



SEDBERGH PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Meeting held on Wednesday 5th September 2018 @ 8.00pm in the Council Office

PRESENT:

Steve Longlands (SL), Simon Arnold (SA), John Capstick (JC), Helen Bromley (HB), Margaret Brooks (MB)

UNABLE TO ATTEND: Roger Sedgwick (RS)

REF	NOTE
001/09/18	<p>APOLOGIES FOR ABSENCE</p> <p>None</p>
	<p>DECLARATIONS OF INTEREST</p>
002/09/18	<p>RESOLVED SA declared an interest by way of his employer with regards to application S/03/248F and took no part in the discussion of this item.</p> <p>The Planning Committee, in the exercise of its delegated powers, has submitted the following comments to the YDNPA on behalf of the Council:</p>
003/09/18	<p>24/09/2018 S/03/248F Sedbergh School, Sedbergh</p> <p>Full planning permission for installation of tobormore kerbstone edging to 2 no. lawns and to raise the height of the lawns by 100mm, re-soil and re-seed</p> <p>No Objections</p>
004/09/18	<p>15/09/2018 S/03/27F High Birks Barn, Birks Lane, Sedbergh</p> <p>Full planning permission for erection of single storey rear extension</p> <p>No Objections</p>

005/09/18	<p><u>09/09/2018 S/03/423A Barn adjacent to High Birks House, Cautley</u> Full planning permission for change of use of barn to 1 No local occupancy dwelling or short term holiday let and installation of package treatment plant</p> <p>Objection</p> <p>The committee unanimously felt that the tie to Birks Farm had been appropriately applied by the authority in the original application in 2007, an application to which the council did not object at the time. The tie supports the farm and the integrity of the steading in the long term, this should not be relinquished for short term capital gain by the current occupiers.</p> <p>The committee did not accept the argument made by the applicant that the operation of two holiday lets had not proven to be a 'viable economic option'. The original development has never been completed, and there are plenty of other existing examples of this sort of farm diversification in the adjacent Dales which are running as successful businesses. Simply writing the assertion that it is 'not viable' was deemed insufficient evidence by the committee to justify removal of the tie. Had the original development been completed and in operation over the past decade the committee could have been more sympathetic to this argument.</p> <p>The committee therefore strongly felt that two holiday lets far better served the goal of retaining 'an important landscape feature within an existing farm group' into the long term future and that a standalone independent dwelling was not appropriate in this context.</p>
006/09/18	<p><u>01/09/2018 S/03/626 Barn on Foxhole Rigg Lane, Cautley, Sedbergh</u> Full planning permission for conversion of barn to form 1 No. local occupancy dwelling or holiday let, and installation of package treatment plant</p> <p>No Objections but comments noted</p> <p>Some members of the committee noted that the design submitted did not appear to offer 'high quality' local housing stock or holiday let accommodation. The application appeared to be driven around a principal of 'least resistance' at the planning stage which was considered regrettable.</p> <p>Specifically, it was observed on visiting the site that the current roof has two full sheets of transparent material (admittedly UV degraded), however light levels inside the building were still low. The design includes two very small roof lights (discrepancy between drawings 01 and 02 was noted in this regard) but it was felt that more ambition to ensure that adequate natural light was available in the building could have been applied, this was considered more pertinent were the building to be used for local occupancy as opposed to temporary holiday accommodation.</p> <p>Equally the proposed curtilage to the north of the property appears small and therefore offers low amenity value for a three-bedroom house, this could be easily rectified by the applicant. No outside storage for bicycles or maintenance equipment is apparent on the plans and space to do limited by the small curtilage noted above, again this lowers the amenity value of the property as a residential unit.</p> <p>Finally, the site visit revealed that it is difficult to see cyclists/motor cyclists approaching from the north (right) of the exit onto the A road. If the use of this exit were to be more frequent and by unfamiliar users, it could be suggested that measures either in the form of a warning signs or an appropriately mounted traffic mirror be applied to mitigate against this risk.</p> <p>The council does not object to the plans per se but feels more could and should be done to improve the design if it is to be used as long-term residential accommodation.</p>

