YORKSHIRE DALES NATIONAL PARK AUTHORITY
PLANNING COMMITTEE **ITEM 2**

Minutes of the meeting held at the Yorkshire Dales National Park Authority offices, Yoredale, Bainbridge, Leyburn DL8 3EL on Tuesday 30 January 2024.

Committee Members Present:

Liz Appleton Hall, Libby Bateman, Lizzie Bushby, Mark Corner, Robert Heseltine, David Ireton, Allen Kirkbride, Ian Mitchell, Jim Munday, Andrew Murday, David Noland, Yvonne Peacock, Jenny Purcell, Steve Shaw-Wright, Graham Simpkins, Neil Swain (in the Chair).

42/23 APOLOGIES AND NOTICES OF SUBSTITUTION

Apologies had been received from Richard Foster.

43/23 MINUTES

RESOLVED – That the minutes of the meeting held on 14 November 2023, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

44/23 PUBLIC QUESTIONS AND STATEMENTS

No notifications of public questions or the intention to make a statement had been received

45/23 DECLARATIONS OF LOBBYING

Members made the following declarations of lobbying:

Member	*Agenda item(s) on which lobbied*	*For or Against*
Liz Appleton Hall	5.2	For
Lizzie Bushby	5.2	For
Mark Corner	5.2	For
Robert Heseltine	5.2	For
Allen Kirkbride	5.2	For
Ian Mitchell	5.1 5.2 6.1	For and Against For Against
Jim Munday	5.2	For
David Noland	5.1	Against
Yvonne Peacock	5.2	For
Steve Shaw Wright	5.2	For
Neil Swain	5.2	For

DRAFT

46/23 **DEFERRED ITEM (Decision contrary to policy and/or recommendation).**

Planning application for change of use of barn to C3 residential use and installation of domestic sewage treatment system at Birchentree Barn, Cowgill, Dent LA10 5RQ (ref S/01/324A).

Decision: That permission be REFUSED for the following reasons:

1. In the opinion of the Local Planning Authority the proposal involves significant alterations and major structural work to the building, which would have an adverse impact on the heritage interest and traditional character of the building and the surrounding landscape. Given the amount of demolition and rebuild involved, the proposed development would be tantamount to the erection of a new dwelling in the open countryside, and as such the proposal is contrary to Yorkshire Dales Local Plan (2015-2030) Policies SP3, L2 and L3, the first Statutory Purpose of the National Park and guidance contained in the National Planning Policy Framework (principally para. 176).

2. In the opinion of the Local Planning Authority the proposed access by which vehicles associated with this development would leave and re-join the highway is unsatisfactory since the required visibility of 215 metres cannot be achieved, particularly when looking to the west. As such the proposal is contrary to the guidance in the National Planning Policy Framework (2021) [para.111], and to Policy SP4 of the Yorkshire Dales Local Plan 2015-2030.

47/23 **DEFERRED ITEM (Decision contrary to policy and/or recommendation).**

Planning application for conversion of barn to form local occupancy dwelling/holiday let and installation of package treatment plant at Barn off Eshington Lane, West Burton, Leyburn (Ref R/54/155D).

Decision: That permission be REFUSED for the following reasons:

1. In the opinion of the Local Planning Authority, the proposal would result in significant landscape harm by reason of the prominence of the site on an open hillside that is publicly visible in close range and landscape views, and arising from the alterations to the building, creation of a curtilage, parking area and alterations to the access. As such the proposal is contrary to policies SP1, SP2, SP4, L2, and L3 of the Yorkshire Dales Local Plan (2015-2030), the statutory purposes of the National Park and guidance contained in the National Planning Policy Framework (2023) [particularly para. 176].

2. In the opinion of the Local Planning Authority, the proposal would result in the creation of a new dwelling in the open countryside in conflict with the spatial strategy of the National Park and detrimental to the character, appearance, and natural beauty of the National Park landscape. As such the proposal would be contrary to policies SP1, SP2, SP3, SP4 and L2 of the Yorkshire Dales Local Plan (2015-2030), the statutory purposes of the National Park and guidance contained in the National Planning Policy Framework (2023) [particularly para. 176].

DRAFT

48/23 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	Public Speaker
01	Dent	S/01/22L	East Banks Farm, Dent, Sedbergh, LA10 5QT	None

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/01/22L – Full planning permission for erection of outbuilding to provide farm WC/untility and secure storage; garding and levelling of siet and erecytion of retaining walls and fences;provision of timber cladding to concrete retaining walls;creation of parking raea and level storage areas (part retrospective). **Decision**: That retrospective permission be GRANTED subject to conditions based on the following: - Approved plans (as amended to delete reference to the cabin) - Levelled areas no to be used for stationing of caravans, camper vans etc. - Storage of bales limited to 2 bales high - Replace uPVC window frame with dark-stained timber within 6 months - Installation of bat/bird boxes within 6 months

49/23 PLANNING ENFORCEMENT REPORT

CONSIDERED – the report of the report of the Head of Development Management.

RESOLVED – That the report be noted and that Members wished to pass on their thanks to the Planning Enforcement Team for their hard work in closing a large number of cases in the previous quarter.

There being no other business the meeting closed at 14:20 p.m.

DRAFT

BLANK PAGE

DRAFT