

SEDBERGH PARISH COUNCIL – Planning Report – 10 March 2016

The Planning Committee met on 18 February 2016.

Present: Cllrs. Sedgwick, Macpherson, Allan, Capstick and Atkins

Apologies: Cllr. Longlands

Declarations of interest: none

PLANNING APPLICATIONS:

The Planning Committee, in the exercise of its delegated powers, has submitted the following comments to the YDNPA on behalf of the Council:

S/03/128H - Full permission for erection of mega pod within the existing static caravan area, change of use of land to create new camping area with parking, two tent pitches and erection of 3 family pods and facilities building at Beck House, Howgill

No objections. The Council considers it important that the proposed tree planting is undertaken to a good standard and that the existing septic tank has adequate capacity to serve the larger camping pod.

S/03/597A/LB - Listed building consent for refurbishment of dwelling and previously converted barn to include window replacement, minor external alterations including to porch roof and internal alterations to existing room layouts at Lowriding, Cautley, Sedbergh.

No objections; this appears to be a well researched and comprehensive submission.

S/03/307D/LB - Listed building consent to repair existing garage, remove asbestos clad roof and timbers, raise the height of garage walls by 40mm and re-roof with local slate at Low Birks, Birks Lane, Sedbergh.

No objections; the Council considers the alterations would improve the appearance of the building.

S/03/181B - Full permission for erection of agricultural building at Beckside, Howgill, Sedbergh.

No objections

S/03/455G/LB - Listed building consent for internal modifications to provide additional bedroom for Housemistress's accommodation at 79-83 Carus House, Main Street, Sedbergh.

No objections

Applications considered at the last Council meeting (for information):

For information, the following comments were submitted to the YDNPA following consideration of two applications at the last meeting of the Council:

S/03/606 – Full permission for erection of 5 dwellinghouses and a two storey workshop/business unit with associated demolition of existing buildings at Kings Yard, Sedbergh

In general terms, the Council recognises that the appearance of the site is unsatisfactory, that the existing buildings have little merit and that comprehensive re-development of the site is required in order to provide fit-for-purpose buildings of a good standard. The Council is, however, concerned that the development of this site, in whatever form, should not exacerbate the parking difficulties experienced by residents in this part of the town.

Your Authority will be aware that the Council has for some time been concerned at the gradual loss of employment premises in the town resulting from conversions and re-development. In this instance, however, it is accepted the parking and access difficulties associated with the site, together with the close

proximity of residential properties on all boundaries, makes the site less than ideal for many types of workshop use.

The Council therefore does not object to the proposal that a significant part of the site be developed for residential purposes. The Council also considers that the overall scale of the development strikes a reasonable balance between securing a viable use and maintaining the relatively close knit character of this part of the town whilst also providing adequate parking and vehicle manoeuvring space for the residential and workshop uses proposed. In this respect the arrangement is considered to be a significant improvement on earlier proposals on which the Council was (informally) consulted by the applicant's agent.

There was some discussion at the meeting relating to the scale of the proposed residential terrace by comparison with the existing relatively grand properties on Bainbridge Road, although no consensus view emerged. Members also discussed the types of uses likely to be accommodated in the business units and expressed the view that some form of office use would be preferable so as not to weaken Main Street as the commercial centre of the town (it is assumed that the reference to 'retail' in the supporting statement is an error). Members noted that office type uses might also provide additional evening parking for residents if the site owners were willing to entertain such arrangements.

If approved, the Council considers it important that occupancy of the dwellings is subject to planning obligations or conditions designed to ensure that the accommodation meets local housing needs in accordance with the Housing Development plan/emerging Local Plan.

The Council also considers that the nature and location of the site is such that it would be reasonable to impose conditions which would protect the amenities of residents during construction (hours of work, delivery arrangements etc.)

