

SEDBERGH PARISH COUNCIL – Planning Report – 8 March 2018

The Planning Committee met on 20 February 2018

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

Apologies: None

Declarations of interest: Cllr Capstick (application S/03/639)

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/03/178C - Application to modify Section 106 Agreement dated 18th February 2003 in respect of points b & c of the schedule relating to the tied ownership and management of the bunkhouse barn to the owners of Castlehaw Farm at Howgills Bunk Barn, Castlehaw Farm, Sedbergh.
The Council requires details of the proposed management arrangements in order to form a view on the application

S/03/596 - Section 73 application for removal of Condition 1 of Y8/79/5060 in respect of occupancy of the property at Fellside House, Baliol School, Sedbergh.
No objections but the Council requests that consideration be given to the imposition of an alternative condition, or the securing of a planning obligation, which would preclude occupancy of the dwelling as a second home or holiday home.

S/03/646 – Full permission for erection of single storey rear extension at 19 Maple Close, Sedbergh.
No objections

S/03/611A – Full permission for conversion of former St. John's Ambulance building to 1 no. local occupancy dwelling at St John's Ambulance, Bainbridge Road, Sedbergh.
The Council retains concerns that the residential conversion of the building would adversely affect the amenity of adjacent dwellings by reason of the close juxtaposition of windows and by overlooking of garden areas. The development could also exacerbate parking difficulties on Bainbridge Road.

The following application is to be considered at the Council meeting

S/03/639 – Full permission for change of use of land to campsite for 6 No. camping pods, creation of access and car parking area and installation of septic tank at Marthwaite Foot Farm Park, Sedbergh.

Note – the application was discussed at the meeting of the Planning Committee (Cllr Capstick not present) and members' comments were as follows:

Whilst some distance from local services in Sedbergh, members of the Committee considered the site to be well located in relation to the Dales Way and that the provision of relatively basic accommodation, particularly for walkers, would be a welcome addition to visitor facilities in the Sedbergh area.

On matters of detail, members considered that particular attention should be given to:

- *arrangements for management/supervision of the development (in the absence of an on-site warden);*

- *whether or not the access track for loading/unloading (in addition to the parking area) is really necessary for a development of this nature;*
- *the likely need for advance warning signs on the A683 to minimise any highway danger resulting from the increased use of the access to the site;*
- *the need to ensure the public footpath is clearly defined in the vicinity of the site (the proposed steps are a welcome feature of the proposed development); and*
- *arrangements for the removal off-site of excavated material or its incorporation into an agreed landscaping plan*

PLANNING DECISIONS:

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

S/03/642 – Full permission for change of use of first floor of barn from ancillary accommodation to a 2 bedroom holiday let or local occupancy dwelling at Foxhole Rigg barn, Cautley.
Approved subject to conditions and a Section 106 local occupancy/short-term holiday letting agreement.

ENFORCEMENT:

The YDNPA's recently appointed Enforcement Officer, Ian Faircloth, has contacted the Council to advise that the longstanding enforcement issue at the former Aqua-Engineering site on Guldrey Lane has finally been resolved.

This case concerned the erection of a detached house without planning permission and the development of the adjoining land for three terraced dwellings (2 'affordable' and 1 'open market'). The development is now substantially complete.

YDNPA BRIEFING NOTE - SECOND HOMES AND COUNCIL TAX:

The YDNPA has issued a briefing note to Parish Councils on the subject of second homes within the National Park (this has been copied to members). It is understood that this note does not amount to a formal consultation.

In summary, the briefing note outlines the well-known issues in this debate and provides an update on available data, including the fact that the number of second homes and holiday lets has increased significantly since 2001 and now accounts for 22% of the housing stock (in the pre-August 2016 National Park area).

The briefing note explains that discussions have taken place between the leaders of Richmondshire, Craven and South Lakeland District Councils, resulting in a proposal that the local authorities within the Yorkshire Dales National Park, and the National Park Authority itself, should hold discussions with Government on the options available for increasing Council Tax for second homes within the boundary of the National Park.

This proposal was supported at a meeting of the YDNPA held on 19 December last year but was (narrowly) rejected at a meeting of Richmondshire District Council on 27 February.

It would appear that the proposal cannot now proceed but members may, nonetheless, wish to take a view on the briefing note.