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 11July 2023.

Committee Members Present:

Liz Appleton Hall, Libby Bateman, Lizzie Bushby, Richard Foster, 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 (following his election), Derek Twine.

18/23 ELECTION OF CHAIR

Neil Swain was nominated for the position of Chair of the Planning Committee.

RESOLVED –
That Neil Swain be elected Chair of the Planning Committee, to hold office until the first Committee meeting following the annual general meeting of the Authority in 2024.

NEIL SWAIN IN THE CHAIR

19/23 ELECTION OF DEPUTY CHAIR

Following an unsuccessful motion to defer election of the Deputy Chair.

Messrs Corner and Mitchell were both nominated for the position of Deputy Chair of the Committee.

Ian Mitchell took the opportunity to address the meeting.

A paper ballot was taken and the result of the vote was as follows:

Mr Corner - 6 votes
Mr Mitchell - 11 votes

RESOLVED –

That Ian Mitchell be elected Deputy Chair of the Committee, to hold office until the first meeting of the Committee following the annual meeting of the Authority in 2024.

20/23 APOLOGIES FOR ABSENCE and NOTICES OF SUBSTITUTION

Apologies had been received from Mark Corner. Mark Corner had sent notice substituting Derek Twine.

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20/23 MINUTES

RESOLVED – That the minutes of the meeting held on 30 May 2023, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

20/23 PUBLIC QUESTIONS/STATEMENTS

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

21/23 DECLARATIONS OF LOBBYING

Members made the following declarations of lobbying:

Member	*Agenda item(s) on which lobbied*	*For or Against*
Liz Appleton Hall	7.2 7.3	For and Against For and Against
Libby Bateman	7.2 7.3	Against For
Lizzie Bushby	7.2 7.3	Against For
Richard Foster	7.3	For
Robert Heseltine	7.1 7.3	Against For
David Ireton	7.3	For and Against
Allen Kirkbride	7.2 7.3	Against For
Ian Mitchell	7.3 7.4	For Against
Jim Munday	7.2 7.3	Against For
Andrew Murday	7.2 7.3	Against For and Against
David Noland	7.2 7.3	Against For
Yvonne Peacock	7.1 7.2 7.4	Against Against For and Against
Graham Simpkins	7.3	For
Neil Swain	7.1 7.2 7.4	Against For and Against Against

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22/23 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
1	Arkengathdale	R/01/31R	The Charles Bathurst Inn, Arkengarthdale, Richmond, DL11 6EN	**Councillor Paul Harker** (Arkengarthdale Parish Council) **Mrt Charles Cody** (Applicant) **Ms Jane Ellis** (Against) (Agent) **Ms Alison Piet** (Objector)
2	Grinton	R/03/136A	Neddy Meadow, South of Swale Hall Lane, Grinton	**Mr Alistair bell** (Applicant)
3	Reeth	R/07/361	Land North of Reeth Dales Centre, Reeth , Richmond, DL11 6SP	**Ms Lisa Bridge** (Reeth,Fremington and Healaugh Parish Council) **Dr Jackie Alexander** (Against) **Ms Hannah Allison** (Applicant)
4	Dent with Cowgill	S/01/341	Settle Carlisle Railway Line and land off Cowgill, Dent Sedbergh	**Scott Thornley**(Dent with Cowgill Parish Council) **Mrs Emma Richardson** (Against)

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: R/01/31R - Full planning permission for change of use of land from redundant school playing field to site associated with The CB Inn; erection of building to provide accommodation for staff in connection with The CB Inn and The Punch Bowl Inn; provision of parking and installation of package sewage treatment plant at The Charles Bathurst Inn, Arkengarthdale, Richmond, DL11 6EN

Following an unsuccessful motion to refuse planning permission

Decision: That permission be GRANTED subject to prior completion of a s106 agreement to restrict occupancy to staff accommodation for the CB Inn and Punch Bowl Inn and conditions including the following:

- Time limit
- Approved plans
- Approval of Materials
- Implementation of Landscaping

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Application [Plans List No – Application No - Proposal] and Decision
- Restriction on external lighting - Measures to deal with any contaminated land - Use as staff accommodation only - Biodiversity enhancement - Tree protection measures. The named vote in respect of the unsuccessful motion to refuse planning permission being as follows; For the motion: Liz Appleton Hall, Robert Heseltine Allen Kirkbride, David Noland, Yvonne Peacock Jenny Purcell Against the motion: Libby Bateman,Lizzie Bushby, Richard Foster, David Ireton, Ian Mitchell,Jim Munday, Andrew Murday, Steve Shaw Wright, Graham Simpkins, Neil Swain, Derek Twine
Application: List No 2: R/03/136A – Full planning permission for change of use and conversion of existing barn to a short term holiday let and erection of replacement outbuilding at Neddy Meadow, South of Swale Hall Lane, Grinton Following an unsuccessful motion to refuse planning permission **Decision**: That permission be GRANTED subject to conditions based on the following: - Time limit on planning permission - Development in accordance with approved plans - Removal of permitted development rights - Materials as per application - Design details specified - Submission of archaeology written scheme of investigation - Approval of window and door details - Approval of external lighting details - Approval of solar panel details - Parking and turning provision - Ecology mitigation measures - Mitigation of unexpected contamination - Short term holiday let occupancy The named vote in respect of the unsuccessful motion to refuse planning permission being as follows; For the motion: Robert Heseltine, Allen Kirkbride and Yvonne Peacock Against the motion: Liz Appleton Hall, Libby Bateman, Lizzie Bushby, Richard Foster, David Ireton, Ian Mitchell, Jim Munday, Andrew Murday, David Noland, Jenny Purcell, Steve Shaw Wright, Graham Simpkins, Neil Swain, Derek Twine
Application: List No 3: R/07/361 – Full planning permission for construction of employment building to provide hair salon (Use Class E) with associated wellness therapy use (Sui Generis) for Swale Hair Spa at Land North of Reeth Dales Centre, Reeth , Richmond, DL11 6SP **Decision**: That permission be GRANTED subject to conditions based on the following :

