



SEDBERGH PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Meeting held on Wednesday 7th of February (and 17th January) 2019 @ 7.30pm in the Council Office.

Present:

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

Unable to attended:

Roger Sedgwick (RS) 7/2/19, Steve Longlands (SL) 7/2/19

REF	NOTE
001/02/19	<p>APOLOGIES FOR ABSENCE</p> <p>Steve Longlands (SL) 7/2/19</p>
002/02/19	<p>DECLARATIONS OF INTEREST</p> <p>None</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>
003/02/19	<p>The Chair noted this was already the third meeting of the Committee this year and thanked members for their dedication. This meeting would see the 40th application considered since the last annual meeting of the Parish at which it was mentioned a record 35 applications had been considered in the preceding year. With a quarter of the year still to go it looks like a considerable increase year on year will occur again.</p>
004/02/19	<p>The Chair noted applications had been posted online late with dates that significantly differed from the actual date of posting – in some cases as far back as December. This was confirmed by both an agent and the planning authority themselves, hopefully this is a short-term issue associated with the Christmas break and the normally reliable service will resume – to be monitored and email notification investigated again.</p> <p>Minutes are presented in the chronological order shown on line – some items were considered during the meeting on the 17th of January.</p>

005/02/19	<p>04/02/2019 S/03/672 11 Queens Drive, Sedbergh Full planning permission for erection of single and two storey extensions to rear, and replacement of flat roof with pitched roof to front of the property</p> <p>The Committee have no objections to the proposed plans and would be happy to see a tired property developed into better quality family housing stock. The property is well screened from the front by an evergreen tree and the proposals do not present any issues of privacy for adjoining properties in our opinion. Evidence is present on the render to the front (northern elevation) of the house of the failure of the existing flat roof and therefore the pitched roof to replace this element is not only appropriate but would improve the appearance of the property from the only publicly visible aspect.</p>
006/02/19	<p>01/02/2019 S/03/636 Land north of Maryfell, Sedbergh Full planning permission for creation of 11 No off-street parking bays</p> <p>The committee fully support this proposal.</p> <p>Having instigated the project at the request of local residents and developed the design and layout through consultation with both the Parks Authority, SHL and residents of the Maryfell Estate, the Parish Council would be delighted to see this come to fruition. The scheme will positively address some of current parking issues associated with the estate and the primary school. This will both enhance the quality of life for residents of the estate and improve the safety for all around the school.</p>
007/02/19	<p>10/01/2019 S/03/611B St John's Ambulance, Bainbridge Road, Sedbergh Full planning permission for change of use of former St John's Ambulance building to office, with no external alterations</p> <p>The council have no objections to the plans as submitted, however we note the lack of any reference in the application to the refurbishment/replacement of windows or doors which is probably necessary (at least in part) for the property to be reoccupied. We would hope the normal conditions relating to material and finish of any new architectural furniture would be applied by the authority.</p>
008/02/19	<p>03/01/2019 S/03/53A The School House, Howgill Lane, Howgill, Sedbergh Full planning permission for demolition of rear porch, erection of two-storey rear extension and single storey garden room to side</p> <p>The Committee have no objections to the proposed plans and would be happy to see a tired property developed into better quality family housing stock. The secluded location of the property is such that we do not anticipate any issues of privacy or issues relating to the visual impact of the design.</p>

