YORKSHIRE DALES NATIONAL PARK AUTHORITY

PLANNING COMMITTEE 25 OCTOBER 2022

Late Consultations Summary Sheet
(Received by 21 October 2022)

All consultee/neighbour comments can be viewed on our website via the links below (scroll down to responses)

Item 5

02	**C/18/146F**	**Thwaite Wood & Lane, Ingleborough Estate, Clapham**
	Agent	Has confirmed a variation in the application details to include condition 3 as well as condition 2. Condition 3 of the original application also refers to the approved haulage route and so needs to be varied by this application. Has also provided a statement (which has been placed on our website) that explains the need for the variation of the route.
	Objectors	Further letters of objection have been received from residents of Austwick and these have been made available for Members to read in advance of the meeting. Many of the points raised refer to issues that have arisen following the earlier grant of approval and relate to the use of Thwaite Lane, Long Lane, the operations at the site and potential enforcement issues. The comments that refer to this specific application are summarised below: • The lorries will have to travel along narrow lanes where there are parked cars. • The route outside the village shop is always busy with parked cars and with pedestrians using the shop which may be dangerous for them. • The route passes along a road that has no pavements which may be dangerous for people walking along the road. • There is an alternative route on an old quarry road that passes near to Clapham which would be better and this was suggested before the original application was approved. • Queries have been made over the “red line” of this application.

	Planning Officer Comments	The Highways officer at NYCC has looked into the comments raised by objectors and his response has been stated in the report. The Enforcement Officer has looked into the points raised with regards the operation of the site and several of the matters raised are part of the approved development having formed part of the original Design and Access statement. Other matters mentioned have been found to be permitted development and do need any form of permission from the Authority and thus no breach has been found. With regards the red line query, the application is a section 73 application to vary conditions attached to the original planning permission. The red line area has to relate to the original development site, which is Thwaite Lane and Long Lane, however for ease of understanding of the proposed new route, the applicant has marked the use of Greystoneber Lane on the Haulage Route in red.
03	**C/41/122H**	**Daisy Farm, Main Street, Hebden, Skipton, BD23 5DH**
	Applicant	We have read through the report and we are more than happy to plant any more trees, introduce bird/bat boxes and any other ways we can help with biodiversity. We are willing to work with yourselves so we can provide the best shelter suitable for our animals, the hay/straw storage and the surrounding area.
	Parish Council	Hebden Parish Council has already sent their majority objection to this barn on account of its size. However, if permission if granted then it is felt that the removal of the existing farm building be a condition of the consent. We would also ask for a copy of the landscaping scheme including tree planting on the south and west sides. (clause 5)
	Agent	Has confirmed that the applicant does live in the nearby listed barn and will be on hand to monitor the stock that will be in the building.

		Agrees to the provision of a boundary wall along part of the northern boundary and a hedge along part of it and an amended plan showing this is awaited.
04	**C/43/44H**	**Fell View Barn, Fleets Lane, Hetton, Skipton, BD23 6LT**
	Parish Meeting	One letter of objection has been received from Hetton Parish Meeting commenting (in summary) on the following; • Concerns regarding the proximity of the hotel bedroom to the neighbouring agricultural building and confirming that the building is used for livestock. • A lack of clarity about the actual size of the gap proposed between bedroom wall and livestock barn as the YDNPA's claim that it has been increased from 150mm to 500mm does not seem to be the case when the plans are examined. • Comments on residents' concerns regarding traffic and parking issues associated with The Angel and the expansion of the premises. • Concern regarding the scale of the business in the village • Compliance with adopted policy
	Planning Officer Comments	An amended plan was received on 6 October showing a 500mm gap between the holiday room and the agricultural building. Unfortunately it appears that the amended plans were not posted on the Authority's website and so the above comments of the Parish Meeting relate to the earlier plans. The amended plans have now been sent to the Parish Meeting and they may make further comments before the meeting. The 500mm gap should ensure that ventilation is not affected by the proposed extension and allow room for a degree of maintenance. The Parish Meeting has queried the officer report which indicates the building is used for general storage. This was taken from a planning application submitted by the neighbouring farm where the plans state the building is a general purpose building and workshop. The Parish Meeting has now clarified that the use is now to housing livestock. However, the use of the building by livestock should not be unduly affected by the proposal for the reasons set out in the report.

		Concerns regarding the scale of the proposal and in particular vehicle traffic and parking spaces/capacity have already been considered in the officer's report and NYCC (highway authority) have responded several times in this regard.
	Area Ranger	Proposed development directly affects the PROW (This remains unchanged from the original proposal and as such see previous report for comments on this aspect).
07	**S/03/730**	**Sedbergh School, Station Road, Sedbergh, LA10 5HG**
	Agent	Has submitted the following additional documentation: • Plan showing existing and proposed levels • An Archaeological Desk Based Assessment • A pre-development Arboricultural Report • Amended plans showing a turning head within the proposed car park
	Highways	No objections, but recommends a condition requiring access and parking to be provided prior to the first use of the building.
	LLFA (Lead Local Flood Authority)	No objection.
	Senior Wildlife Conservation Officer	Recommends conditions on: • Mitigation measures for bats • Biodiversity enhancement • No trees/vegetation to be removed in the nesting season without prior investigation by an ecologist.
	Trees & Woodland Officer	Recommend refusal as loss of trees would be contrary to Local Plan Policy W3. If permission is granted, recommends conditions on tree protection.
	Objectors	A further 4 objections received, bringing the total to ten. Grounds of objection: • Alternative sites have not been properly considered • Direct harm to listed buildings, not just the setting • Demolition of toilet block represents substantial harm • Recommendation contradicts those of the SLBO and Tree Officer

	• Harm to Conservation Area • Community benefits too vague to attribute much weight to
Planning Officer	Additional conditions recommended: • Tree protection • Approval of finished levels • Parking provision

Richard Graham
Head of Development Management