YORKSHIRE DALES NATIONAL PARK AUTHORITY **ITEM 3**
PLANNING COMMITTEE

Minutes of the meeting held remotely in the Lifesize Virtual Meeting Room on Tuesday 9 February 2021.

Committee Members Present:

John Amsden, Richard Foster, Kevin Frea, Richard Good, Neil Heseltine, Robert Heseltine, Julie Hutton, David Ireton, Allen Kirkbride, Sandy Lancaster, Julie Martin (in the Chair), Ian McPherson, Jim Munday, Stuart Parsons, Neil Swain and Cosima Towneley.

Present (in a non-voting capacity):

Karin Sedgwick – a member of the Authority

COPIES OF ALL DOCUMENTS CONSIDERED ARE IN THE MINUTE BOOK

Members observed a minute's silence in remembrance of the late Richard Welch, a valued former member of the Planning Committee.

01/21 APOLOGIES FOR ABSENCE

Apologies were received from Gillian Quinn.

02/21 MINUTES

RESOLVED – That the minutes of the meeting held on 22 December 2020, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

03/21 PUBLIC QUESTIONS/STATEMENTS

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

04/21 DECLARATIONS OF LOBBYING

Members made the following declarations of lobbying:

Member	*Agenda item(s) on which lobbied*	*For or Against*
John Amsden	Plans List Nos 1 and 2 Plans List Nos 3 and 4	For and against the application Against the application
Richard Good	Plans List Nos 1, 2 and 4 Plans List No 3	For and against the application Against the application
Neil Heseltine	Plans List Nos 1, 2, 3 and 4	Against the application
Julie Hutton	Plans List Nos 1, 2 and 4	Against the application
David Ireton	Plans List No 4	Against the application
Allen Kirkbride	Plans List Nos 1,2,3 and 4	Against the application
Julie Martin	Plans List Nos 1, 2 and 4	For and against the application
Ian McPherson	Plans List Nos 1, 2 and 4	Against the application
Jim Munday	Plans List Nos 1, 2 and 4	Against the application

Member	*Agenda item(s) on which lobbied*	*For or Against*
Stuart Parsons	Plans List Nos 1, 2, 3 and 4	For and against the application
Neil Swain	Plans List Nos 1, 2 and 4	Against the application

Julie Martin declared that she is a trustee of Friends of the Dales and Ian McPherson declared that he is a member of Friends of the Dales, an organisation which had submitted comments to the applications at Plans List Nos 1 and 2. Both members separately confirmed that they had not been involved in those comments and had had no prior dealings in connection with those applications.

05/21 APPLICATIONS FOR PLANNING PERMISSION

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

Item 6 Schedule No.	**Reference**	**Location**	**Speaker**
01	R/31/22R	Marske Hall and the Sawmill, Marske	Naomi Meredith (opposing)
04	R/85/51A/GDO	Land to the SE of existing agricultural buildings off High Lane, West Scrafton	Harriet Corner (opposing) Matt O'Neill, North Yorkshire County Council (supporting)

Statements were submitted by the following members of public to be read out at the meeting:

Item 6 Schedule No.	**Reference**	**Location**	**Statement submitted by**
01	R/31/22R	Marske Hall and the Sawmill, Marske	Nigel Phillips (Chairperson) on behalf of Marske & New Forrest Parish Council

CONSIDERED – the report of the Head of Development Management, listing applications for planning permission, 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: R/31/22R; full planning permission for the conversion of Marske Hall from 10 open market apartments to an aparthotel and conversion of basement to associated facilities which include gym, sauna, laundry, retail space, cellar bar and tasting rooms; conversion and extension of the kennels to an events space; conversion of the Sawmill to an events space; construction of outbuilding to house electricity sub-station and provision of car parking areas at Marske Hall and the Sawmill, Marske.

