

SEDBERGH PARISH COUNCIL – Planning Report – 12 April 2018

The Planning Committee met on 3 April 2018

Present: Cllrs. Longlands, Capstick, Bromley and Atkins

Apologies: Cllrs. Allan and Sedgwick

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/03/560B/LB – Listed building consent to repair accident damaged bridge parapets at Middleton Bridge, A683, Sedbergh
Support

S/03/261D – Full permission for installation of raised walkway to provide wheelchair access to music school building at Guldrey Lodge, Station Road, Sedbergh
Support

S/03/91H – Full permission for reconfiguration of existing caravan site, incorporating the siting of six additional static caravans at Ingmire Caravan Site, Sedbergh
No objections in principle but the Council is concerned that the additional units and higher density should not endanger existing trees or result in pressure for trees to be thinned or removed, thereby harming the effective screening of the site from the highway. The application appears to be unsupported by a detailed assessment of the potential effect on trees and it is not clear how the proposed layout relates to the previous approved scheme and landscaping conditions.

S/03/651/LB – Listed building consent for internal alterations, replacement of external door and window and insertion of new rooflights to lean-to roof at 33 Loftus Hill, Sedbergh
No objections

S/03/213C/LB – Listed building consent for reconstruction of chimney including replacement lead flashing at 3 Main Street, Sedbergh
No objections

Comments submitted on applications following consideration at the last meeting:

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.

In considering this suggested modification, the Council has been mindful of the approach taken previously in relation to similar conversion proposals elsewhere. The Council has also had regard to Policy L2 of the Local Plan which requires that the conversion of traditional buildings to group visitor accommodation should be capable of effective supervision and management.

The Council accepts that the management of the bunkhouse by Cobble Country Property would be effective in terms of bookings, maintenance, dealing with queries from users etc.

However the Council has concerns that such an arrangement would be less effective than that which currently prevails in terms of the supervision of the bunkhouse use. For example, there could be circumstances where disturbance from the bunkhouse causes concern to residents and prompt intervention by management is required.

In the longer term, there could be difficulties with such a management model should future employees of Cobble Country reside further afield or the Company itself undergoes change in terms of ownership, office location, policy etc.

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.

Whilst some distance from local services in Sedbergh, the Council considers that the site is 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, the Council considers 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/03/646 – Full permission for erection of single storey rear extension at 19 Maple Close, Sedbergh.
Approved with conditions

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.
Withdrawn

S/03/94D – Full permission for change of use of home for the elderly to hotel with manager's accommodation, associated parking and alteration to access at Beamsmoor, Garsdale Road, Sedbergh.
Approved with conditions

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.
Approved subject to conditions and a Section 106 Agreement limiting use to short term holiday letting.

PROTECTED TREES:

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

Felling one Sycamore at High Birks Barn, Sedbergh

Removal of a Rowan and Holly and crown reduce a second Rowan nearby at the rear of the Post Office, 24 Main Street, Sedbergh.

FORMER BALIOL SCHOOL:

The uncertain future of this important site is a growing cause for concern locally and members of the Planning Committee recommend that the Council should formally request that the matter be considered at the next meeting of the Sedbergh Economic Forum.

YORKSHIRE DALES NATIONAL PARK MANAGEMENT PLAN 2019-2024:

The Council has been consulted on the National Park Management Plan – comments are to be submitted to the YDNPA by 30 April.

The Plan contains 51 objectives, some referring to wholly new areas of work, such as trying to shape the direction of farming support after Brexit, measures to tackle wildlife crime, the establishment of a 'dark skies reserve', and a project to attract more working age households to live in the Park.

Other objectives roll forward existing programmes e.g. footpath and trail maintenance, supporting sustainable tourism, volunteering, learning and engagement, woodland planting and peatland restoration.

All the objectives are worthy of support but the following appear to have particular relevance to Sedbergh Parish (possible comments in italics):

A6. Help local people to restore, repair and bring back into use nationally-important historical sites, buildings and structures so that by 2024, less than 4% of scheduled monuments and listed buildings are considered at risk.

The Council strongly supports this objective and hopes that the Authority will continue to press for the full repair and beneficial re-use of the former Udales building.

A8. By 2021 develop a fully costed, locally tailored, locally delivered, outcome-focused environmental land management scheme to maintain, restore and improve the outstanding natural capital and rural heritage of the National Park.

The Council considers that effective post-Brexit land management and support arrangements, devised in consultation with the farming community, are vital to secure the future of agriculture and the distinctive character of landscape components such as the Howgills

E3. Promote the Yorkshire Dales National Park as a leading sustainable tourism destination, including the development of 4 'visitor hubs' that promote local distinctiveness and assist destination promotion for local activities, accommodation, food and itineraries.

The Council supports this strategy and would expect Sedbergh to feature as one such hub, having regard to the town's intimate relationship with a major landscape component of the National Park (the Howgills), its position as a western 'gateway' to the Yorkshire Dales and the local initiatives already in place (such as the artisans markets, food and music festivals). The Council suggests that the YDNPA should press for the Cumbria Tourist Board to take a more active role in promoting the western part of the Yorkshire Dales National Park.

F3. Retain access to services – like primary schools and GP surgeries - that are essential to the long-term viability of local communities, using the four main service 'hubs' (Sedbergh, Hawes, Reeth and Grassington) and their surrounding 'spoke' settlements to create economies of scale.

The Council strongly supports this objective and suggests that 'Parish Councils' be included as a 'supporting organisation'.

F6. Use the Sustainable Development Fund and other funding sources, to support 20 new local projects each year that bring economic, social and environmental benefits to the National Park.

The Council regards the operation of this fund as a particularly successful means of supporting local initiatives. The Council suggests that 'recreational' be included as a 'benefit' that the fund should support.

F7. Determine the demand from local communities and visitors for bus services to and within the National Park, and use that information to work with operators and community transport providers to provide services that:

a) meet the needs of local communities, with the 4 service hubs (Grassington, Hawes, Reeth, and Sedbergh) linked throughout the year to their nearest main service centre and railway station (Skipton, Leyburn, Richmond, and Kendal).

b) link the main visitor destinations to the main visitor catchments via Harrogate, Ilkley, Northallerton, Ingleton, Kendal, Leyburn, Richmond, Settle and Skipton.

The Council supports this objective but notes that the 'Western Dales Bus' appears to have been overlooked in the list of supporting organisations? The YDNPA should press the County Council to provide revenue support for bus services operated by volunteers.