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 14 October 2025

Members Present:

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

25/25 Apologies for Absence and Notices of Substitution

Notice of apologies had been received from Libby Bateman

26/25 Minutes

Resolved – That the minutes of the meeting held on 2 September 2025, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record

27/25 Public Questions/Statements

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There were no public questions or statements

28/25 Declarations of Lobbying

Members made the following declarations of lobbying:

Member	Agenda item(s) on which lobbied	For or Against
Ian Mitchell (Chair)	5.1	For
Yvonne Peacock	5.1	For

29/25 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
2 & 3	Asby	E/01/62 & E/01/62A/LB	Elm Tree Farm, Great Asby, Appleby In Westmorland CA16 6	**Garret Fitzpatrick,** Chair of Parish Council
4	Melbecks	R/05/20B	The Old Stable/Coach House, Gunnerside, Richmond, DL11 6LE	**Dan Gracey,** Agent

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30/25 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: S/01/324B Full** planning permission for change of use of barn to C3 residential use; installation of domestic sewage treatment system; provision of new access track, parking area and domestic curtilage at Birchentree Barn (GR: 374202,486312), Cowgill, Dent, Sedbergh.

Decision: That full planning permission be **Deferred** to allow factual inaccuracies in the Officer's report to be corrected and a new report with a new recommendation to be heard by Planning Committee.

Application: List No 2: E/01/62 - Full planning permission to reduce eaves height of existing agricultural building and to reinstate pitched roof with a natural slate roof covering; to remove existing rendered lean-to at north east corner and to install new timber doors and windows in existing structural openings at Elm Tree Farm, Great Asby, Appleby-in-Westmorland, CA16 6HD

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

- Approval of roof and walling materials and finish
- One bird box to be installed within 3 months of first use following implementation.

Application: List No 3: E/01/62A/LB - Listed building consent to reduce eaves height of existing agricultural building and to reinstate pitched roof with a natural slate roof covering; to remove existing rendered lean-to at north east corner and to install new timber doors and windows in existing structural openings at Elm Tree Farm, Great Asby, Appleby-in-Westmorland, CA16 6HD

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

- Stone slates proposed to be used to be approved by the LPA
- Repointing works to masonry to be carried out using lime mortar
- The existing blocked former doorway (NW elevation) to be retained in-situ.

Application: List No 4R/05/20B Full planning permission for conversion of existing stable/coach house to residential use for local occupancy or tourist accommodation at The Old Stable/Coach House, Gunnerside, Richmond

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Decision: That full planning permission be **Refused** for reasons based on the following: following:

1. In the opinion of the Local Planning Authority, the use of the building as a permanent residential dwelling would not be suitable having regard to nationally described space standards and would fail to provide future permanent residents with adequate levels of amenity. The proposal is contrary to the aims of Policy SP4 of the Yorkshire Dales Local Plan (2015-2030) and would conflict with the objectives within paragraph 135 of the NPPF. The use of the building for tourism accommodation would conflict with the aims of Policy AB2 of the emerging Local Plan, which can be seeks to conserve traditional buildings in a way which contributes towards addressing local housing need.

2. The proposed development would fail to make on-site provision for access and vehicular parking in accordance with Policy SP4 of the Local Plan. The proposed off-site provision would be located some distance from the property and is not considered to be an adequate alternative. The lack of useable off-street parking would result in on street parking giving rise to congestion to the detriment of highway safety, the free flow of traffic and the amenity of residents. As such the proposal is contrary to the aims of Policy SP4 of the Yorkshire Dales Local Plan (2015-2030) and paragraph 116 of the NPPF

31/25 Enforcement Quarterly Report

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

There being no other business the meeting closed at 1.53 pm

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