

# SEDBERGH PARISH COUNCIL – Planning Report – 14 May 2015

The Planning Committee met on 23 April 2015

**Present:** Cllrs. Longlands Macpherson Capstick & Atkins

**Apologies:** Cllrs Sedgwick & Allan

**Declarations of interest:** None

**Public in attendance:** Mr & Mrs French, Dr M Barron, Ms S Woof & Mr K Milburn (in respect of application S/03/563A)

## **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/03/563A** – Full permission for conversion of existing barn into bunk barn at Old Spout Barn, Dowbiggin, Sedbergh. (Revised drawings and Management Plan)

*The Council wishes to reiterate its previous concerns regarding the adequacy of the proposed arrangements for supervision of the use, particularly as it is now intended to accommodate multiple night bookings and, potentially, unrelated groups/individuals. The revised Management Plan is considered to be lacking in the detail necessary to demonstrate that effective measures can be put in place to promptly address problems which might arise, without disturbance or inconvenience to residents. It is understood that on-site management is a usual requirement for such developments and, in the absence of such, it is not clear to the Council how your Authority would enforce any Management Plan that might be approved.*

*The Council also retains concerns regarding traffic generation likely to be associated with the proposed use as is now described and the observation is submitted that such difficulties would not arise if the proposal comprised a bunk barn accommodating only walkers and cyclists.*

**S/03/209G** – Full permission for erection of agricultural storage building at Riddings Farm, Howgill, Sedbergh

*No objections.*

**S/03/524H** – Variation of condition 2 of planning permission Y8/91/3/040 for alterations to design of house (including replacement of single garage by double garage), Plot 1, site adjacent to Joss Lane, Sedbergh

*No objections*

**S/03/582** – Full permission for erection of garden room extension at Meadow Oaks, Beckside Farm, Marthwaite, Sedbergh

*No objections*

**S/03/265B** – Full permission for erection of single storey extension to rear and second storey extension above kitchen on gable at 9 Guldrey Fold, Sedbergh.

*No objections*

**S/03/10E** – Full permission for erection of roof covering over existing open yard and manure store at Crook of Lune Farm, Howgill, Sedbergh.

*No objections*

**S/03/273D** – Full permission for conversion of attached barn to form additional living accommodation at Highside Farm, Frostrow Lane, Sedbergh.  
*No objections*

**S/03/186F** – Full permission for construction of ATM room and lobby with new access door at 54 Main Street (former NatWest bank), Sedbergh.

*The Council welcomes works to consolidate the retention of the ATM facility in the town centre. However, the utilitarian appearance of the proposed external security door (and the absence of any detailing to the new opening) is considered to be out of character with this attractive building which is prominently located within the Conservation Area. The Council considers that it should be possible to design a door which is outwardly traditional in appearance whilst, structurally, affording the degree of security required.*

**S/03/581** – Full permission for conversion of barn to offices and storage; installation of ground source heat pump; works to access and creation of ten parking spaces at The Barn, Benson Bank Farm, Garsdale Road, Sedbergh

*The Council welcomes initiatives which seek to retain and expand local employment and supports this application which makes good use of a traditional building to provide improved accommodation for two established businesses.*

**S/03/537C** – Full permission for erection of single storey extension at 7 & 8 Bainbridge Court, Bainbridge Road, Sedbergh.

*No objections*

### **PLANNING DECISIONS:**

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

**S/03/481A** - Full permission for erection of agricultural building at Cross Hall Farm, Cautley, Sedbergh.

*Approved with conditions*

**S/03/316D** – Full permission for erection of one 3-bedroomed house in garden at Post Office Yard, Sedbergh.

*Refused (on grounds of overdevelopment detracting from the character and appearance of the Conservation Area)*

### **YORKSHIRE DALES NATIONAL PARK AUTHORITY – CONSULTATION ON THE REVIEW OF HOUSING POLICY AND INFRASTRUCTURE NEEDS:**

The attached response has been submitted to the YDNPA.