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

1. In the opinion of the Local Planning Authority, the proposal amounts to the overdevelopment of a site of significant historical and architectural value due to the level of activity the short-term

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

holiday lets and events venues would generate, the under provision of car parking, the removal of mature trees, the creation of noise and disturbance and harm to the setting of the listed buildings, namely Marske Hall and the Kennel building. The level of activity would harm the deeply rural, tranquil and serene character of Marske village, resulting in significant harm to the special qualities of the National Park. The proposal would be contrary to policies SP1, SP2, SP4, T4, L1, L2, L3 and W3 of the adopted Yorkshire Dales Local Plan (2015-2030), paragraph 172 of the National Planning policy Framework (2019), and Section 11A(1) of the National Parks and Access to the Countryside Act (1949).

2. In the opinion of the Local Planning Authority, the proposed events venues - specifically the proposed wedding venue - would cause significant noise and disturbance until 0100hours, 7 days per week, that would be injurious to the amenity afforded to the occupants of Scriddlehurst. The noise from amplified music and visiting patrons until the early hours would be harmful and disturbing to the quiet, rural character of Marske Village. The proposal would be contrary to policies SP2 and SP4 (n & s), of the adopted Yorkshire Dales Local Plan (2015-2030).

3. In the opinion of the Local Planning Authority, the proposed development would be harmful to highway safety due to inadequate visibility splays at the exit access, interference with the free flow of traffic on Hard Stiles and the under provision of car parking spaces that will lead to parking on the local highway network to the detriment of pedestrians and other road users. The proposed development is contrary to policy SP4 (g & k) of the adopted Yorkshire Dales Local Plan (2015 – 2030).

4. In the opinion of the Local Planning Authority, insufficient information has been provided to demonstrate that the proposals would not detrimentally harm a European Protected Species (bats). In addition, no measures have been provided for biodiversity enhancement. The proposal therefore fails to satisfy policies W1 and W2 of the adopted Yorkshire Dales Local Plan (2015 – 2030).

5. The impact on the heritage significance of various buildings, as covered in detail in the report on Plans List No 2. Authority was delegated to the Head of Development Management to articulate the relevant wording, based on the reasons for refusal in that report.

Application: List No 2: R/31/22S/LB; listed building consent for the conversion of Marske Hall from 10 open market apartments to an aparthotel and conversion of basement to associated facilities which include gym, sauna, laundry, retail space, cellar bar and tasting rooms; conversion and extension of the kennels to an events space; conversion of the Sawmill to an events space; construction of outbuilding to house electricity sub-station and provision of car parking areas at Marske Hall and the Sawmill, Marske.

Decision: That listed building consent be refused for reasons based on the following:

1. In the opinion of the Local Planning Authority, the provision of car parking on the edge of the raised lawn between Marske Hall and the Kennel building, along with the provision of an extensive terraced area outside the front elevation of the Kennels, would cumulatively result in significant harm to the setting of both listed buildings through the erosion and cluttering of the historical visual link between the two buildings and loss of uninterrupted lawn that remains undeveloped. The proposal would be contrary to policy L1 of the adopted Yorkshire Dales Local Plan (2015 – 2030) and paragraphs 193 and 194 of the National Planning Framework (2019).

2. In the opinion of the Local Planning Authority, insufficient information has been provided to determine the impact of the proposed works on the significance of the listed buildings namely the works to the Sawmill roof, the insulation of roofs, the surface treatment of

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

historical walls, the installation of service and floor construction. Without this detail the features and fabric of historical and architectural interest cannot be safeguarded. The proposed works are contrary to policy L1 of the adopted Yorkshire Dales Local Plan (2015 – 2030).

3. In the opinion of the Local Planning Authority, the removal of original internal walls within the Grade II listed Sawmill would result in the removal of historic fabric without justification. The complete removal of walls would affect the way the original layout of the Sawmill is understood and read, resulting in substantial harm to the architectural and historical features of the heritage asset. The proposed works are contrary to policy L1 of the adopted Yorkshire Dales Local Plan (2015 – 2030) and paragraph 194 of the National Planning Policy Framework (2019).

