

SEDBERGH PARISH COUNCIL – Planning Report – 9 November 2017

The Planning Committee met on 19 October 2017

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

Apologies: None

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/03/631 & 631A/LB – Full permission and listed building consent for insertion of 4 rooflights into existing loft space and internal and external works at 19 Back Lane Sedbergh.
No objections.

S/03/274H & 274J/LB - Full permission and listed building consent for removal of existing conservatory and erection of two storey extension to west elevation; insertion of two conservation roof lights to main house; re-pointing of external walls with lime mortar, new and altered internal openings/partitions to dwelling; enlarge two windows, block up one window, insert three new windows to main dwelling and replace all windows with timber double glazed units; windows and doors to new extension to be powder coated aluminium units; conversion of existing outbuilding to utility area with guest bedroom and/or study space; re-roofing of outbuilding and insertion of two conservation roof lights in place of glass slates. Garths, Marthwaite, Sedbergh
No objections.

S/03/333C – Full permission for works to the former Bull Hotel comprising: removal and replacement of kitchen roof; new corridor access link over kitchen; replacement of all windows with uPVC sash and casement windows; creation of 2 new windows; 3 glass balconies and installation of condenser and extraction units (part retrospective). Bull Hotel, 44 Main Street, Sedbergh
The Council strongly supports the refurbishment of this building which occupies a key location in the town centre.

S/03/213B – Full permission for removal of existing fence on east and south boundary and installation of new fence; relocation of summer house to the south; removal of steps and outdoor cupboard; extension of stone wall and new gate to access at 3 Main Street, Sedbergh.
No objections.

S/03/476B - Full planning permission for change of use of ground floor of barn and detached outhouse to form 2 No. holiday cottages at Scrogg House Farm, Cautley Road, Sedbergh
The Council supports the re-use of these prominently located traditional buildings. The Council notes that minimal external alterations are required as the conversions are intended to provide holiday accommodation and it is therefore considered that a condition restricting occupancy to such use would be appropriate.

PLANNING DECISIONS:

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

S/03/62A – Full permission for erection of storage building for timber and garden items with a glazed link connecting the store to the main dwelling at 1, The Vale, Marthwaite.
Application deemed invalid – no further action

S/03/45G/LB – Listed building consent for works comprising: repair/replace ridge and roof wall flashings; replace gutters and downpipes; insulate Undercroft and School Room; install secondary glazing to 4 No. windows; replace Undercroft door; reinstate fireplace; carry out internal alterations and install rain hoods over 2 No. memorial plaques at the Stable & School Room, Friends Meeting House, Brigflatts, Sedbergh.

Approved with conditions

S/03/213A/LB - Listed building consent for provision of new guttering to north elevation and new soil stack to south elevation; internal works to bathroom, kitchen and dining room; replacement of 2 No. windows, patio doors and stable door; and renovation of remainder of windows at 3 Main Street, Sedbergh.

Approved with conditions

BALIOL SCHOOL SITE:

The Chairman of the Council had a meeting with Richard Graham, Head of Development Management of the YDNPA, on 3 November to discuss the former Baliol School site and, in particular, the recent refusal of the application for two local needs housing units. These units are considered by the land owner to be necessary to enable the development of two commercial units (for Able Memorials and Farm Gate Veterinary) on adjoining land, for which permission has already been granted.

On behalf of the Council, it was emphasised that:

the re-location/expansion of two important local businesses on the site represented a very significant benefit for the town and the wider community and accords with the stated objectives of the Local Plan and the direction of Government policy;

the development of (increasingly derelict) 'brown land' meets the sustainability objectives of the Local Plan and Government policy;

the provision of two (occupancy restricted) dwellings would make a modest contribution to meeting local housing needs at a time when the Authority is making renewed efforts to encourage such development; and

the environs of the site are residential in character and the Local Plan accepts that the Baliol School site is suitable for development of a wide variety of uses, including residential care homes.

On behalf of the Authority, Richard Graham argued that permitting residential development on a site allocated for business purposes would set an undesirable precedent for other sites and would make it more difficult to resist the remainder of the Baliol site being developed for residential use. He further argued that, on a strategic level, unless sites were allocated for business use, land value expectations would always favour residential development and opportunities for business development would be further diminished. In addition, he pointed out that in this instance the applicant was unable to demonstrate that the financial viability of the commercial units was dependent on income generated by the proposed housing units.

There would appear to be little prospect of dwelling units being permitted on the site (to support the proposed commercial units) unless different or additional elements are put forward which would allow material considerations to outweigh the presumption in favour of a determination which accords with the Local Plan policy.

YDNPA – NEW HOUSING (for information):

In a drive to encourage the development of more homes within the National Park, the Authority has published a guide to the new Local Plan policies, contacted local agents, builders and landowners and compiled a register of land with extant permissions or land allocated in the Local Plan for residential development.

The entries in the register for Sedbergh Parish include the allocated sites on land opposite Derry Cottages at Millthrop (10 units), land opposite Close's Garage (30 units), land opposite Rawthey Gardens (6 units), King's Yard (5 units) and the former Wynn's Yard (2 units).

It is understood that the Authority has recently given pre-application advice to a potential developer in respect of the land opposite Close's Garage.

PROTECTED TREES:

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

Crown reduction of 1 Cherry by 25%; removal of 4 Ash, 1 Elder, 1 Holly, 1 Eucalyptus and 1 Beech; crown lift 1 Holly by 1-2m; removal of all epicormic growth from 2 Lime trees; and removal of 2 low hanging secondary branches from 1 Sycamore at The Old Vicarage, Sedbergh.