009/02/19	<p>19/12/2018 S/03/561A/LB Garsdale Bridge, Farfield Mill, Sedbergh Listed building consent for repair works to bridge structure</p> <p>The council have no objections to the plans.</p>
010/02/19	<p>19/12/2018 S/03/642A Foxhole Rigg, Cautley, Sedbergh Full planning permission for extension of first floor holiday cottage into lower level of barn, change of use of land to rear to allow for laying of flagged path and erection of balcony</p> <p>The committee were generally supportive of the scheme in that it would transform a poorly designed conversion of a traditional building into a usable property in line with the existing 106 agreement. The property sits in a highly secluded area with each elevation only being visible once at close proximity to the property. With this in mind the balcony detail to the rear of the property would convert an awkward use of an existing opening into something more visually sympathetic. The committee felt that the structure was in essence reversible/removable without impact on the heritage asset of the building but would like to see the materials being in keeping with the architecture (possibly local oak allowed to weather naturally) as opposed to tanned softwood or stained timber.</p> <p>The committee had no issue with the new window to the South Elevation or the inclusion of roof lights to the North Elevation as these were minimal changes that would result in better natural light and by definition improve the quality of the property as housing stock in the parish.</p> <p>The committee do however have serious reservations with the inclusion of a new entrance in the West Elevation. The stonework is currently in good condition and uncluttered save a few small historic openings near the ridge line. The new door would be visually out of keeping in this tradition blank end of the barn. Accepting the applicant has a need for an externally accessed store, if it is intended to serve both buildings on the site, the committee felt that a new opening on the North Elevation matching the existing door would be much more in keeping with many local barns that have multiple openings in a single elevation. Were this to be an acceptable compromise to the applicant the Parish would have no objections.</p>
011/02/19	<p>19/12/2018 S/03/669/LB Straight Bridge, Sedbergh Listed building consent for carrying out repair and flood resilience works to bridge</p> <p>The council have no objections to the plans.</p>
012/02/19	<p>19/12/2018 S/03/268B/LB Abbot Holme Bridge, Sedbergh Listed building consent for repair works to bridge</p> <p>The council have no objections to the plans.</p>

013/02/19

18/12/2018 S/03/643 Cautley Thwaite Farm, Cautley

Full planning permission for conversion of part of an existing barn to form 1 No. local occupancy dwelling or short-term holiday let; installation of package treatment plant and works to create domestic curtilage, access & parking

The council have no overall objections to the plans as submitted but would have preferred to have seen the whole building developed rather than a partial conversion. The committee felt this would both have both better ensured the long-term maintenance of a heritage asset and provided valuable family scale accommodation from the site. The Parish took consultation from the BCO in this respect; whilst mindful of the feedback received still holds the opinion above and would support any amended plans submitted in this regard.

If permission is granted for partial conversion the committee would like to see a condition of any such grant being that the SW end of the building be restored to the same standard to ensure the long-term preservation of the building. The Parish would be keen to see this space used as a 'live work' unit as alluded to in the application, but feels it is important that services (contiguous with the living accommodation) are installed at the development stage. This would ensure this use was an actual viable reality for a future purchaser (thus adding value from the Parish's perspective) and ensure the building remained as a single planning unit.

The committee felt the proposed new window opening in the NE elevation of the building was in keeping with this aspect of the building and the style and scale of the window below. Whilst we know new openings are discouraged in buildings of this nature, we would consider it a reasonable architectural evolution to a building which already shows evidence of phases of construction and materials. We are also concerned to ensure the quality of new housing stock in the Parish is maintained and consider this opening vital in providing a dwelling with sufficient natural light.

The proposed skylight on the South East elevation is an area of concern for the Parish given its visibility from the main road and the fact we feel it would not be visually in keeping with the building. We would hope this would be omitted from the permission, although we have no objections to skylights in other elevations of the roof providing the unique tile configuration of the end gables were preserved.

The committee was clear that any development on this site would be best served by a local occupancy dwelling rather than a holiday let. The feeling was that the access to the main road was difficult although clearly an established entrance. Whilst this would be manageable on an infrequent basis for a resident used to the junction, frequent different unfamiliar users would constitute an unacceptable risk in our opinion.

We would hope the authority would support the Parish's desire to see the maximum potential realised from the site whilst balancing the heritage needs of the building.

