

Minutes of the meeting held at the Yorkshire Dales National Park Authority offices, Yoredale, Bainbridge, Leyburn DL8 3EL on Tuesday 7 March 2023.

Committee Members Present:

John Amsden, Libby Bateman, Lizzie Bushby, Mark Corner, Richard Foster, Richard Good, Neil Heseltine, Robert Heseltine, David Ireton, Allen Kirkbride, Sandy Lancaster, Carl Lis, Ian Mitchell, Jim Munday, Andrew Murday, Yvonne Peacock, and Neil Swain (in the Chair).

08/23 APOLOGIES FOR ABSENCE and NOTICES OF SUBSTITUTION

No apologies received as all Members were present.

09/23 MINUTES

RESOLVED – That the minutes of the meeting held on 24 January 2023, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

Matters arising - the decision on application R/06/151B - Barn west of Scarr House Force, Muker DL11 6DW did not need to be deferred.

10/23 PUBLIC QUESTIONS/STATEMENTS

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

11/23 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 Amsden	5.1 5.4	For For
Libby Bateman	5.4	For
Lizzie Bushby	5.4	For
Richard Good	5.1	For and against
Neil Heseltine	5.4	For
Allen Kirkbride	5.4	For
Sandy Lancaster	5.4	For
Carl Lis	5.4	For
Ian Mitchell	5.4	For
Andrew Murday	5.4	For
Yvonne Peacock	5.2 5.4	Against For
Neil Swain	5.4	For

12/23 APPLICATIONS FOR PLANNING PERMISSION

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

Item 5 Schedule No.	Reference	Location	Speaker
02	R/53/27H	Land off B6160, Kidstones Gill Bridge, Bishopdale DL8 3TG	Helen Brown (applicant)
03	R/54/7X	Aysgarth Lodge Holidays, Westholme Bank, Aysgarth DL8 3SP	Wendy Sockett (agent for the applicant)

CONSIDERED – the report of the Head of Development Management, listing applications for planning permission and 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
<p><i>[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.]</i></p>
<p>Application: List No 1: R/07/87F – Full planning permission for demolition of existing buildings and construction of 3 no. local occupancy dwellings at Orton Works, Reeth, Richmond DL1 6SQ</p> <p>Decision: That permission be GRANTED subject to a section 106 legal agreement to secure local occupancy (as defined in Appendix 5 of the Yorkshire Dales National Park Local Plan (2015 – 2030) AND subject to conditions including the following:</p> <ul style="list-style-type: none"> - Time limit 3 years; - Compliance with approved plans and documents; - Measures to deal with unexpected contamination during construction; - Measures for dust protection during construction; - Contaminated land investigation; - Construction Phase Management Plan; - Provision of approved access, turning and parking area; - New verge crossing; - Removal of permitted development rights for alterations and extensions; - Removal of permitted development rights for curtilage buildings; - Submission of materials; - Materials stonework sample panel; - Window frames to be recessed; - Submission of boundary treatment details; - Use of conservation rooflights; - Control of external lighting; - Submission of landscape scheme; and - Biodiversity enhancement provision.
<p>Application: List No 2: R/53/27H – Full planning permission for retention of existing temporary worker’s accommodation on site for one year at Land off B6160, Kidstones Gill Bridge, Bishopdale DL8 3TG.</p> <p>Decision: That permission be GRANTED subject to conditions including the following:</p> <ul style="list-style-type: none"> - Compliance with approved plans; - No external lighting; - Agricultural worker only; and - Occupation and siting for 12 months only and the site cleared at the end of that period.

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

Application: List No 3: R/54/7X – Full planning permission for removal of 2 holiday lodges and siting of 6 glamping pods and associated works at Aysgarth Lodge Holidays, Westholme Bank, Aysgarth DL8 3SP.

Decision: That permission be GRANTED subject to conditions including the following:

- Standard time limit;
- Development to be carried out in compliance with amended plans etc;
- Restriction to holiday occupancy only;
- No new external lighting without approval of details;
- Implementation of tree protection measures;
- Landscape planting;
- Measures to deal with unexpected contamination;
- Works in accordance with Construction Surface Water Management Plan;
- Sewage Treatment Plant specification;
- Conditions recommended by the Highway Authority;
- Parking for each pod;
- Approval and implementation of biodiversity enhancement; and
- Protection of nesting birds (works outside of nesting season).

Application: List No 4: S/01/324A – Full planning permission for change of use of barn to C3 residential use and installation of domestic sewage treatment system at Birchentree Barn, Cowgill, Dent, Sedbergh LA10 5RQ.

The Planning Officer informed the Committee that a further response from Dent Parish Council had been received requesting that, should permission be granted, there be a local occupancy restriction; that two further objections had been received including an objection on the grounds that there is no public water supply to the barn and hence a private water supply would be needed (which the Planning Officer advised was not a material consideration); and that comment was still awaited from Natural England on the submitted Construction Environment Management Plan.

Decision: That permission be GRANTED, contrary to officer recommendation, for the following reasons:

- The proposed development would improve the condition of a redundant barn (which would otherwise continue to decay and eventually fall down) and bring it back into use as a home;
- There would be a net improvement to the landscape, as the unsightly and derelict extensions would be removed and the traditional look of the building could be retained by conditions;
- The safety concerns regarding the proposed access onto the un-adopted road can be overcome;
- It would provide additional housing for the village of Dent; and
- It was important to support the viability of local farming businesses.

The Head of Development Management advised that, as he had substantial doubts as to the validity or soundness of the reasons given for the decision, the application would stand deferred to the next Committee meeting, in accordance with the Authority's "Planning – Good Practice Guide".

The named vote in respect of the successful motion to grant planning permission was as follows:

For the motion: John Amsden, Libby Bateman, Lizzie Bushby, Richard Foster, Richard Good, Neil Heseltine, Allen Kirkbride, Sandy Lancaster, Ian Mitchell and Yvonne Peacock

Against the motion: Mark Corner, Robert Heseltine, David Ireton, Carl Lis, Jim Munday, Andrew Murday and Neil Swain.

Abstentions: None

There being no other business the meeting closed at 2:43pm.