YORKSHIRE DALES NATIONAL PARK AUTHORITY **ITEM 5**
PLANNING COMMITTEE

Minutes of the meeting held at the Yorkshire Dales National Park Authority offices, Yoredale, Bainbridge, Leyburn DL8 3EL on Tuesday 30 May 2023.

Committee Members Present:

Liz Appleton Hall, Libby Bateman, Mark Corner, Richard Foster, Robert Heseltine, Allen Kirkbride, Ian Mitchell, Jim Munday, Andrew Murday,David Noland, Yvonne Peacock, Steve Shaw-Wright and Neil Swain (in the Chair).

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13/23 APOLOGIES FOR ABSENCE and NOTICES OF SUBSTITUTION

Apologies had been received from Lizzie Bushby, Neil Heseltine, David Ireton, Simon Myers and Graham Simpkins. Neil Heseltine had sent notice substituting Liz Appleton Hall, Lizzie Bushby sent notice substituting Julie Hutton.

14/23 MINUTES

RESOLVED – That the minutes of the meeting held on 18 April 2023, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

15/23 PUBLIC QUESTIONS/STATEMENTS

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

16/23 DECLARATIONS OF LOBBYING

Members made the following declarations of lobbying:

Member	*Agenda item(s) on which lobbied*	*For or Against*
Liz Appleton Hall	5.1	For
Robert Heseltine	5.1 5.5	For For
Richard Foster	5.1 5.4	For For
Julie Hutton	5.1	For
Ian Mitchell	5.5	For
Andrew Murday	5.1 5.3	Against For & Against
David Noland	5.1	For
Neil Swain	5.1	For
Allen Kirkbride	5.1	For

17/23 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	Buckden	C/13/204	Land near Rakes Wood, Buckden, Skipton, BD23 5JA	**Neale Hall** (Objector) **Vicky Parsons** (Agent)
4	Thorpe	C/70/33	Dowgill Barn, Thorpe, Burnsall, Skipton, BD23 6BJ	**Hannah Schindler** (on behalf of Applicant)
5	Middleton	S/11/25	High Fellside, Middleton, Carnforth, LA6 2NF	**Ian Swain** (Agent)

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: C/13/204 - Full planning permission for the installation of a 25 metre high lattice tower supporting 6 no. antennas, 4 no. transmission dishes, 2 no. equipment cabinets, 1 no. meter cabinet and ancillary development thereto including a generator and associated fuel tank and a fenced compound, for the Shared Rural Network project on behalf of Cornerstone at Land near Rakes Wood, Buckden, Skipton, BD23 5JA

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

- Time limit.
- Plans condition.
- No works until power supply approved.
- Dry stone wall to enclose compound.
- Any lighting to be approved.
- Mast to be finished in grey colour to be approved.
- Landscaping plan to be approved and implemented.
- Removal of existing mast at the site within 3 months of the development being operational.
- The development shall be constructed by helicopter lifts and no track shall be formed to the site from the existing Rakes Wood track.
- Removal of the facility and restoration of land if no longer required.

Application: List No 2: C/33/532B – Householder planning permission for erection of extensions to the side and rear at 1, Hardy Grange, Grassington, Skipton, BD23 5AJ

Decision: That permission be GRANTED subject to conditions based on the following:

- Standard time condition
- Approved plans specified
- Materials to match the house
- Reinstatement of wall if damaged
- Provision of bat/bird boxes
- No insertion of new windows in gable of extension without further planning permission.

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

Application: List No 3: C/44/277A – Full planning permission for housing scheme to provide 10 dwellings including 6 no. open market houses and 4 no. affordable houses/flats, the conversion of barn to one local occupancy dwelling and creation of new access' at Land at Rowe Garth, Horton in Ribblesdale, Settle, North Yorkshire, BD24 0HT
(AMENDED DESCRIPTION)

Decision: That permission be GRANTED subject to an amended section 106 agreement to cover the following matters;

- affordable housing provision (4 affordable dwellings - 2 x First Homes and 2 x affordable rent); the affordable rent units secured by the involvement of a registered provider;
- the affordable housing would be made available on a 'cascade' basis [to the Horton in Ribblesdale parish first, then to adjoining parishes within the National Park (including split parishes), to the entire National Park, and finally the whole of the local Housing Authority area;
- local occupancy restriction to the barn conversion;
- landscaping scheme for areas outside of housing plots (including remaining field), to include long term management;
- conditions as listed in the officer's report (November 2019) and minutes;
- Principal Residency condition to unit 1. (eg. The dwelling hereby permitted and identified as unit 1 on the approved site plan shall not be occupied otherwise than by a person as his or her only or Principal Home. For the avoidance of doubt the dwelling(s) shall not be occupied as a second home, holiday home or short-term let holiday accommodation. The Occupant will supply to the Local Planning Authority (within 14 days of the Local Planning Authority's written request to do so) such information as the Authority may reasonably require in order to determine whether this condition is being complied with).

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

Application: List No 4: C/70/33- Full planning permission for conversion of barn to form 1 no. local occupancy dwelling or 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, BD23 6BJ

Decision: That permission be GRANTED, contrary to officer recommendation, for the following reasons:

- The proposed development would improve the condition of a redundant barn (which would otherwise continue to decay and eventually fall down) and bring it back into use as a holiday let;
- As a Holiday let it would have less impact on the landscape than as a dwelling in full time permanent occupation.
- It would support the viability of a local farming business

In the absence of the Head of Development Management and in accordance with the Authority's adopted "Planning – Good Practice Guide " consideration of the application stands deferred to the next Committee meeting , unless the Head of Development Management confirms in the meantime that there are no substantial doubts about the validity or soundness of the reasons given for the

decision to grant planning permission.

The named vote in respect of the successful motion to grant planning permission was as follows:

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

Against the motion: Libby Bateman, Mark Corner, Jim Munday, Andrew Murday and Steve Shaw Wright & Neil Swain.

Abstentions: None

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

Application: List No 5: S/11/25- Full planning permission for change of use of land to site four camping pods with associated landscaping, access and parking area, and installation of package sewage treatment plant at High Fellside, Middleton, Carnforth, LA6 2NF

Following an unsuccessful motion to grant planning permission,

Decision: That permission be REFUSED for the following reasons:

In the opinion of the Local Planning Authority,
- The proposed camping pods, access track, parking, decking and external lighting would result in significant harm to the visual quality and intrinsic character of the National Park landscape.
- The proposal fails to conserve or enhance the landscape or scenic beauty of the National Park by reason of exposed location and prominence of the site, the unsympathetic appearance of the pods and associated infrastructure which would contrast sharply with the undeveloped, pastoral natural beauty of the area.
- The site is not well screened and would be easily seen from public footpath (555017), Common Land and Open Access Land, located to the north and east and would be seen in wider landscape views looking into the National Park from the west.
- The proposal is not sustainable development and is contrary to policies T6 and C5 of the South Lakeland Local Plan (2006), policies CS7.6, CS8.2 and CS8.10 of the South Lakeland Core strategy (2010), and the guidance within the National Planning Policy Framework (2021) [para. 176] and the first statutory purpose of the National Park (S.5 National Parks and Access to Countryside Act 1949).

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

For the motion: Liz Appleton Hall, Libby Bateman, Richard Foster, Allen Kirkbride, Ian Mitchell, Yvonne Peacock

Against the motion: Julie Hutton, Mark Corner, Jim Munday, Andrew Murday, David Noland, Steve Shaw Wright & Neil Swain.

Abstentions: Robert Heseltine

There being no other business the meeting closed at 14:46 p.m.

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