Yorkshire Dales National Park Authority **Item 4**
Planning Committee

Minutes of the meeting held at the Yorkshire Dales National Park Authority offices, Yoredale, Bainbridge, Leyburn DL8 3EL on Tuesday 20 May 2025.

Members Present:

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

07/25 Apologies for Absence and Notices of Substitution

Notice of apologies had been received from Libby Bateman and Andrew Murday.

Minutes

08/25

Resolved – That the minutes of the meeting held on 15 April 2025, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

09/25 Public Questions/Statements

There were no public questions or statements.

10/25 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
Lizzie Bushby	6.4	For
Richard Foster	6.4	For
David Ireton	5.1	Against
Allen Kirkbride	6.4	For
Ian Mitchell	6.4	For
Yvonne Peacock	6.2 5.1	For Against

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11/25 Deferred Item (Decision contrary to policy and/or recommendation).

C/44/181C - Colt Park Barn, Chapel Le Dale, Carnforth, LA6 3JF
Full planning permission for refurbishment of the existing traditional west stone barn including additional windows and the replacement of existing doors and roof replacement as well as improvements and reconfiguration of internal space; external recladding of the modern (east) barn, replacement of door openings and installation of internal mezzanine; installation of ground mounted photovoltaic panels with an associated battery storage structure; erection of a polytunnel; realignment of the access track; installation of service and associated works (amended red site plan).

Decision: That permission is GRANTED subject to a section 106 agreement to ensure registration of the off-site BNG area and delivery, management and monitoring of the off-site BNG for 30 years, and conditions based on the following:

- Standard time limit
- Accordance with approved plans
- Limitations on use (to reflect the lawful development certificate)
- Construction Management Plan
- Landscaping details
- Track construction (to reflect amended Arboricultural report)
- Tree protection
- Design details for conversion and external works to the workshop and structures
- Surfacing, finishes and boundary treatments
- External lighting and mitigation of internal light spill
- Submission of level 2/3 building survey
- Restriction on external lighting
- Mitigation in accordance with ecological survey reports/HRA
- Barn Owl and other birds – prior check and mitigation
- Biodiversity enhancement (nest boxes)
- Removal of permitted development rights
- Contamination of land
- Archaeological WSI for monitoring/recording
- No fencing/gates to obstruct PROW
- Removal of solar panels and polytunnel when no longer required

Informatives:

- Advising that the PROW must remain free of obstruction
- Bats and Birds
- BNG

12/25 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	Speaker
1	Hawes	R/56/139E	West Shaw Farm Beggarmans Road, Gayle,Hawes, DL8 3SF	**Jo Steel, Agent**

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3	Dent	S/01/352A	Thorns Farm, Countersett DL8 3DE	**Ali Mudd, Agent**
4	Sedbergh	S/03/770	25, Main Street Gallery, Main Street, Sedbergh, LA10 5BN	**Helen Stocks, Agent**

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/56/139E** - Full planning permission for conversion of redundant agricultural building to local occupancy house/holiday let, together with installation of package sewage treatment plant (amended red site) at West Shaw Farm Beggarmans Road, Gayle,Hawes, DL8 3SF

Decision: That full planning permission be **Granted** subject to a S106 legal agreement to secure a local occupancy restriction or short term holiday letting use only and conditions including the following:

- Time Limit 3 years
- Accordance with the approved plans and details
- Materials - roof slate, lintels, sills, jambs, timber windows deeply recessed.
- Conservation roof lights, rainwater goods, pointing.
- No demolition, rebuilding, sand blasting
- Ecology mitigation
- Removal of permitted development rights
- Contaminated land condition
- Informative re white clawed crayfish

Application: List No 2: R/52/342A - Full planning permission for works comprising: conversion of two existing conjoined agricultural buildings for use for the purposes of gallery/studio for craft, art and cultural events by invitation; erection of two new buildings that contain a workshop, a staff accommodation unit (2 bed) and three short stay visitor accommodation units (each 2 bed); landscaping works, biodiversity enhancements, access alterations and car parking, all in association with the gallery/studio enterprise, (part-retrospective) at Thorns Farm, Countersett DL8 3DE

Decision: That the decision be **deferred t**o enable a **site visit** to allow member to see how the site fits together as a whole in the landscape.

