

**YORKSHIRE DALES NATIONAL PARK AUTHORITY  
PLANNING COMMITTEE**

**ITEM 1**

Minutes of the meeting held at Yoredale, Bainbridge on Tuesday, 14 May 2019.

**Present:**

John Blackie, Chris Clark, Allen Kirkbride, Carl Lis, Jocelyn Manners-Armstrong, Julie Martin, Ian McPherson, Ian Mitchell, Jim Munday, William Patterson, Margaret Pattison, Yvonne Peacock, Gillian Quinn, Neil Swain, Caroline Thornton-Berry (in the Chair), Cosima Towneley and Richard Welch.

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

**20/19 MINUTES**

**RESOLVED –**

That the minutes of the meeting held on 9 April 2019, having been printed and circulated, be taken as read and be confirmed and signed by the Chairman as a correct record.

**21/19 PUBLIC QUESTIONS/STATEMENTS**

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

**22/19 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTION**

No apologies were received.

**23/19 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>
Chris Clark	Plans List No 7	For the application
Allen Kirkbride	Plans List No 7	For the application
Carl Lis	Plans List No 7	For the application
Ian McPherson	Plans List No 3	For & Against the application
	Plans List No 4	Against the application
	Plans List No 7	For the application
Julie Martin	Plans List No 7	For the application
Ian Mitchell	Plans List No 3	For & Against the application
	Plans List No 7	For the application
Jim Munday	Plans List No 7	For the application
William Patterson	Plans List No 7	For the application
Yvonne Peacock	Plans List No7	For the application
Gillian Quinn	Plans List No 7	For the application
Neil Swain	Plans List No 7	For the application
Caroline Thornton-Berry	Plans List No 7	For the application

<i>Member</i>	<i>Agenda item(s) on which lobbied</i>	<i>For or Against</i>
Richard Welch	Plans List No 7	For the application

## 24/19 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	E/11/10	3 Rayne Cottage, Gaisgill	Doug Penrose (opposing)  <u>5 Minutes shared between</u> Neil Plant (applicant) Jan Anning (supporting)
03	S/03/529B	Scrogg Bank Field, Cautley Road, Sedbergh	John Bucknall – for the Trustees of Pendragon Estates (opposing)
04	S/03/653	Barn adjacent to The Old House, Joss Lane, Sedbergh	David Parratt (opposing)  Ian Swain (agent)
05	C/33/267F	Yarnbury House, Moor Lane, Grassington	Maria Ferguson (agent)
06	C/33/267G/LB	Yarnbury House, Moor Lane, Grassington	Maria Ferguson (agent)

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: E/11/10; Full planning permission for retention of wooden cabin, as a dwelling, for a 3 year temporary period, 3 Rayne Cottage, Gaisgill.

**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:

Permission be refused for reasons based on the following:

1. In the opinion of the Local Planning Authority the proposal would harm the character and appearance of the open countryside through the retention of the unauthorised residential cabin in this tranquil and visually attractive area. There is no justification to make an exception to the policy of safeguarding the character of the open countryside on grounds that the dwelling is essential for a full-time worker in agriculture, forestry or other rural-based enterprise and a suitable building with permission for permanent residential occupancy is available on the holding

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

for this purpose. As such the proposal is contrary to policies LS1, HS3 and ENV2 of the Eden Local Plan (2014-2032), the first Statutory Purpose of the National Park and the guidance contained in the National Planning Policy Framework 2019 (paras. 79 & 172).

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

For the unsuccessful motion to approve the application:

John Blackie, Allen Kirkbride, Ian Mitchell, William Patterson, Yvonne Peacock, Gillian Quinn and Cosima Towneley.

Against the unsuccessful motion to approve the application:

Chris Clark, Carl Lis, Jocelyn Manners-Armstrong, Julie Martin, Ian McPherson, Jim Munday, Margaret Pattison, Neil Swain, Caroline Thornton-Berry and Richard Welch.

**Application:** List No 02: S/02/93B; Full planning permission for conversion of roadside barn to dwelling, demolition of outbuildings on east, south and west side, reinstatement of existing track and installation of package treatment plant, The Barn near The Hill, Garsdale.

**Decision:** That full planning permission be granted subject to the completion of a S106 agreement restricting occupation to those who have a local need or for short term letting and the following conditions:

- time limit
- specified plans
- no rebuilding
- detailing of conversion work including roofing slates, stonework, pointing, cills and lintels, rooflights, windows and doors, rainwater goods, vents and flues
- no sand or shot blasting of stonework
- external lighting
- hard and soft landscaping details
- bin storage
- car parking and turning area to be created and retained
- erection of bat tubes and bird boxes
- details of non-mains foul drainage system
- details of surface changes where the footpath crosses the access track
- removal of permitted development rights for alterations, extensions and curtilage buildings

**Application:** List No 03: S/03/529B; Full planning permission for change of use of agricultural field to temporary site for travellers (permanent permission for up to 21 continuous days in any year), Scrogg Bank Field, Cautley Road, Sedbergh.

