; The Authority has already refused curtilage subdivision and the creation of additional dwellings outside defined settlements; The development is not infill. The site is at the end of the terrace, open to the River Wharfe, and not physically contained between existing buildings. This is not infill in any recognised sense. It is a subdivision of garden land in a visually exposed location and is precisely the kind of proposal the National Park has consistently resisted. It is a curtilage subdivision on a sensitive riverside edge; Landscape and character impact has been understated - the garden forms the visual termination of the terrace. Introducing a full-height dwelling alters the character and riverside views from both sides of the Wharfe; Precedent risk could be serious and far-reaching If C/50/102F is approved with curtilage subdivision becomes harder to resist, and applicants will rely on emerging policies rather than adopted policy; There are concerns regarding the proposed occupancy restrictions – will this apply indefinitely, does it prohibit Airbnb letting, and will it apply to the existing property as well as that proposed.
3	**R/91/191** **3 further comments received in objection**	**Ghyll Holme, Main Street, West Witton, Leyburn, DL8 4LS** The shop supports villages all around West Witton and cannot survive on footfall alone; There is no reliable evidence provided that the proposal would not have a detrimental effect on the village shop; The shop has evidence available on request, proving the uplift from passing trade and that the shop will be unviable without that uplift;

	Ghyll Holme was previously a second home and previous owner visited weekends and parked on existing drive; the new owners have brought 2 extra cars into the village; Shop owners have been running the shop since August 2024 and have the benefit of fully understanding vital nature of passing trade to the continued viability of their business; The three parking spaces opposite the shop are vacant almost permanently weekdays; The Heifer and the Fox take up available parking spaces elsewhere; Proposal is not sustainable development in accordance with adopted policy SP1 and emerging policy CP1, for several reasons including it will lead to the loss of existing services and the shop contributes to all three pillars of sustainability and can be considered 'low carbon and long life'; Greenhouse gas/carbon reduction from charging and use of an electric vehicle will be less than the additional emissions resulting from additional traffic that will result if the shop closes because customers will have to travel further (calculations of this provided); The possibility of using the back garden and/or the access for car parking and EV charging should be investigated prior to deciding this application; this would also allow for the south-facing front garden to be retained for amenity; Applicants are currently parking in Church Lane.
2 further comments received in support	There is a major parking issue on Main Street, which is a busy road, throughout the day and evening; this is impacted by visitors to the Heifer, which has limited parking of its own; There have been several incidents where cars have been damaged, for instance wing mirrors; Cars parked on Main Street hold up traffic and cause a danger to other road users; Taking cars off Main Street and onto driveways is a solution to solve this traffic problem, by reducing congestion and stop an accident from occurring in the future.

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