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 25 November 2025.

Members Present:

Libby Bateman, Michael Hanley, Neil Heseltine, Robert Heseltine, Julie Hutton, Daivd Ireton, Ian Mitchell, (Chair), Andrew Murday, David Noland, Yvonne Peacock, Steve Shaw-Wright, Graham Simpkins, Derek Twine.

32/25 Apologies for Absence and Notices of Substitution

Apologies were received from Saira Ali, Allen Kirkbride
Dan Holmes substitute Julie Hutton,
Richard Ingram substitute Neil Heseltine
Richard Foster
Mark Corner

33/25 Minutes

Resolved – That the minutes of the meeting held on 14 October 2025, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

34/25 Public Questions/Statements

There were no public questions or statements.

35/25 Declarations of Lobbying

Members made the following declarations of lobbying:

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

36/25 Applications for Planning Permission

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

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LIST NO	APPLICATION NO	LOCATION	Public Speaker
1	S/01/324B	Birchentree Farm (GR:374202,486312), Cowgill, Dent, Sedbergh	**Mr J Nickalls** – Objector **Rebecca Gordon** – supporter on behalf of the applicant and resident
2	C/50/102F	Ghyll Holme, Main Street, West Witton, leyburn, DL8 4LS	**Mr & Mrs Payne –** Objectors **James Coote** – Applicant

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 S/01/324B – Full planning permission for chage 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 Farm (GR:374202,486312), Cowgill, Dent, Sedbergh

Decision: That full planning permission is **Granted** against officer recommendation for reasons based on the following:

1. Prevent the eventual loss of a traditional barn and bring back into use.
2. Secure Local occupancy housing
3. Support a local farming enterprise to be financially viable

The Head of Development confirmed that the reasons are considered sufficient to justify the decision and as such under the Authority's procedures delegated authority is given to the Head of Development Management to determine appropriate conditions and planning obligations.

Named Vote in respect of the successful motion to approve the application

For the motion to approve the application

Libby Bateman, Michael Hanley, Neil Heseltine, Julie Hutton, Ian Mitchell, Andrew Murday, David Noland, Yvonne Peacock, Graham Simpkins, Derek Twine

Against the motion to approve the application

Robert Heseltine, David Ireton, Steve Shaw Wright.

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Application: List No 2: C/50/102F - Full planning permission for the erection of a two bedroomed cottage on land adjacent to Gable End, Linton Falls and to retain 2 No parking spaces to serve the dwelling and create additional parking space to serve the existing dwelling at Gable End, Church Road, Linton, Skipton, BD236BQ

Decision: That full planning permission is **Granted** subject to a S106 agreement to secure a local occupancy restriction, restriction to self build occupancy for 3 years and to conditions including the following:

- Standard time limits for submission of reserved matters
- Accordance with approved plans
- Submission of materials samples
- Provision of biodiversity enhancement
- Removal of permitted development rights
- Details of access, turning and parking
- Restriction on external lighting

Application: List No 3: R/91/191 Householder planning permission to create a 3.9m wide driveway with double gated access (using existing gate posts), provision of a porous block paved area for parking 2 cars and installation of an EV charger for charging an electric car at Ghyll Holme, Main Street, West Witton, Leyburn, DL8 4LS

1. **Decision:** That householder planning permission is **Granted** subject to conditions including the following:

- Highways conditions requiring construction of access, parking, manoeuvring and turning spaces in accordance with approved details and retained thereafter.
- Gates to not open over highway (including footway)
- Details of surface materials, drainage, design and (reused) materials, and finishes, of gates and boundary wall / railings, to be approved and retained
- Details of wildlife enhancements to be installed.
- Installation of EV charger.

There being no other business the meeting closed at 2.15 pm

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