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Application [Plans List No – Application No - Proposal] and Decision

Time limit on planning permission

- Identified plans.
- Materials as per application
- Rooflights specification
- Approval of window and doors details, design details (recessed frames, rainwater goods etc)
- Approval of external lighting
- Implementation of landscape scheme
- Unexpected contamination
- Tree protection measures
- Ecology mitigation
- Approval of solar panel details
- Foul and surface water drainage details
- Removal of PD rights
- Hours of construction
- Hours of operation
- Fencing of archaeological site

Application [Plans List No – Application No - Proposal] and Decision

Application: List No 4: S/01/341- Full planning permission for rail cutting stabilisation works, associated temporary site access, haul road and compounds at Settle-Carlisle railway line and adjacent land, off Cowgill, Dent, Sedbergh

Decision: That authority to grant permission be DELEGATED to the Head of Development Management in consultation with the Chair and Deputy Chair subject to receipt of acceptable details of drainage channel crossings and conditions based on the following:

- Time limit
- Works in accordance with approved plans, FRA and other details.
- Works in accordance with Construction Management Plan, Construction Noise levels and Construction Hours
- Reinstatement of boundary walls/fences/gates
- Landscaping, including retention of dry stone walls
- Biodiversity Net Gain: habitat creation on and off-site
- Submission and approval of Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement.
- Approval of details of any external lighting
- Restoration of site in accordance with approved plans and details

INFORMATIVE: Check for Nesting birds and work to stop if found

Application [Plans List No – Application No - Proposal] and Decision

Application: List No 5: S/01/637A- Section 73 application for variation of Condition 2 (approved plans) of S/03/637 (Full planning permission for erection of 49 No. dwellings in respect of relocation of Electrical Substation; amendments to the Infiltration Basin; amended road surface colours within the Site; removal of stone window/door heads) to the rears of Plots 16 to 42; revised locations of Bat/Bird boxes and amendments to the landscape drawings at Land off Station Road, Sedbergh, LA10 5HJ

Application [Plans List No – Application No - Proposal] and Decision
Split Decision **Decision 1**: That permission for Variation of Condition 2 of S/03/637 in respect of relocation of Electrical Substation, amendments to the Infiltration Basin, amended road surface colours within the Site,revised locations of Bat/Bird boxes and amendments to the landscape drawings be GRANTED subject to amended condition 2 (plans), and adherence to all the original conditions attached to S/03/637 (updated to reflect the amended plans and the details that have since been discharged) - subject to continuing adherence to the completed Section 106 agreement dated 20th December 2021 (as varied by a supplemental Deed dated 7th March 2023) which secures the affordable housing and the provision of a commuted sum for highway improvements. **Decision 2:** That permission for Variation of Condition 2 of S/03/637 in respect of the removal of the stone window/door heads to the rear of Plots 16-42 be REFUSED

23/23 DEFERRED ITEM (DECISION CONTRARY TO POLICY AND/OR RECOMMENDATION).

C/70/33 –Full planning permission for conversion of barn to form 1 holiday let accommodation with associated access, gateway, parking and installation of solar panels, air source heat pump and package treatment plant at Dowgill Barn, Thorpe, Burnsall, Skipton

Following an successful motion to grant planning permission

Decision: That permission be REFUSED for the following reasons:

In the opinion of the Local Planning Authority the proposed development by reason of its isolated location within a field, the proposed conversion works, the creation of a domestic curtilage, access track and turning area, and the domestic paraphernalia and activity associated with the creation of a dwelling would have a significant harmful effect on the scenic beauty and intrinsic pastoral, tranquil, and dark sky qualities of the character of the landscape. As such the proposal is not sustainable development and is contrary to policies SP1, SP2, SP4, L1, L2 and L3 of the Yorkshire Dales Local Plan (2015 - 2030), the Yorkshire Dales National Park Design Guide and the statutory purposes of the National Park (Section 5 of the National Parks and Access to the Countryside Act 1949) and guidance within the National Planning Policy Framework (2021) [para.176].

The named vote in respect of the unsuccessful motion to grant planning permission being as follows;

For the motion: Liz Appleton Hall, Richard Foster, Robert Heseltine, Allen Kirkbride, Ian Mitchell, David Noland and Yvonne Peacock

Against the motion:, Libby Bateman, Lizzie Bushby, , David Ireton, Jim Munday, Andrew Murday, , Jenny Purcell, Steve Shaw Wright, Graham Simpkins, Neil Swain, Derek Twine

24/23 ENFORCEMENT ITEM.

EC/46/103–Unauthorised use of Land at Low Hall Farm, Kettlewell as a Caravan Site.

CONSIDERED – the report of the Enforcement Officer

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RESOLVED-

The Authority's Solicitor is authorised to serve an Enforcement Notice to secure the cessation of the use of the site as a caravan and camping site in excess of any use permitted under PD rights with a compliance period of 1 month; and

In the event of non-compliance with the Notice, the Authority's Solicitor be authorised to commence prosecution action.

25/23 PLANNING ENFORCEMENT QUARTERLY REPORT

CONSIDERED – the report of the Head of Development Management.

RESOLVED –

That the report be noted.

There being no other business the meeting closed at 16:09 p.m.

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