PLANNING DECISIONS

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

014/02/19

19/12/2018 S/03/561A/LB Garsdale Bridge, Farfield Mill, Sedbergh
Listed building consent for repair works to bridge structure

Approved – Subject to production of photographic record and material/construction conditions

015/02/19

19/12/2018 S/03/669/LB Straight Bridge, Sedbergh
Listed building consent for carrying out repair and flood resilience works to bridge

Approved – Subject to material/construction conditions and recommendations of environmental report being implemented

016/02/19

19/12/2018 S/03/268B/LB Abbot Holme Bridge, Sedbergh
Listed building consent for repair works to bridge

Approved – Subject to production of photographic record and material/construction conditions

017/02/19

14/12/2018 S/03/101L Birks Mill, Sedbergh
Full planning permission for erection of extension to existing loading bay (Section 73 application for variation of condition 2 of planning permission S/03/101K)

Not yet Decided

018/02/19

13/11/2018 S/03/668/LB Danny Bridge, Sedbergh
Listed building consent for works to repair bulging parapet wall, rake out loose mortar and re-point

Not yet Decided

019/02/19

30/10/2018 S/03/667 6 The Folly, Sedbergh
Full planning permission for re-occupation of dwelling and demolition of shed

Not yet Decided

020/02/19

09/09/2018 S/03/423A Barn adjacent to High Birks House, Cautley
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

Not yet Decided

021/02/19	<p>01/09/2018 S/03/626 Barn on Foxhole Rigg Lane, Cautley, Sedbergh 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>Not yet Decided</p>
022/02/19	<p>10/07/2018 S/03/439C Bramhaw Farm, Station Road, Sedbergh 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>
023/02/19	<p>18/04/2018 S/03/653 Barn adjacent to The Old House, Joss Lane, Sedbergh Full planning permission for conversion of barn to form 2 no. dwellings for local occupancy and holiday accommodation with associated car parking – Request for further comment</p> <p>Not yet Decided</p>
024/02/19	<p>PROTECTED TREES The YDNPA has advised that consent has been granted for the following works:</p> <p>Fell one Silver Birch, and crown lift 1 Beech and 2 Oak trees located in the garden of 2 Loftus Hill, Sedbergh.</p> <p>AOB</p> <p>The Chairman reported he had attended the Castlegarth Consultation and fed back to the committee concerns he had with regards to the loss of amenity to the community from the removal of the garages, a substantial increase in parking demand (net reduction of spaces by 20+) and the fact the choice of units was been driven by financial return and 'big picture' targets not local need.</p> <p>It was noted that SLH did not have accurate statistics on need to hand at the consultation which showed a lack of preparation on their part. These were requested and received by email but are still vague as to the specific impact the project would have and are very generalised in terms of groupings.</p> <p>SLH had admitted they were surprised by the volume and strength of the local response to the plans. Various alternatives suggested had not been considered. It would not be unreasonable to suggest the consultation had been expected to be a tick box exercise which might have resulted in minor tweaks – this was effectively but not directly acknowledged verbally.</p>

025/02/19	<p>Resolved: It was suggested and agreed unanimously that the council should write to SLH requesting a meeting and the opportunity to engage with them view a view to amending the proposals to something more likely to gain the committee’s support. If SLH do not agree to meet and pursue a planning application regardless, the committee are minded to object to the proposals as they stand.</p> <p>It was felt that little would be gained from any further debate until the outcome of the above suggestion was known.</p>
026/02/19	<p><u>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>This was refused by the park authority who were broadly in agreement with the Parish’s concerns. Other statutory bodies also objected and there were 6 letters of concern from the general public</p> <p>The applicant has decided to appeal the decision. We have until the 18th to submit any further comment.</p> <p>Resolved: We would ask the Clerk to formally submit the following on our behalf.</p> <p>Sedbergh Parish Council object to the proposals and stand by our original comments submitted to YDNP in their entirety. We support the decision of the Yorkshire Dales National Park Authority and the specific observations of the individual case officer in refusing this application.</p>
027/02/19	<p>DATE OF NEXT MEETING</p> <p>The date for the next scheduled meeting is 06/03/19</p> <p>Signature of Chairman</p> <p>Date</p>