Application: List No 3: S/03/770 - Full planning permission for change of use of west part of Main Street Gallery at basement and ground floor to be a dwelling at 25 Main Street Gallery Main Street Sedbergh LA105BN

Decision: That Full planning permission be **Granted** subject to a Section 106 agreement restricting occupancy to local occupancy criteria and to conditions including the following:

- Time limit
- Compliance with submitted details.
- Timber doors/details of door openings.
- Informative: PROW remains free from obstruction

Application: List No 4: S/01/7352A - Full planning permission for demolition and reconstruction of a 20th century field barn to provide new build local occupancy accommodation for the applicants at Low Hall Farm Barn (GR:370879,487266), Hall Lane, Dent

Decision: That Full Planning permission be **Refused** for reasons based on the following:

- In the opinion of the Local Planning Authority, the proposed dwelling is not sustainable development being contrary to the spatial strategy of the Yorkshire Dales Local Plan (2015-2030) and the policies contained in the National Planning Policy Framework. The site is not a sustainable location for housing development and there is insufficient evidence to suggest that the proposal would be justified by an exceptional need for a dwelling in this location. To allow the proposal would set an undesirable precedent for permitting development in unsustainable locations that would undermine the objectives set out in paragraph 8 of the Framework. The proposal seeks to replace a modern agricultural building, and as such represents the introduction of new permanent built form into the landscape. As such, the proposal is contrary to Policies SP1, SP2, SP3 and SP4 of the Yorkshire Dales Local Plan (2015-2030), and paragraphs 8 and 189 of the National Planning Policy Framework (12 December 2024).

- In the opinion of the Local Planning Authority, the design of the proposal does not respond positively to the surrounding context and landscape setting. The introduction of a dwelling in this isolated location would adversely impact the natural beauty of the area and its dark sky character. Furthermore, it is considered that the demolition required to commence the new dwelling would not minimise the consumption of resources. As such, the proposal is contrary to Policies SP2 and SP4 of the Yorkshire Dales Local Plan (2015-2030), principles and approaches of the Yorkshire Dales Design Guide Supplementary Planning Document (adopted 2017), and paragraphs 8 and 189 of the National Planning Policy Framework (12 December 2024).

Application: List No 4: S/01/7352A Full planning permission for creation of 'Into the Wilds' visitor attraction and wild animal reserve (part retrospective) at Brockholes Farm, Tebay, Penrith, CA10 3XT

Decision: That Full Planning permission be **Refused** for the reasons below and Delegated Authority be given to the Head of Development Management for enforcement proceedings to be issued.

1.In the opinion of the Local Planning Authority, the proposed visitor attraction, physical development comprising shepherds' huts, car park, passing places, extended rhino hard standing, tracks and pathways, external lighting and other associated development, and the intensification in activity at the site, would result in significant harm to the visual

quality and intrinsic character of the National Park landscape. The cumulative effect of the extent and visual clutter of development would detract from the scenic drama and underdeveloped pastoral quality of the landscape and the qualities of drama, wildness and tranquillity that contribute to the intrinsic character of the area. The site is not well screened and is prominent from the M6 motorway, the West Coast Main line railway, the Lake District National Park, public footpath (367001), and Open Access Land, located to the east and west and would be seen in wider landscape views looking into the National Park. The proposal is not sustainable development and is contrary to policies EC4, DEV5, of the Eden Local Plan (2014-2032), and the guidance within the National Planning Policy Framework (2024) (para. 189 in particular) and the first statutory purpose of National Parks (S.5 National Parks and Access to Countryside Act 1949).

2. In the opinion of the Local Planning Authority the narrow access route to the site, poor surface treatment and steep embankments falling to the River Lune, is wholly unsatisfactory, and potentially unsafe, as an access route to serve the site for public uses. As such the proposal would harm highway safety and is contrary to the guidance in the National Planning Policy Framework (2024) and to policy DEV3 of the Eden Local Plan (2014-2032).

3. In the opinion of the Local Planning Authority the proposed engineering operations are likely to result in harm to archaeological features on the site and to the character and setting of the Low Borrowbridge Roman fort, a Scheduled Monument. In the absence of a geophysical survey the impact on heritage assets cannot be fully considered. As such the proposal is not sustainable development and is contrary to policy ENV10 of the Eden Local Plan (2014-2032), the guidance within the National Planning Policy Framework (2024) and the first statutory purpose of the National Park (S.5 National Parks and Access to Countryside Act 1949).

There being no other business the meeting closed at 3.23 pm

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