

SEDBERGH PARISH COUNCIL – Planning Report – 10 August 2017

The Planning Committee met on 24 July 2017

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

Apologies: Cllr Bromley

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/03/369A – Full permission for demolition of existing side porch/wash house and erection of single storey extension at 1 Bridge End Field, Millthrop, Sedbergh.
No objections

S/03/365 – Full permission for erection of rear two storey extension and single storey side extension at 3 Woodside Avenue, Sedbergh.
No objections

PLANNING DECISIONS:

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

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.
Approved with conditions and local occupancy Section 106 Agreement

S/03 418E – Full permission for erection of porch at Flat 1 Winder Lodge, Howgill Lane, Sedbergh
Approved with conditions

S/03 418F – Full permission for erection of porch at Flat 2 Winder Lodge, Howgill Lane, Sedbergh
Approved with conditions

S/03/597E/LB - Listed building consent for works to first floor, alteration to porch and replacement of main house north facing windows at Lowridding, Cautley.
Approved with conditions

S/03/13H – Full permission for erection of porch extension to east gable of single storey building at Low Hollins Cottage, Frostrow Lane, Sedbergh
Refused on the grounds that the porch is considered an inappropriate addition to a traditional building.

S/03/55E – Full permission for erection of two dwellinghouses on land at former Baliol School, Cautley Road, Sedbergh.
Refused on the grounds that residential development of a site allocated for business use would undermine the Authority's strategy of supporting new business uses.

(Note: This application was supported by the Parish Council and, therefore, the decision was made by the Planning Committee of the Authority. The applicant had stated that, for reasons of financial viability, the proposed dwellings were necessary to support the associated development of two business units – Able Memorials and the Farm Gate Veterinary practice - for which planning permission has already been granted. It appears that the decision to refuse permission rests on the absence of any supporting financial information or business case to demonstrate this link.)

FORMER BARCLAYS BANK, MAIN STREET, SEDBERGH

The Clerk to the Council has received the following email from the agent acting for the owners of the property:

'It is now almost 2 and a half years since the Barclay Branch was closed and my clients are keen to try and dispose of the property. Notwithstanding a concerted marketing campaign by CBRE and now by my clients (using Auction House Cumbria) the property remains vacant and unused.

It is not in anyone's best interest to see this property vacant and unused and so my clients are proposing to instruct me to submit a planning application for change of use /conversion to a detached house to make the property more marketable.

YDNP planners will impose occupation restrictions only allowing occupation by people already residing in the National Park (so that should avoid it being used as a second home by someone from outside the National Park).

My clients and I would be keen to enlist support from the Town Council if possible. I can also confirm it would not be our intention to seek to change the appearance of the property fronting Main Street.

I would be grateful to receive any view from the Town Council on our proposals.'

The Council would be consulted on any planning application submitted and might, therefore, wish to consider a request for comments at this stage with some caution.

PROTECTED TREES:

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

To crown raise a mix of 21 Sycamores and Limes within an avenue of trees situated on main school drive, Sedbergh School

To fell one Holly tree to the front of Evans House, Main Street

To continue with selective felling within Akay Wood

To crown raise (to approximately 5m) and cut back overhanging branches from trees situated on the boundary between the car park for the Spar shop, Station Road and the public footpath adjacent to Guldrey Terrace.

YDNPA PARISH FORUM

The Western Forum will be held at the People's Hall on Monday 11 September at 7.00pm. (The Authority has been advised that SPC wishes to raise the issue of planning fees in relation to enquiries submitted by Parish Councils.)