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 10 Sept 2024.

Members Present:

Lizzie Bushby, Robert Heseltine, Julie Hutton, Allen Kirkbride, Ian Mitchell, (Chair), Andrew Murday, David Noland, Yvonne Peacock, Jenny Purcell, Steve Shaw-Wright, Graham Simpkins, Derek Twine.

26/24 Apologies for Absence and Notices of Substitution

Apologies had been received from Liz Appleton Hall; Libby Bateman; Mark Corner and Richard Foster. No substitutes. Derek Twine left the meeting after Item 5.3

27/24 Minutes

Resolved – That the minutes of the meeting held on 16 July 2024, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

28/24 Public Questions/Statements

There were no public questions or statements.

29/24 Declarations of Lobbying

Members made the following declarations of lobbying:

Member	Agenda item(s) on which lobbied	For or Against
Lizzie Bushby	5.2	Against
Robert Heseltine	5.2	Against
Robert Heseltine	5.4	For
Julie Hutton	5.2	Against
Allen Kirkbride	5.2	Against
Ian Mitchell	5.2	Against
Andrew Murday	5.4	For
David Noland	5.2	Against
Yvonne Peacock	5.1	For
Jenny Purcell	5.2	Against
Steve Shaw Wright	5.2	Against
Derek Twine	5.2	Against

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30/24 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	**R/56/540D**	Garage/Workshop adjacent to Fell View, Market Place, Hawes, DL8 3RG	None
2	**C/44/304**	Mast at Cam Houses	None
3	**C/46/291**	Field West of Conistone Lane, Kettlewell, Skipton	Gemma Kennedy -Agent
4	**C/38/1E**	Wharfe House Farm Car Park, Burnsall - (Section 73 variation of conditions)	Edwin Williams - Chair: Burnsall Parish Meeting

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.

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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/56/540D - Full planning for demolition of existing garage/workshop, to be replaced by Commercial Office Space at Garage/Workshop adjacent to Fell View, Market Place, Hawes, DL8 3RD

Following an unsuccessful motion to Refuse against officer recommendation.

Decision: That permission be **GRANTED** subject to conditions including the following:

- Time limit
- Approved plans
- Measures to address unexpected contamination
- Removal of permitted development rights for change of use to a dwelling
- No other use within Use Class E (e.g. retail)
- Approval of materials
- Approval of sample stone panel
- Restriction on hours of opening

Informative
Public right of way

Application: List No 2: C/44/304 Full planning permission for the installation of a 20m lightweight lattice mast with 3 no. radio antennas, 3 no. 600mm dishes, radio equipment housing and ancillary development within a new compound area of previously undeveloped land (Site Ref: 23184) at Cam Houses (Grid Ref) 381601 482414), Oughtershaw, Hawes, North Yorkshire, BD23 5JS

Decision: That permission be **REFUSED** for reasons based on the following:

1. In the opinion of the Local Planning Authority, given the lack of adequate alternative solutions the proposed development would result in significant harm to the scenic beauty of this highly sensitive, exposed and relatively wild National Park landscape by reason of the size, design and prominent siting of the lattice mast. For this reason, the proposed development is contrary to policies SP2, SP4, L10 and C11 of the adopted Yorkshire Dales Local Plan (2015-2030), paragraph 182 of the National Planning Policy Framework (2021) and the first statutory purpose of the National Park (Environment Act 1995) and the requirement placed upon any relevant authority to further the purposes of the National Park.

2. In the opinion of the Local Planning Authority, the proposed development would prejudice the public's enjoyment of the special qualities of the National Park by introducing a prominent and incongruous structure that would result in significant harm within an iconic National Park landscape of outstanding natural beauty that is currently enjoyed by numerous visitors to the National Park. For this reason, the proposed development is contrary to policy SP2 of the adopted Yorkshire Dales

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Local Plan (2015-2030) and the second statutory purpose of the National Park (Environment Act 1995)

Application: List No 3: C/46/291– Full planning permission for erection of an agricultural building and formation of access track from the existing (to be widened) field entrance at Field west of Conistone Lane, Kettlewell, Skipton, (GR:396940,472042)

Following a successful motion to approve against Officer recommendation:

Decision: That authority be delegated to the Head of Development Management to **GRANT** permission subject to receipt of acceptable design and landscape planting details and subject to appropriate conditions. The decision being based on the following reasons:

- The building is needed for the business
- This site is the best option available
- Development is not unacceptable on the landscape given the level of tree planting

In accordance with the Authority's adopted "Planning – Good Practice Guide consideration of the application stands deferred to the next Committee meeting should acceptable details not be agreed.

For the motion: Robert Heseltine, Julie Hutton, Allen Kirkbride, Andrew Murday, David Noland, Yvonne Peacock, Jenny Purcell, Graham Simpkins, Derek Twine

Against the motion: Lizzie Bushby,

Abstentions: Ian Mitchell

Application: List No 4: C/38/1E - Section 73 application to vary Condition 2 (plans); Condition 3 (barrier details) and Condition 7 (tree planting) of C/38/1C (Full planning permission for alterations to car park entrance and access track; installation of car park barrier; installation of 8 No. solar panels to roof of toilet building and erection of oak canopy above new ticket machines on the east gable) at Wharfe House Farm Car Park, Lower Hartlington, Burnsall, Skipton, BD23 6BY

Following a successful motion to approve against Officer recommendation

Decision: That permission be **GRANTED** subject to further planting and screening options being considered by the Head of Development Management. The decision being based on the following reasons:

- Minimal impact on the landscape
- Supports Public Access to this area of the Yorkshire Dales National Park
- The development is negligible in scale

For the motion: Robert Heseltine, Julie Hutton, Allen Kirkbride, Andrew Murday, David Noland, Yvonne Peacock, Jenny Purcell, Steve Shaw Wright.

Against the motion: Lizzie Bushby, Ian Mitchell, Graham Simpkins

There being no other business the meeting closed at 14:30 pm.

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