4. In the opinion of the Local Planning Authority, the proposed extension to the Kennel building, by virtue of the western elevation cutting across an existing historical doorway, would cover over and diminish the readability of a historic and architectural feature that contributes to the understanding of the buildings layout and former use. The proposed extension would cause substantial harm that is not sufficiently justified and the proposal is considered to be contrary to policy L1 of the adopted Yorkshire Dales Local Plan (2015 – 2030) and paragraph 194 of the National Planning Policy Framework (2019).

Application: List No 3: R/52/238; full planning permission for erection of 2 No. two bedroom and 3 No three bedroom affordable dwellings with associated parking and access road at land to the rear of the Rose and Crown Hotel, Bainbridge.

Decision: Following an unsuccessful proposal to refuse planning permission, contrary to officer recommendation, that planning permission be granted subject to a s.106 legal agreement to cover the following matters:

1. affordable housing based on shared ownership allowing reversion to affordable rent in the case of lack of demand;
2. local connect criteria;
3. the affordable housing would be made available on a “cascade” basis – to the Bainbridge parish first, then to adjoining parishes within the National Park (including split parishes), to the entire National Park, and finally the whole District Housing Authority area;

and conditions based on the following:

- standard time limit;
- accordance with approved plans;
- approval of materials and details (external walls, roofing slates, windows, doors, lintels and cills, rainwater goods, chimneys);
- landscaping including surfacing – access, parking, paths and patios;
- specific details of biodiversity enhancement measures;
- boundary treatments;
- external lighting to be approved;
- bin storage areas provided;
- withdraw permitted development rights;
- surface water management;
- construction times;
- tree protection;
- archeology.

The named vote in respect of the unsuccessful proposal to refuse permission being as follows:

<u>For the unsuccessful motion to refuse planning permission:</u> John Amsden, Richard Good, Robert Heseltine, Allen Kirkbride and Sandy Lancaster.

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

Against the unsuccessful motion to refuse planning permission: Richard Foster, Neil Heseltine, Julie Hutton, David Ireton, Julie Martin, Ian McPherson, Jim Munday, Stuart Parsons, Neil Swain and Cosima Towneley.

Abstentions: Kevin Frea (*who indicated that, having missed part of the debate on this item, he did not feel sufficiently informed to participate.)*

Application: List No 4: R/85/51A/GDO; application for prior approval, under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended by the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2016 and in accordance with the Electronic Communications Code under the Telecommunications Act 1984 Schedule 2 as amended by the Communications Act 2003, for the installation of a 17m wooden utility Pole (15m above ground level) with mobile communications antenna and equipment cabinet, at land to the south east of existing agricultural buildings off High Lane, West Scrafton, Leyburn.

[Neil Swain declared a personal interest in this item and left the meeting.
Stuart Parsons, David Ireton and Robert Heseltine all declared a personal interest in this item, as members of North Yorkshire County Council. Stuart Parsons left the meeting. David Ireton and Robert Heseltine each confirmed that they came to the application with an open mind and felt able to contribute to both the debate and voting on this item.]

The Committee was advised that, following receipt of further late comments, the total number of representations received was now 63 objections, 41 supporters and 2 "others". Written comments had been received from two elected representatives, Karin Sedgwick (Authority Member and North Yorkshire County Councillor for the Middle Dales), and Yvonne Peacock (North Yorkshire County Councillor for the Upper Dales), both of whom had expressed support for the application. West Scrafton Parish Meeting had also written – they had consulted all their members, 7 of whom had objected and 35 had supported the application.

Authority member, Karin Sedgwick, was granted permission to speak and addressed the Committee part-way through the debate.

Decision: that permission / consent is granted, subject to the appropriate conditions including those listed below:

- time limit;
- accordance with approved plans;
- colouration of mast, antenna, dishes and equipment;
- removal when no longer operational.

06/21 PLANNING ENFORCEMENT CLOSURES REPORT

CONSIDERED: the report of the Head of Development Management.

NOTED: the planning enforcement cases closed and notices authorised under delegated powers since 3 November 2020.