

# SEDBERGH PARISH COUNCIL – Planning Report – 10 November 2016

The Planning Committee met on 19 October 2016

**Present:** Cllrs. Capstick, Longlands, Sedgwick and Atkins

**Appologies:** Cllr Allan

**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/03/597C** - Full permission for relocation of oil tank; erection of replacement summerhouse and potting shed/greenhouse and siting of chicken run at Low Ridding, Cautley, Sedbergh  
*No objections*

**S/03/602 & S/03/602A/LB** – Full permission and Listed Building Consent for conversion of barn to form one, 4 bedroom, local occupancy dwelling with associated external works and service connections at Castlehaw Barn, Castlehaw Lane, Sedbergh.  
*The Council welcomes the proposal which will ensure the retention of a traditional building which is at risk of increasing disrepair and supports the application for conversion to a dwelling, subject to occupancy being limited to local persons.*

**S/03/622/LB** - Listed building consent for works to bridge comprising repairs to pier and abutments; repair all scour damage and undermining to abutments; re-instate masonry to central pier, repair crack in south face of central pier, works to training wall (north west), repair fracture to east arch barrel. Sedbergh Bridge, Rawthey Bank, Sedbergh (Millthrop Bridge).  
*The Council strongly supports the proposed works of repair and restoration to this crucially important bridge. On matters of detail the Council considers that:*

- 1. care should be exercised to ensure the use of matching local stone, pointed in the traditional manner with an appropriate mortar mix (previous repair work to the bridge has been less than satisfactory in this respect);*
- 2. the retaining wall adjoining the bridge should be rebuilt in stonework (rather than being constructed with gabions); and*
- 3. plastic bollards are unlikely to be effective and would be prone to continuous damage.*

## **PLANNING DECISIONS:**

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

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

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*Withdrawn*

**S/03/531A** – Full permission for conversion of workshop to two-bedroom cottage, erection of local occupancy dwelling, one-bedroom apartment and one commercial unit at 85 Main Street , Sedbergh (Winn's Yard).  
*Approved with 23 conditions and subject to a Section 106 local occupancy agreement.*

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

## **PROTECTED TREES:**

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

Fell 2 sycamores, 1 ash, 1 conifer, 2 semi-mature beeches, 2 horse chestnuts, 2 alders; and crown reshape 1 willow, 1 rowan, and 1 Swedish whitebeam at The Old Parsonage, Sedbergh.

## **CONSULTATION ON THE YORKSHIRE DALES LOCAL PLAN 2015-2030:**

The examination hearing sessions took place in July. As a result of the issues discussed at the hearings, the Authority was required to carry out some further work. This further work has now been completed and is the subject of this further consultation.

The consultation documents include various technical papers (housing land supply and development viability together with sustainability appraisals) and a detailed schedule of proposed modifications to text and policies.

The following proposed changes are noteworthy:

- **Policy C1** - This policy relates to land for new house building. The published plan states that on sites of up to 5 dwellings, all new housing will be restricted to local occupancy. The proposed modification will add the caveat *'if it is demonstrated that the site cannot deliver the mix of housing required, then the Authority will consider an alternative mix of housing on the basis of an independent site viability study'*.

The consultation explains that this amendment would allow for negotiation in instances where a proposed development would otherwise be rendered unviable.

- **Policy Review** - Although the Local Plan covers a 15 year period, the proposed modifications will commit the Authority to a review of Policy C1 (including the allocated sites) within 5 years of adoption.

The consultation explains that this is to ensure that the Policy is responsive to the many changes which can affect development viability and access to housing. Such a review would include the efficacy of local occupancy restrictions.

- **Policy L2** – This policy relates to the conversion of traditional buildings. The published plan allowed conversion to dwellings subject to local occupancy condition but provided an option whereby such a condition could be avoided by the payment of a 'conservation levy'. The proposed modification removes this option and, therefore, all conversions permitted under the policy (other than the reinstatement of former dwellings) will be local occupancy restricted.
- **Policy T3** – This policy relates to the extension of existing static caravan sites. The published plan required that all additional units permitted under this policy should be restricted to holiday use and short term letting. The proposed modification introduces the option whereby such units would not be so restricted provided they are removed from the site during the period 1<sup>st</sup> November to 1<sup>st</sup> March. This change would allow for so called 'seasonal units' and is apparently introduced to respond to market demand.

Any comments on the proposed changes must be submitted by 23 November.