S/03/91G - Full permission for re-modelling of 30 existing holiday pitches (12 holiday caravan & 18 touring caravan pitches) to form 15 holiday caravan pitches (including 'lodge' style), 13 touring caravan pitches and 2 camping pods, relocation of wardens caravan, demolition of nissen hut & 2 toilet blocks to be replaced with a new washing facility together with landscaping at Ingmire Caravan Park, Marthwaite, Sedbergh.

The Council considers that the application substantially addresses its objections to the previous proposals and welcomes the applicant's intention to retain a meaningful number of touring pitches on this site and to provide associated amenity facilities to the standard now expected by visitors. This will respond to visitor needs and significantly benefit the local economy.

Whilst the mix of uses now proposed is considered much more appropriate the Council would wish to see some provision within the site for tented camping to further expand the options available for visitors (it is understood that the site has in the past accepted tented camping on a casual basis.)

The Council has no objections to the overall layout but requests that careful attention be given to the siting of the reception/amenities building and the nature of the entry barrier arrangements in order to protect the amenities of the adjacent residential property against undue disturbance arising from noise, lighting etc. In this respect, it is noted that an amended layout is proposed by the applicant which appears to address all these concerns (this plan was emailed to the Clerk of the Council shortly before the meeting and was available to members).

On a matter of detail, the Council considers it important that your Authority be satisfied that the foul drainage arrangements at the site are adequate for the proposed development.

The Council requests that, should permission be granted, appropriate conditions be imposed to ensure that all 'static' units are occupied for holiday purposes only and to ensure that the touring pitches are genuinely available for short term use by touring caravan and motorhomes and not used as a facility for individual owners to site caravans for extended periods (whether occupied or not) and not used for out-of-season storage of touring units.

The following application is to be considered at the meeting:

S/03/591 - Full permission for demolition of single storey stone pavilion and erection of new multi-courts centre with associated changing facilities and hospitality suite (Sedbergh School) on land at Busk Lane, Sedbergh

See accompanying report.

PLANNING DECISIONS:

The YDNPA has advised the Council of its decisions on planning applications as follows:

S/03/301F – Full permission for erection of garden store to adjoin existing detached domestic plant room at Bluecaster Side, Cautley, Sedbergh
Approved with conditions

S/03/564B - Variation of Condition 2 of Planning Permission S/03/564A (conversion of garage to dwelling) at Highfield Villas, Howgill Lane, Sedbergh
Approved with conditions

S/03/598 – Full permission for alterations to access at 36, Havera, Sedbergh
Approved with conditions

S/03/601 – Full permission for erection of extensions to the side and rear of the property and erection of new garage to replace existing at Brantholme, Low Langstaffe, Sedbergh.
Approved with conditions

S/03/131B – Full permission for construction of garden room at Ingmire Lodge, Sedbergh
Approved with conditions

S/03/579A – Full permission for erection of two-bedroomed house and change of use of part of land from builder's yard to domestic at Spedding House, Millthrop.
Refused (outside development boundary, loss of employment site, unneighbourly, harm to the appearance of the conservation area)

S/03/339B – Full permission for application of white Thermocromex lime render finish to west gable wall at 16 Guldrey Terrace, Sedbergh
Approved with conditions

Application S/03/591- SPORTS CENTRE PROPOSAL - SEDBERGH SCHOOL

Background:

The Parish Council was consulted on this proposal by Sedbergh School in December last year. The Council's comments were as follows:

The Council is grateful for the opportunity to comment on this proposal prior to your application being submitted to the Yorkshire Dales National Park Authority. As you will appreciate, the Council will be formally consulted on the application by the Authority and members will then be able to fully consider the detailed plans. Members therefore agreed that it would be inappropriate at this stage to form a view on the merits of the proposal but that it would be helpful to identify the issues which are likely to be considered important by the Council in its assessment of the proposals when consulted by the Authority.

