

SEDBERGH PARISH COUNCIL – Planning Report – 13 August 2015

The Planning Committee met on **13 July** attended by Cllrs. Longlands, Sedgwick, Allan, Macpherson & Atkins and on **10 August** attended by Cllrs. Capstick, Longlands, Sedgwick, Allan, Macpherson & Atkins

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/03/555C/LB – Listed building consent for conversion of loft area into habitable room at Nether Bainbridge, Howgill Lane, Sedbergh.
No objections

S/03/578/LB – Listed building consent for installation of replacement organ console with new speakers in existing roof boxes at Sedbergh School Chapel, Loftus Hill, Sedbergh.
No objections

S/03/415B – Full permission for change of use of residential property to offices at 6 Main Street, Sedbergh.
No objections

S/03/186G – Full permission for construction of ATM room and lobby with new access door at 54 Main Street, Sedbergh
Support- the Council welcomes the amended design for the proposed external door and opening.

S/03/252D/LB – Listed building consent for internal alterations to add a shower to an existing toilet at Marshall House, 51 Main Street, Sedbergh.
No objections

S/03/590 – Full permission for internal alterations to link the lower and upper ground floors and alterations to windows at Ghyllas, Cautley Road, Sedbergh.
No objections

APPLICATION S/03/448F by Sedbergh Parish Council - Proposed recycling facilities at SPAR car park, Station Road, Sedbergh

This application by the Parish Council was submitted on 13 July 2015. The Planning Officer has expressed concerns regarding the proposed location and suggested a preferable site might be to the rear of the store. A site meeting with the Planning Officer took place on 7 August attended by the Chair and Vice Chair and the Clerk to the Council. At the meeting it was explained to the Planning Officer that:

(i) a recycling facility should have formed part of the original development and been integrated with the car parking layout and landscaping of the site (as required by a condition on the planning permission) but this was overlooked by the Authority, notwithstanding repeated representations by the Parish Council;

(ii) in early discussions a representative of James Hall & Co had made it clear to the Parish Council that public access to a recycling facility at the rear of the store was not acceptable for safety and security reasons and the Clerk reported that, in a telephone conversation the day before the meeting, the Company's position on this had not changed;

(iii) that the site proposed had been agreed with SLDC, Cumbria waste Ltd and James Hall & Co., was the only location practicable and had a number of advantages, including convenient manoeuvring space for large vehicles.

The Planning Officer accepted that views of the recycling containers from the adjoining public highway would be limited but expressed concern that the containers would appear conspicuous to persons entering the site. She appeared not to be persuaded that a timber screen fence was appropriate in this location (notwithstanding that the adjacent bus shelter, information board, seating and pedestrian walkway are all constructed in timber) and suggested a stone wall might be required should permission be granted. She was asked to bear in mind that, due to the oversight of the YDNPA, the costs of the proposed facility was now likely to fall on the local community (whereas the facility should have been provided as part of the original development) and that the costs of a screen wall would be considerable. Moreover, it was explained that the containers were to be placed on the car park for a trial basis (3 months) initially.

The Planning Officer advised that SLDC had requested that, should permission be granted, a condition be imposed requiring that the facility should only be available for public use only during the store opening hours (this would be acceptable but probably unenforceable). It was pointed out that only cardboard and plastic recycling was being proposed and that the potential noise associated with glass and tin recycling was therefore not an issue.

A decision is awaited.

PLANNING DECISIONS:

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

S/03/585 – Full permission for installation of POP cabinet (broadband by fibre optic cable) at High Branthwaite, Frostrow, Sedbergh.
Approved with conditions

S/03/555B/LB – Listed building consent for lime plastering of internal walls at Nether Bainbridge, Howgill Lane, Sedbergh
Approved with conditions

S/03/564A – Full permission for conversion of existing traditional building to form one, 2 bedroomed dwelling and provision of two parking spaces for 2 Highfield Villas to rear of property at 2 Highfield Villas, Sedbergh (amended plans).
Approved with conditions

S/03/578/LB – Listed building consent for installation of replacement organ console with new speakers in existing roof boxes at Sedbergh School Chapel, Loftus Hill, Sedbergh.
Approved with conditions

S/03/588 – Full permission for demolition of existing garage and erection of two-storey extension to east gable at 12 Fairholme, Sedbergh
Approved with conditions

S/03/ 574A - Full permission for erection of agricultural barn at Syke, Howgill, Sedbergh
Approved with conditions

YORKSHIRE DALES LOCAL PLAN 2015-2030:

The YDNPA has published the final 'submission version' of the Local Plan which is available to view on the Authority's website (www.yorkshiredales.org.uk/living-and-working/planning-policy-section/future-planning-policy-reviews/publication-version-local-plan). A copy of the Plan is also available for inspection at the Information Centre. The Parish Council submitted comments at the draft stage in August last year.

There is a final opportunity to comment on the Plan before the deadline of 14 September and a report will be presented at the next PC meeting.