*[Ian Mitchell declared a personal interest and a predetermined view in the application as he sits on 2 groups which deal with Appleby Horse Fair. He took no part in the debate and did not vote.]*

**Decision:** That permission be granted subject to conditions to include the following:

1. Temporary permission for 5 years
2. Accordance with approved plans
3. Limit to occupancy 21 days per year between 10th May and 30th June.

**INFORMATIVE**

Operation of the site in accordance with the Site Management Plan will be monitored.

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

**Application:** List No 04: S/03/653; Full planning permission for conversion of barn to form 2 no. dwellings for local occupancy and holiday accommodation with associated car parking, Barn adjacent to The Old House, Joss Lane, Sedbergh.

**Decision:** That full planning permission be granted subject to the completion of a S106 agreement restricting occupation to those who have a local need or for short term letting, the undergrounding of overhead lines, and the following conditions:

- time limit
- specified plans
- rebuilding in accordance with structural surveyors recommendations
- detailing of conversion work including roofing slates, stonework, pointing, cills and lintels, rooflights, windows and doors, rainwater goods, vents and flues
- no sand or shot blasting of stonework
- external lighting
- new wall details
- overhead lines
- hard and soft landscaping details
- tree protection and compensatory planting
- bin storage
- car parking and turning area to be created and retained
- erection of bat tubes and bird boxes
- removal of permitted development rights for alterations, extensions and curtilage buildings
- submission and approval of foul drainage details (package treatment plant)

**Application:** List No 05: C/33/267F; Full planning permission for internal and external alterations to dwelling, outbuildings and garage to facilitate improved residential amenity, use of outbuildings and garage as ancillary living space to main dwelling and re-location of oil tank, Yarnbury House, Moor Lane, Grassington.

**Decision:** That permission be granted subject to conditions including the following:

- 1) Standard time limit
- 2) Accordance with approved plans
- 3) Submission of materials
- 4) Approval / compliance with details: Stonework, pointing, rooflights, windows and doors including surrounds and recesses, rainwater goods, flues and vents, bin storage
- 5) No sandblasting
- 6) Restriction on external lighting
- 7) Details of the oil tank
- 8) Methodology required for excavation of courtyard and relaying of flag stones
- 9) Restriction of ancillary accommodation to Yarnbury House
- 10) No outside seating on paved area to north east of outbuilding
- 11) Tree protection, planting and landscaping
- 12) Provision of biodiversity enhancements
- 13) Recording of historic fabric and archaeology
- 14) Retention of car parking spaces

**Application:** List No 06: C/33/267G/LB: listed building consent for internal and external alterations to dwelling, outbuildings and garage to facilitate improved residential amenity, use of outbuildings and garage as ancillary living space to main dwelling and re-location of oil tank, Yarnbury House, Moor Lane, Grassington.

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

**Decision:** That listed building consent be granted subject to the conditions below:

- 1) Standard time limit
- 2) Specified plans
- 3) Submission of materials
- 4) Windows
- 5) Details of window surrounds
- 6) Doors
- 7) Rainwater goods including use of flat-bottom guttering
- 8) Flue pipe to be painted black
- 9) Rooflights
- 10) Details of pointing
- 11) Matching stonework
- 12) No sandblasting
- 13) Damp proofing in basement only as approved and no other method of any kind of damp proofing to be carried out.
- 14) Retention of stub of wall in outbuilding
- 15) Methodology required for excavation of courtyard and relaying of flag stones
- 16) Recording of historic fabric and archaeology

**Application:** List No 07: 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 consideration of the application be deferred to enable a site visit to be held on 22 May 2019. The reason for the site visit being to consider the visual impact of the proposal on the landscape and the wider scenery.

## 25/19 ENFORCEMENT ITEM

CONSIDERED – the report of the Enforcement Officer.

**RESOLVED** – That the Authority's Solicitor be authorised to serve an Enforcement Notice to secure:

- a) The cessation of the use of the building known as 'The Old Dairy' as a self-contained dwellinghouse.
- b) The removal of internal fixtures and fittings within the building which facilitate the residential use, including the kitchen units and appliances and bathroom fittings., associated with the use;
- c) The removal of the decking and fence.
- d) A compliance period of **6 months** be allowed

And

that in the event of non-compliance with the requirements of the enforcement notice, the Authority's solicitor be authorised to commence prosecution.

26/19

**PLANNING ENFORCEMENT QUARTERLY REPORT**

CONSIDERED – the result of the Head of Development Management.

**RESOLVED** – that the report be noted.