

SEDBERGH PARISH COUNCIL – Planning Report – 9 April 2015

The Planning Committee met on **12 February 2015** attended by Cllrs. Macpherson, Capstick, Allan & Atkins (Apologies Cllrs. Sedgwick & Longlands) and on **7 April 2015** attended by Cllrs. Macpherson, Longlands, Capstick & Atkins (Apologies Cllrs. Allan & Sedgwick).

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

The Council has no objections in principle, particularly if the development would facilitate an improvement in the appearance of this rather untidy area.

However this is a prominent location and it is considered that the impact of such a large building in the landscape should be minimised as far as is practicable. In this respect it appears to the Council that the overall height of the building could be reduced, possibly by a modest reduction in eaves height, and that the structure could be set further into the rising ground than is suggested on the (somewhat sketchy) plans. The number of clear roof panels appears excessive and, on elevation, each panel is considered to be over-large (this is perhaps a drawing inaccuracy?). The Council suggests that the planting of a small number of trees, such as hawthorn and rowan, to the north-west of the proposed building would soften the appearance of the structure in the landscape as viewed from the public highway. Finally, by way of observation, the Council feels that the siting of the building slightly closer to those existing would result in a more pleasing and compact grouping.

S/03/27D – Full permission for retention of residential annexe at High Birks Barn, Birks Lane, Sedbergh.

No objections. However the building, by reason of its small size and location, is considered unsuitable for occupation as an independent dwellinghouse and the Council recommends that any permission is constrained by a condition which requires that the building may not be occupied otherwise than as an annexe to High Birks Barn and that the land and buildings edged red on the submitted plan should remain a single planning unit.

S/03/560A/LB – Listed building consent for re-building accident damaged parapet walls at Middleton Bridge, A683, Sedbergh.

Support. The Council hopes that the work will be undertaken as soon as possible.

S/03/579 – Full permission for erection of two-bedroomed dwelling on land between The Spedding and storage building, Millthrop, Sedbergh.

Whilst acknowledging that the site is located just outside the development boundary, the Council considers that the proposed dwelling would relate satisfactorily to the existing grouping of buildings and has no objections, subject to occupancy being restricted to local housing needs.

S/03/580 – Full permission for sub-division of dwelling to form two dwellings and erection of porch, verandah and conservatory at 1 Mill House, Farfield, Sedbergh.

No objections subject to occupancy being restricted to local housing needs and the route of the public footpath being safeguarded.

PLANNING DECISIONS:

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

S/03/574 – Full permission for erection of agricultural building for livestock and general storage at Syke, Howgill, Sedbergh
Withdrawn.

S/03/576 – Full permission for erection of extensions and detached garage at 2 Bridge End Fields, Millthorp, Sedbergh
Approved with conditions

S/03/70E – Variation of condition to allow cafe to open in the evening at the Three Hares Cafe, 57 Main Street, Sedbergh.
Approved with conditions (including a condition limiting opening hours to 7.30am to 12.00 midnight)

S/03/315A – Full permission for installation of 16 solar panels (4kw) on south facing roof slope at Broad Yeat Barn, Dowbiggin.
Approved with conditions.

PROTECTED TREES AND TREES WITHIN THE CONSERVATION AREA:

The YDNPA has advised that consent has been given for the following works:

Removal of one sycamore at Robertson House, Sedbergh School.

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

As part of the preparation of the Yorkshire Dales Local Plan, the YDNPA is undertaking a public consultation exercise in relation to (1) proposed amendments to housing policy and (2) an assessment of existing and future infrastructure requirements. Responses to the consultation are required to be submitted before 1 May.

A paper summarising the consultation documents has been circulated to members and also accompanies this report. Having regard to the scale and nature of the housing sites allocated in Sedbergh and Millthorp, members may feel that two of the main issues arising from the consultation are:

- the proposal to allow open market housing to increase the commercial viability of developments;
- the proposal to widen the 'definition' of local needs;

The views of the Planning Committee, together with any recommendations, will be reported at the meeting.