

**YORKSHIRE DALES NATIONAL PARK AUTHORITY  
PLANNING COMMITTEE**

**ITEM 4**

Minutes of the meeting held at Yoredale, Bainbridge on Tuesday, 11 June 2019.

**Present:**

John Blackie, Allen Kirkbride, Carl Lis, Jocelyn Manners-Armstrong, Julie Martin (in the Chair), Ian McPherson, Ian Mitchell, Jim Munday, Margaret Pattison, Gillian Quinn, Cosima Towneley and Richard Welch.

**COPIES OF ALL DOCUMENTS CONSIDERED ARE IN THE MINUTE BOOK**

**27/19 MINUTES**

**RESOLVED –**

That the minutes of the meeting held on 14 May 2019, having been printed and circulated, be taken as read and be confirmed and signed by the Chairman as a correct record.

**28/19 PUBLIC QUESTIONS/STATEMENTS**

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

**29/19 EXCLUSION OF THE PUBLIC**

**RESOLVED -**

That pursuant to Section 100(A) (4) of the Local Government Act 1972, the public be excluded from the meeting during the consideration Item No 7 on the agenda on the grounds that it involves the likely disclosure of exempt information as defined in paragraphs 1, 2, 6 & 7 of Part 1 of Schedule 12A to the Local Government Act 1972.

**30/19 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTION**

Apologies were received from Chris Clark and Neil Swain.

*[John Blackie commented on the make-up of the Committee following the District Council elections held in May. He felt that it was unfortunate that the newly elected representatives from Richmondshire District Council were not able to take part in the Planning Committee until after the National Park Authority's June AGM.]*

**31/19 DECLARATIONS OF LOBBYING**

Members made the following declarations of lobbying:

<i>Member</i>	<i>Agenda item(s) on which lobbied</i>	<i>For or Against</i>
John Blackie	Plans List Nos 1, 5 & 6	
	Agenda Item No 7	
Allen Kirkbride	Plans List No1	For the application
Carl Lis	Plans List No 1	For the application
Julie Martin	Plans List No 1	For the application
Jim Munday	Plans List No 1	For the application
Gillian Quinn	Plans List No 1	For the application

### 32/19 APPLICATIONS FOR PLANNING PERMISSION

The following members of the public addressed the meeting on the Plans List item indicated:

<b>Schedule No.</b>	<b>Reference</b>	<b>Location</b>	<b>Speaker</b>
01	C/33/518	Land south of B6265 Hebden Road, Grassington	Jason Simpkin (applicant)
02	C/42/601G	Little Newton, Hellifield, Long Preston	Michael Stapleton (applicant)
06	R/56/506	Barn north of The Shearlings, Hardraw Road, Hawes	Jill McMullon (Parish Council representative)  Ashley Iveson (applicant)

CONSIDERED – the report of the Head of Development Management, listing applications for planning permission, the recommendations thereon, together with late consultations 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 the order in which they were considered by the Committee.*

**Application:** List No 01: C/33/518; Full planning permission for change of use of land from agricultural to a seasonal campsite; erection of ancillary site office and managers accommodation; erection of amenities block; widening of access and provision of parking area and removal of existing caravan and timber shed, Land south of B6265 Hebden Road, Grassington.

**Decision:** That planning permission be refused for reasons based on the following:

(1) In the opinion of the Local Planning Authority the siting of a campsite, associated facilities building, manager's flat, office and reception building, car park and track would have a significant and adverse impact on the character and Special Qualities of the landscape and the amenity of the area through the introduction of an extensive development in this prominent and widely visible position in open countryside. The site is not and can not be appropriately screened and is

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

visually isolated from the built up confines of Grassington. The proposed development would therefore be contrary to the first Statutory Purpose of the National Park (S.5 (1) National Parks and Access to Countryside Act 1949), policies SP1, SP2, SP4 and T1 of the Yorkshire Dales National Park Local Plan 2015-2030 and the guidance contained in the National Planning Policy Framework (particularly para. 172).

(2) In the opinion of the Local Planning Authority the proposed creation of a manager's flat would constitute a new dwelling in the open countryside, contrary to the housing strategy of the Yorkshire Dales Local Plan 2015-2030 which aims to safeguard the character of the open countryside by preventing housing development outside of settlements except where it is essential for workers in agriculture, forestry or other rural based enterprises or where a conservation benefit or landscape enhancement can be achieved by the conversion of a traditional building in an appropriate location. The proposal does not demonstrate that the functional needs of agriculture, or some other essential rural based enterprise, requires that a full time worker must live at the location proposed. As such the proposal is contrary to the first Statutory Purpose of the National Park (S.5 (1) National Parks and Access to Countryside Act 1949), policies SP1, SP2, SP4 and T1 of the Yorkshire Dales National Park Local Plan 2015-2030 and the guidance contained in the National Planning Policy Framework (particularly para. 79).

**Application:** List No 02: C/42/601G; Full planning permission for conversion of barn to form a four bedroom local occupancy dwelling or holiday let; installation of package treatment plant and creation of car parking area, Little Newton, Hellifield, Long Preston.

