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 21 January 2025.

Members Present:

Libby Bateman, Lizzie Bushby, Mark Corner, Richard Foster, Robert Heseltine, Julie Hutton, David Ireton, Peter Jackson, Allen Kirkbride, Ian Mitchell, (Chair), Andrew Murday, David Noland, Yvonne Peacock, Jenny Purcell, Graham Simpkins, Derek Twine.

01/25 Apologies for Absence and Notices of Substitution

Notice of apologies had been received from Steve Shaw Wright and appointed Peter Jackson as substitute.

02/25 Minutes

Resolved – That the minutes of the meeting held on 26 November 2024, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

03/25 Public Questions/Statements

There were no public questions or statements.

04/25 Declarations of Lobbying

All Members were lobbied against on agenda item 5.1 In addition Members made the following declarations of lobbying:

Member	Agenda item(s) on which lobbied	For or Against
Ian Mitchell	5.2	Against
	5.3	Against

05/25 Applications for Planning Permission

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

List No	Application No	Location	Public Speaker
1	C/52/38F	9 Main Street, (Boars Head) Long Preston , BD23 4ND	

2	S/01/150G	Upper barn, Combe House, Gawthorp, Sedbergh, LA10 5QQ	
3	S/01/150H/LB	Upper barn, Combe House, Gawthorp, Sedbergh, LA10 5QQ	
4	C/07/6E	Woodlands, Beamsley, Bolton Abbey, Skipton, BD23 9HZ	**Andrew Holgate (Agent)**

Considered – the report of the Head of Development Management, listing applications for planning permission and the recommendations thereon, together with late consultations and update reports circulated after the despatch of the agenda but prior to the meeting.

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 C/52/38F** - Full planning permission for conversion of the former Boars Head public house to form three dwellings; erection of two new dwellings in former car-park and associated parking and landscaping at 9 Main Street, (Boars Head) Long Preston , BD23 4ND

Decision: That the decision be **Deferred** to allow a **Site Visit** to allow Members to identify important site features relevant to the proposal.

Application: List No 2: S/01/150G - Full planning permission for conversion of Upper Barn to form a local occupancy dwelling or holiday cottage subject to Section 106 restriction (resubmission of lapsed approval) at, Upper barn, Combe House, Gawthorp, Sedbergh, LA10 5QQ

Decision: That permission is **Granted** subject to conditions outlined below and a section 106 agreement securing a local occupancy restriction or use as a short-term holiday let, and to ensure registration of the off-site BNG area and delivery, management and monitoring of the off-site BNG for 30 years.

Conditions:

- Standard time limit
- Accordance with approved plans
- Methodology for conversion
- No sandblasting
- Submission of level 3 building survey
- Approval of/compliance with details:
    - Pointing
    - Windows and doorways

    - Fixtures
    - Garden
    - Water treatment plant
- Restriction on external lighting
- Mitigation in accordance with ecological survey report
- Biodiversity enhancement (nest boxes)
- Removal of permitted development rights
- Contamination of land
- Private water supply
- Archaeological monitoring/recording
- Historical boundary walls and surfaces

Informative:
Advising that the PROW must remain free of obstruction.

Application: List No 3: S/01/150H/LB Listed Building Consent for conversion of Upper Barn to form a local occupancy dwelling or holiday cottage subject to Section 106 restriction at Upper Barn Combe house Gawthorp Sedbergh LA10 5QQ

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

- Standard listed building time limit
- Accordance with approved plans
- Methodology for conversion
- No sandblasting
- Submission of level 3 building survey
- Approval of/compliance with details:
    - Pointing
    - Windows and doorways
    - Fixtures to the building
    - Garden
    - Internal works
- Photographic record
- Mitigation in accordance with ecological survey report
- Removal of permitted development rights

Application: **List No. 1 C/07/6E** - Full planning permission for demolition of existing wooden chalet and creation of stone built single dwelling at Woodlands, Beamsley, Bolton Abbey, Skipton, BD23 9HZ

Decision: That permission be **Refused** based on the following

In the opinion of the Local Planning Authority the proposal constitutes new development in the open countryside. By virtue of the site's visual isolation, the introduction of a new dwelling in this location would harm the natural beauty and undeveloped pastoral character of the surrounding area. There is insufficient evidence to suggest that the proposal would be justified by an exceptional need for a dwelling in this location. As such, the proposal is contrary to Policies SP1, SP2, SP3 and SP4 of the Yorkshire Dales Local

Plan (2015-2030), the guidance in paragraphs 135 and 189 of the National Planning Policy Framework (2024) and the First Statutory Purpose of the National Park (S.5 of the National Parks and Access to Countryside Act 1949 [as amended]).

In the opinion of the Local Planning Authority there is no existing dwelling currently located on the site, and so the proposal does not constitute a replacement dwelling. The existing structure is in a state of disrepair and there is insufficient evidence to suggest that it is inhabited or inhabitable since 1985. As such, the proposal is contrary to Policy C5 of the Yorkshire Dales Local Plan (2015-2030), the guidance in paragraphs 135 and 189 of the National Planning Policy Framework (2024) and the First Statutory Purpose of the National Park (S.5 of the National Parks and Access to Countryside Act 1949 [as amended]).

06/25 Enforcement Quarterly Report

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

There being no other business the meeting closed at 2.14 pm