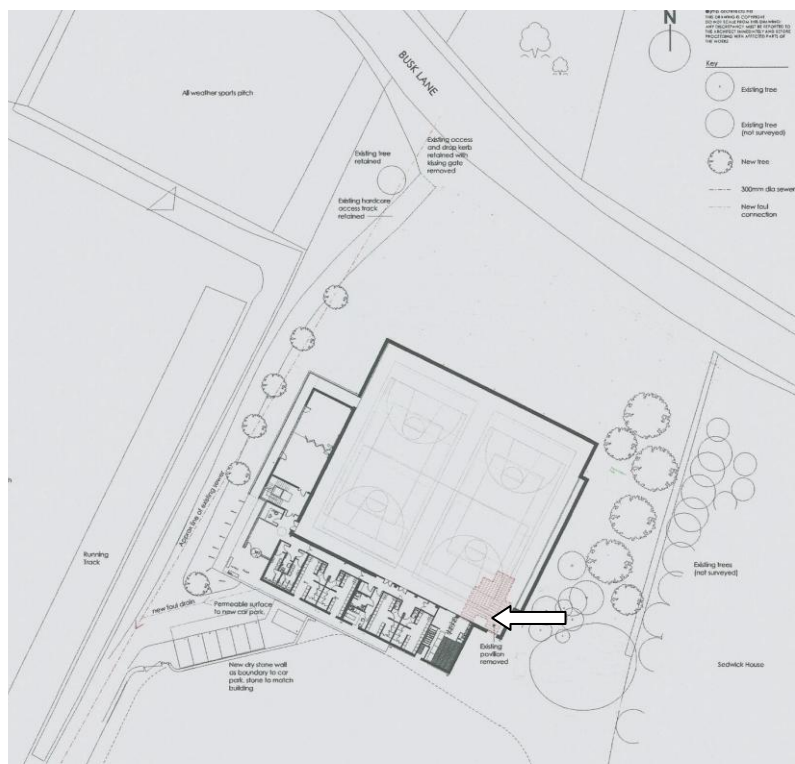
Such issues include:

- the continuing development of the School in the interests of the town;
- landscape impacts;
- matters of scale, design, materials and lighting;
- the provision for wider community use should the development proceed; and
- the implications of the proposed development in terms of additional parking requirements

In relation to parking, you will be aware that there is much local concern that the parking of cars and coaches on Busk Lane during sporting events is already causing obstruction of footways, difficulties for the free flow of traffic and damage to pavements and grass verges. It is noted that the draft plans provide for removable seating for 488 persons. Irrespective of other considerations, members wish to emphasise that they would expect any planning submission to be accompanied by proposals for additional parking within the School estate (particularly for coaches) and by robust management plans to accommodate vehicles associated with spectators and participants during sporting events. Should the application be approved and the development proceed, the Council considers it might well be the case that statutory measures might be necessary to control parking on Busk Lane.

The proposal:

The application states that the proposal is to 'provide the School with a non weather dependent sport and leisure facility with the potential to become a regional centre for designated sports and offer an enhanced sporting provision for the local community'



The proposed building would have a total floorspace of 2021 sq.m and is intended to accommodate multiple uses – 8 badminton courts/2 basketball courts/5 cricket nets/2 netball training courts or 1 show court/2 volleyball courts. Retractable seating would be provided for 488 spectators.

The plan shows the overall size of the building and its location in relation to Busk Lane, the existing tennis courts and the public footpath to Bruce's Loch and the river. The existing stone cricket pavilion (to be demolished) is shown arrowed.

