YORKSHIRE DALES NATIONAL PARK AUTHORITY

PLANNING COMMITTEE 12 FEBRUARY 2019

Late Consultations Summary Sheet
(Received by 08 February 2019)

Members can view late consultations in full on the Members' Extranet

Item 05

01	**C/06/57**	**Former Wesleyan Chapel, Barden**
	North Yorkshire Fire & Rescue	No objection/observation to the proposed development.
03	**C/43/19F**	**Angel Inn, Hetton**
	Agent acting for Hetton cum Bordley Parish Meeting. Senior Planning Officer	Letter setting out objections to the application including a consultant's Traffic and Transport Report. The planning agent for the Parish Meeting has submitted new evidence to challenge the applicant's traffic survey and report. This information will require further work to assess it and as such Officers recommend that Committee defers consideration of applications C/43/19F and C/43/44G to allow that work to take place.
	Friends of the Dales	FoD are concerned over the impact on parking, highways safety and traffic and are not convinced of the adequacy of the transport assessment.It is recommended that the transport aspects are re-assessed independently. Could parking behind the Wine Cave be retained?
04	**C/43/44G**	**Angel Inn Wine Cave, Hetton**
	Agent acting for Hetton cum Bordley Parish Meeting. Senior Planning Officer	Letter setting out objections to the application including a consultant's Traffic and Transport Report. The planning agent for the Parish Meeting has submitted new evidence to challenge the applicant's traffic survey and report. This information will require further work to assess it and as such Officers recommend that Committee defers consideration of applications C/43/19F and C/43/44G to allow that work to take place.
	Friends of the Dales	FoD are concerned over the impact on parking, highways safety and traffic and are not convinced of the adequacy of the transport assessment.It is recommended that the transport aspects are re-assessed independently. Could parking behind the Wine Cave be retained?

07	**R/07/142D**	**Neddys Barn, East of Eastfield, Arkengarthdale Road, Reeth**
	Letter from R & JM Nutting objecting to the application on behalf of a number of a local residents (although these have not been named individually).	This correspondence largely repeats the concerns raised by the local residents as detailed within the agenda report. However, they also question what has changed since the 4 previous refusals for the conversion of this barn to a dwellinghouse. In short, whilst there is generally a presumption against new housing development without the open countryside, policy L2 of the adopted Local Plan (2015 – 2030) does provide an exception to this, where proposals would conserve a traditional building that contributes to the cultural heritage of the area. This recent change in local planning policy enables the Local Planning Authority to be more positive in its approach to barn conversions subject to compliance with a number of criteria. The letter also discusses the Sandford Principle and suggests that an approval of the application would be contrary to this value. Officers considered that the sensitive conversion of the traditional barn to a new use will ensure its future survival and contribution to the cultural heritage of the National Park. The scheme would not therefore conflict with the Sandford Principle.
08	**R/50/5G**	**Askrigg Foundation, Market Place, Askrigg**
	Parish Council	Confirm support for application.
	Neighbour	Requests that additional fire safety details to satisfaction of the Fire and Rescue service are supplied through a planning condition.
09	**R/56/10H**	**Bainbridge Ings Caravan Site, Old Gayle Lane, Hawes**
	Applicant	Letter objecting to the proposed enforcement notice.
12	**R/56/498**	**Hawes Methodist Church, Main Street, Hawes**
	Neighbour letter.	Request that some windows remain obscure glazed to protect privacy, query whether the oil tank will be replaced, and have reservations about the foul drainage.
	Neighbour letter.	Accepts that some residential development of the site would be beneficial but object due to the impact on the amenity of the tenants of their holiday cottage and business during the construction phase and thereafter; the potential for Chapel Street to be blocked by vehicles being illegally parked after loading or unloading; that it is not a high quality design being cramped and a gross overdevelopment of the site. A lower key development of affordable housing is an alternative in principle that could be financially viable

		with grants. A solution might be to demolish the Sunday School building to provide new parking for 3 flats.
13	**R/56/502**	**Halfway House, Hawes**
	Senior Historic Environment Officer	The proposal is appropriate to, and will visually retain, the heritage significance of the building – which is largely its external appearance. The developments impact on the railway infrastructure. Whilst they are a heritage asset, the remains of the track bed are not of any particular archaeological interest, their significance lies more in that that they are visually important as earthworks, indicating the presence of the former railway. No more than the minimum necessary groundworks should be undertaken to modify the area to make it suitable for parking.
	Letter from an interested party.	Whilst not objecting to the conversion of the barn itself the objection is to the additional parking on the railway land. They consider that the train service is more likely to be like that currently between Oxenholme and Windermere and that there are few situations where the former railway is now residential curtilage west of Hawes.
	Resident	They do not object to the conversion of the barn itself but extending the parking and access does not protect the route of the former Wensleydale Railway. They consider that the potential environmental and economic benefits of its reinstatement will be put at risk and ask for an alternative solution to the parking and access.
14	**R/59/52**	**Throstle Nest Farm, Thornton Rust**
	Applicant	Sets out the reasons behind the development proposed. They consider that they need such a large building to allow the more efficient operation of the farm in allowing more hay and machinery used for a contracting business to be stored.
15	**R/67/76C**	**Former Church of England School and Good Shepherd Church, Carlton in Coverdale**
	Applicant	A statement setting out the reasons for carrying out the development without permission and the cost implications of being required to remove the windows.

Richard Graham
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