

## **SEDBERGH PARISH COUNCIL – Planning Report – 12 January 2017**

(The Planning Committee did not convene over the Christmas period but, as noted below, members individually considered the one application that required comments and agreed a response to the YDNPA.)

### **PLANNING APPLICATIONS:**

**Members of the Planning Committee agreed to forward the following comments to the YDNPA:**

**S/03/272B** - Full planning permission for use of two dwellings, currently used as holiday cottages, to be either holiday cottages or local occupancy dwellings at Dales View and Whernside View, Ash Hining Farm, Marthwaite, Sedbergh

*The above application has been considered individually by members of that Committee and our shared view is that there are no objections to the proposal subject to a Section 106 Agreement whereby both cottages are occupied only as holiday accommodation or as dwellings for local persons.*

*You will know from the Council's comments on the previous application (S/03/272A) that it was hoped that additional information might have been provided in relation to the original and current circumstances of the holding and the manner in which the land is now farmed. Members assume that, if still appropriate, your Authority will give consideration to the need for the Section 106 Agreement to also bind the cottages and the farmstead as a single planning unit to ensure that the income from the cottages supports the viability of the holding in the long term.*

**The following applications are to be considered at the meeting:**

**S/03/376B** - Full planning permission for conversion of part of existing barn, used as a joinery shop, into a house for the business owner at Abbot Holme Farm, Millthrop.

**S/03/328A** - Full planning permission for change of use of ground floor premises from a retail shop (A1) to a mixed workshop /retail use (B1/A1) at 75 Main Street, Sedbergh

### **PLANNING DECISIONS:**

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

**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).

*Approved with conditions*

**S/03/580** - Full planning permission for sub-division of dwelling to form two dwellings and erection of porch, verandah and conservatory to House No. 2 at 1, Mill House, Farfield, Sedbergh.

*Approved with conditions and subject to a local occupancy agreement.*

**S/03/275C** – Full permission for erection of kit store and changing facilities; erection of accommodation block; erection of extensions to the existing main building to create dining room and WC facilities; and alterations to existing dining room to create staff office and pantry at Longrigg Centre, Frostrow Lane, Millthrop.

*Approved with conditions*

**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.

*Approved with conditions*

**S/03/620** – Full permission for removal of existing porch and erection of new; construction of rear boundary fence, removal of existing windows and insertion of new windows and internal alterations at 93 Main Street, Sedbergh

*Approved with conditions*

**S/03/621/LB** - Listed building consent for replacement of external front and rear doors, frames and fanlights at No. 37, Loftus Hill, Sedbergh.

*Approved with conditions*

### **YORKSHIRE DALES LOCAL PLAN (for information)**

Following receipt of the final report from the independent Inspector, the Yorkshire Dales National Park Authority resolved to adopt the Yorkshire Dales Local Plan on the 20<sup>th</sup> December 2016.

The adopted Local Plan contains a number of modifications, required by the examining Inspector, to make the document sound and legally compliant. The new Local Plan replaces all of the 'saved' policies of the Yorkshire Dales Local Plan 2006, the Minerals and Waste Local Plan 1998 and the Housing Development Plan 2012.