007/09/18	<p>PLANNING DECISIONS The YDNPA has advised the Council of its decisions on planning applications as follows:</p>
008/09/18	<p><u>25/07/2018 S/03/221D Holebeck Farm, Frostrow, Sedbergh</u> Full planning permission for erection of agricultural barn and workshop</p> <p>Approved</p>
009/09/18	<p><u>11/07/2018 S/03/656 Underwinder Barn, Marthwaite, Sedbergh</u> Full planning permission for insertion of flue pipe into garage roof, insertion of flue pipe and two conservation roof lights into kitchen roof, and erection of cedar-framed greenhouse</p> <p>Approved – Reference to Flue location not a planning issue but applicant needs to consider with regards to building control.</p>
010/09/18	<p><u>10/07/2018 S/03/439C Bramhaw Farm, Station Road, Sedbergh</u> Full planning permission for conversion of barn to 3 No. dwellings; conversion of dairy to a single dwelling; and conversion of piggery to a single holiday let</p> <p>Not yet Decided</p>
011/09/18	<p><u>29/06/2018 S/03/554A River View, Millthrop, Sedbergh</u> Full planning permission for erection of car port</p> <p>Approved – Environment agency objected applicant may require a permit from them.</p>
012/09/18	<p><u>28/06/2018 S/03/533F Low Branthwaites, Frostrow, Sedbergh</u> Full planning permission for conversion of southern attached barn to residential accommodation for B&B use</p> <p>Not yet Decided</p>
013/09/18	<p><u>27/06/2018 S/03/657 Glenroyd, Cautley, Sedbergh</u> Full planning permission for replacement of existing shed and extension to provide seating area and additional shed, and erection of separate additional shed</p> <p>Approved</p>
014/09/18	<p><u>S/03/611A St John's Ambulance, Bainbridge Road, Sedbergh (NO LINK)</u> Full planning permission for conversion of former St. Johns Ambulance building to 1 no. local occupancy dwelling</p> <p>Not yet Decided</p>

015/09/18	<p><u>11/07/2018 S/03/250C W Dawson & Son, Station Road, Sedbergh</u> Full planning permission for erection of semi-detached units for light industrial, general manufacturing and storage purposes (use class B1c, B2 and B8) (total area 480m²) and 3 car parking spaces per unit</p> <p>Approved – Parish Council comments used by National Park to counter objections from Highways and underline the importance of the site for the local economy.</p>
016/09/18	<p><u>13/07/2018 S/03/658 Hebblethwaite Hall Farm, Cautley</u> Outline planning permission with all matters reserved, in respect of construction of an agricultural worker's dwelling</p> <p>Not yet decided</p>
017/09/18	<p><u>18/06/2018 S/03/580A Mill House, Farfield, Garsdale Road, Sedbergh</u> Full planning permission for change of use of cellar to ancillary holiday letting accommodation and creation of additional car parking (retrospective)</p> <p>Refused – Contrary to spirit of Policy T3, Parking with reference to disruption to others and that spaces were not manageable, further holiday lets not appropriate in the locality, all of which were as highlighted by the parish council. The environment agency also raised the lack of FRA.</p> <p>Given part of the works had been undertaken and the accommodation being operated illegally what happens now is unclear.</p>
018/09/18	<p><u>27/06/2018 S/03/657 Glenroyd, Cautley, Sedbergh</u> Full planning permission for replacement of existing shed and extension to provide seating area and additional shed, and erection of separate additional shed</p> <p>Approved – Aesthetic conditions</p>
019/09/18	<p><u>03/05/2018 S/07/1/LB Crook of Lune Bridge, Grayrigg</u> Listed building consent to rebuild damaged parts of parapet/training walls; partial re-pointing, re-alignment and re-bedding of coping stones; repair of scour damage to river bank and existing concrete bagwork</p> <p>Not yet decided</p>
020/09/18	<p><u>01/05/2018 S/03/655 7 Main Street, Sedbergh</u> Full planning permission for conversion of existing commercial property into two dwellings (one local occupancy and one open market)</p> <p>Not yet decided</p>

021/09/18	<p><u>03/04/2018 S/03/652 2 Highfield Villas, Highfield Road, Sedbergh</u> Full planning permission for division of existing house into two dwellings consisting of 1 No. 1 bedroom flat (previously the self-contained annex) and 1 No. 3 bedroom house consisting of the current ground, first and second floor</p> <p>Withdrawn</p>
022/09/18	<p><u>18/04/2018 S/03/653 Barn adjacent to The Old House, Joss Lane, Sedbergh</u> Full planning permission for conversion of barn to form 2 no. dwellings for local occupancy and holiday accommodation with associated car parking</p> <p>Not yet decided</p>
023/09/18	<p>PROTECTED TREES The YDNPA has advised that consent has been granted for the following works:</p> <ul style="list-style-type: none"> • Nil <p>DATE OF NEXT MEETING</p> <p>The date for the next scheduled meeting is confirmed as:</p> <p>Wednesday 3rd of September 2018 @8.00pm</p> <p>Meeting closed at 8.31 pm</p> <p>Signature of Chairman</p> <p>Date</p>