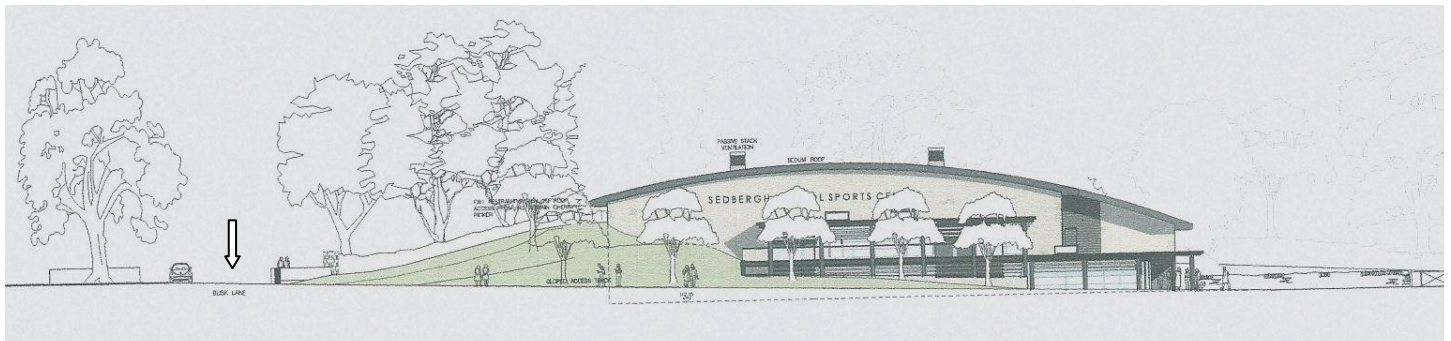
Additional accommodation would include 6 changing rooms, first aid room, toilets, equipment storage, a reception area/office and a first floor hospitality suite with views to the main rugby pitches (externally) and to the playing courts (internally).

The application is accompanied by detailed drawings, a design & access statement, bat and tree surveys and a car parking management plan.

The building is designed to be partly accommodated within the rising ground as seen from Busk Lane and to have a 'green' roof. External walls are shown to be constructed substantially of stone (Burlington Kirkby blue grey). Timber louvers are proposed in western red cedar and steel columns and window frames powder coated in a dark grey colour.

The application states that low reflectivity glazing ('Pilkington Optiview' or similar) would be used and that external lighting would be low intensity bollard lights or downward directed lights on external walls of the building (these were issues identified by the Parish Council).

The drawing below shows the principal elevation overlooking the rugby pitches (Busk Lane arrowed):



In relation to the main issue of concern to the Council, the application is accompanied by a parking management plan, which includes the following statements:

With improved management of existing car parking spaces, improved signage, better communication to visitors and users of the School's facilities, the potential for additional land use for parking along with increased staffing at large events to manage parking, the School is confident that it can meet the future demands on car parking here at the School.

The new sports hall will provide 16 dedicated spaces. An audit was taken on Monday 11th January 2016 at School peak staffing times to assess the parking situation at Powell Hall and there is capacity for 15 additional cars at Powell Hall and main school areas.

Additional parking (non-School areas) – Busk Lane, Back Lane, Loftus Hill car park, Joss lane car park, Loftus Hill – we estimate that these areas could absorb 20 -25 cars on any given day.

No more than two large coaches are expected on site for any major (sic) for this new facility. One coach carries 56 pupils and this equates to 8 teams of netball players.

Proposed Management Plan:

- 1. Improved communication to outside users, visiting teams and parent groups providing a detailed map by mail and website. Map to be clearly marked where parking is available.*
- 2. Clearly defined directional signage within the School campus providing directions to the new sports & Recreation Centre.*
- 3. Provision of car parking marshalls at all major events to direct vehicles, control parking to maximise the use of space and prevent illegal or dangerous parking by visitors.*
- 4. Develop a close liaison with local Community Police Officers.*
- 5. Temporary installation of 'no parking' signs on the north grass verge of Busk Lane and at the end of Busk Lane....we would welcome Highways Authority to put in double yellow lines on the north side of Busk Lane and around the junction of Birks Lane.*
- 6. We would propose that large coaches and mini-buses are parked at the design centre car park off Busk Lane. Currently our 6 School mini-buses park here, however, we will relocate the parking of the mini- buses every Wednesday and Saturday in house yards at the peak fixture times.*

In addition to the above the School will seek planning permission for off-road herringbone parking at the bottom of cloisters field providing 34 additional car parking spaces