

SEDBERGH PARISH COUNCIL – Planning Report – 15 September 2016

The Planning Committee met on 15 August 2016:

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

Apologies: Cllr. Capstick

Declarations of Interest: None

The Committee also met on 13 September:

Present: Cllrs. Allan, Macpherson, Atkins and Longlands

Apologies: Cllr Capstick

Declarations of interest: Cllr Atkins declared an interest in applications S/03/619 and S/03/454G (and left the meeting when these proposals were discussed)

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/03/603 - Full permission for conversion of barn and outbuilding to residential use at Ashbeck Farm Barn, Cautley Road, Sedbergh.

No objections, subject to a Section 106 Agreement whereby occupancy of the proposed dwelling is restricted to local persons or, alternatively, the dwelling is tied to the farm land and buildings under the control of the applicant as a single planning unit.

S/03/70F & S/03/70G/LB - Full permission and listed building consent for change of use of maisonette to form extension of existing restaurant and bakery business at The Maisonette, (Three Hares) 57 Main Street, Sedbergh.

The Council supports the expansion of this important Main Street business.

S/03/616 - Full permission for change of use of part of the first floor retail space to use as a café, and use of rear courtyard for al fresco dining in the summer months (part retrospective) at 6 Finkle Street, Sedbergh.

No objections

S/03/55D - Outline permission for demolition of existing buildings, erection of new buildings to house Farm Gate Veterinary Practice and Able Memorials and erection of two local occupancy dwellings at Baliol School, Cautley Road, Sedbergh.

The Council supports the retention and further development of these important local businesses. The Council accepts that the viability of the scheme might be dependent on the development of the two dwellings proposed and, moreover, it is recognised that there are existing dwellings in close proximity. The Council therefore has no objection to the proposed dwellings, subject to a Section 106 Agreement restricting occupancy to local persons.

The existing disused buildings, which are to be removed, have little merit and it is considered that the overall appearance of the site would be improved as a result of the development proposed.

S/03/ 604A – Full permission for extension to existing dwelling at 6 Loftus Manor, Loftus Hill, Sedbergh

No objections

S/03/272A – Full permission for change of use of 1 no. two bedroom holiday cottage to 1 no. two bedroom local occupancy dwelling at Dalesview, Ash Hining Farm, Marthwaite.

Resolved that further information was necessary to form a view - in particular the circumstances prevailing at the time of the granting of permission for this holiday unit, the nature of any extant conditions or planning obligations and the manner in which the land under the control of the applicant is farmed or managed.

S/03/385F/LB - listed building consent to re-build chimney at Uldale Farm, Fell End, Ravenstonedale.

No objections

S/03/454G – Full permission for change of use of existing playing field into recreational garden at Lupton Garden, Back Lane, Sedbergh.

No objections, but concerns expressed regarding road safety issues when the children were crossing the road unsupervised to go to the recreation area. Some surprise that an application had been submitted at all when the area was not currently used for sports purposes.

Application to be considered at the meeting:

(The application is presented to this meeting of the full Council as members' opinions on the Planning Committee of 13 September were evenly divided.)

S/03/619 – Full permission for change of use of exiting open field to sports training field including infill of land to level – land adjacent to Birksholme, Sedbergh.

PLANNING DECISIONS:

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

S/03/ 578A/LB – Listed building consent for installation of lightning protection system at Sedbergh School Chapel, Loftus Hill, Sedbergh.

Approved with conditions

S/03/385E/LB - listed building consent to re-build a chimney stack at Uldale Farm, Fell End, Ravenstonedale.

Withdrawn

S/03/578B/LB - Listed building consent for installation of fire detection and alarm system at Sedbergh School Chapel, Loftus Hill, Sedbergh.

Approved with conditions

BALIOL SCHOOL:

For information, members of the Planning Committee agreed to a meeting with Barbara Hartley (Garsdale Design) in order that she might outline her client's tentative ideas for the Baliol School site (i.e the main house and grounds). It was made clear that the meeting could not be regarded as being a formal consultation and that members could not put forward views on behalf of the Council. Ms Hartley was aware of the representations already made by the Council to the YDNPA regarding the Baliol School site (as part of the Local Plan consultation.)