**Decision:** That permission be granted subject to a legal agreement restricting occupancy of the barn to a local occupancy dwelling/holiday let use and the undergrounding of any new electricity/telephone supply, and conditions to include the following:

1. Standard time limit
2. Accordance with approved plans
3. Submission of a structural repair methodology , specifications and detailed drawings
4. Recording
5. No sandblasting
6. Roofing slates to be retained
7. Approval of/compliance with details:
  - pointing
  - windows and doors (including recess), rooflight details, rainwater goods, flues and vents, boundary treatment, bin storage, surface treatment
8. Restriction on external lighting
9. Bird mitigation and biodiversity enhancements
10. Access and parking surfacing
11. Removal of permitted development rights

#### **INFORMATIVE**

Awareness of nesting birds

S106

Water supply

Avoid obstruction of the public right of way

**Application:** List No 03: C/62/606G; Full planning permission for conversion of barn for part use as a holiday let; part as private garage and artists studio for owners use, Cleatop Park, Settle.

**Decision:** That planning permission be granted subject to a legal agreement restricting occupancy of the barn to a holiday let, and to conditions to include the following:

- 1) Standard time limit

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

- 2) Accordance with approved plans
- 3) No sandblasting
- 4) Approval details:  
Pointing, windows and doors (including recess), external door details, roof lights, rainwater goods, flues and vents, boundary treatments, bin storage, surface treatment.
- 5) Restriction on external lighting
- 6) Protected species mitigation and biodiversity enhancements
- 7) Tree protection
- 8) Removal of permitted development rights
- 9) Any contamination to be reported

**Application:** List No 04: C/62/606H/LB; Listed building consent for conversion of barn for part use as a holiday let; part as private garage and artists studio for owners use, Cleatop Park, Settle.

**Decision:** That Listed Building Consent is granted subject to conditions including the following:

- 1) Standard time limit
- 2) Accordance with approved plans
- 3) No sandblasting
- 4) Approval of details
- 5) Mitigation for protected species

**Application:** List No 05: R/05/145E; Full planning permission and relevant demolition in a conservation area for i) conversion of former joiners shop to provide craft barn and accessible accommodation; ii) demolition of agricultural building and part retaining wall on southern edge of yard; iii) construction of new retaining wall, path and underground observation room with additional parking over; iv) redesign visitor ground floor café and play barn; v) alter first floor of visitor centre to provide family overnight accommodation; vi) extension at first floor to provide additional accommodation and vii) installation of treatment plant for joiners shop and visitor centre, Hazel Brow Farm Visitor Centre, Ivy Cottage Road, Low Row.

#### APPLICATION WITHDRAWN

**Application:** List No 06: R/56/506: Full planning permission for conversion of barn to create a 3 bedroom local occupancy dwelling or holiday let with associated parking and curtilage, Barn north of The Shearlings, Hardraw Road, Hawes.

**Decision:** That, after an unsuccessful proposal that the application be approved contrary to policy and/or the officers' recommendation, the application be refused in accordance with the following Planning Officer's recommendation:

Planning permission be refused for reasons based on the following:

In the opinion of the local planning authority, the proposal to convert a traditional barn in the open countryside would conflict with the requirements of policy L2 and would detract from the character and appearance of the building, the adjacent Pennine Way and the National Park landscape. The proposal would conflict with the Statutory Purposes of the National Park and would be contrary to the requirements of policies L1, L2, L3, SP1, SP2 and SP4 of the Yorkshire Dales National Park Local Plan 2015-2030, the Yorkshire Dales Design Guide and the guidance in the National Planning Policy Framework (para. 172 and 189).

The named vote in respect of the unsuccessful proposal to approve the application being:

For the unsuccessful motion to approve the application:

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

John Blackie, Allen Kirkbride, Ian Mitchell and Gillian Quinn.

Against the unsuccessful motion to approve the application:

Carl Lis, Jocelyn Manners-Armstrong, Julie Martin, Ian McPherson, Jim Munday, Margaret Pattison and Richard Welch.

*[John Blackie requested that his vote against the motion to refuse be recorded.]*

**Application:** List No 07: S/03/675: Full planning permission for conversion of existing barn to 1 local occupancy dwelling, Howgill Lane Barn, Sedbergh.

**Decision:** That permission be granted subject to a legal agreement restricting occupancy of the barn to local occupancy use and conditions to include the following:

1. Standard time limit
2. Accordance with approved plans
3. No demolition
4. Methodology for conversion
5. No sandblasting
6. Roofing slates to be retained and matched
7. Approval of/compliance with details:
  - pointing
  - rooflights, windows and doors (including recess), rainwater goods, cills/lintels/jambs, flues and vents, boundary treatment, bin storage, car parking and access
8. Restriction on external lighting
9. Prior check for nesting birds
10. Biodiversity enhancement (swallow nest boxes)
11. Removal of permitted development right
12. Hours of construction restriction.

*The following item was considered in private*

**33/19 UNAUTHORISED DESTRUCTION OF A TREE AT LAND ADJACENT TO GAYLE LANE WITHIN THE GAYLE CONSERVATION AREA.**

CONSIDERED – the report of the Principal Planning (Enforcement) Officer.

**RESOLVED –**

That further action, as specified in the report, be authorised.