



## SEDBERGH PARISH COUNCIL PLANNING COMMITTEE

### Minutes of the Meeting held on Thursday 11th July and Wednesday 31st of July 2019.

#### Present:

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

**Unable to attended:** Helen Bromley (HB), Roger Sedgwick (RS)

REF	NOTE
001/08/19	<b>APOLOGIES FOR ABSENCE</b>  None
002/08/19	<b>DECLARATIONS OF INTEREST</b>  None
003/08/19	<b>CONSIDERATION OF APPLICATIONS</b>  The meeting on the 11 <sup>th</sup> was held directly after the main Parish meeting in order to meet the deadlines for consideration.  The Planning Committee, in the exercise of its delegated powers, has submitted the following comments to the YDNPA on behalf of the Council:
004/08/19	<b><u>S/03/530A 9 Finkle Street, Sedbergh</u></b> Full planning permission for change of use of commercial element of the building from Class A1 (retail) to Class C3 (dwellinghouse) in association with the remainder of the property  The Council wish to Object: The council feel it is important to retain commercial and retail property on Finkle Street to avoid further contraction of the town. In this instance No- 9 provides a valuable live/work opportunity for the right type of business, the loss of which will not easily be replaced in the town centre.  Finkle Street is not as the applicant's agent describes 'predominantly residential frontages' nor are there 'a number of commercial uses no longer in use'. The last retail property on the street to become available (No 6) was let within weeks. The property sits just yards from a public car park (Lofus Hill) which is used heavily by both local people and visitors to the town (usage has increased consistently for the past few years as evidenced by ticket sales, and tourism in Sedbergh is also on the increase), as such No 9 would be one of the

	<p>first retail locations likely to be encountered by users of this car park. Therefore we contend the location of the property is not 'very poor' as described.</p> <p>The design and access statement makes reference to alternative retail properties in Sedbergh, the committee are currently aware of only one (14-16 Main Street) which has only just come on the open market after extensive renovation. It is neither comparable in size, condition, or time on the market to No 9 and therefore the arguments made in the DAS are not valid in our opinion.</p> <p>We note that the property has been marketed as offices not as a retail property, that no effort has been made to remove the frosting on the glass and expose the property as an attractive retail opportunity and that the DAS goes as far as acknowledging it is not obvious that the lean to is a retail property. The asking price has been reduced by under 10% and the property has only been exposed to the market for 20 months. The three years of non-occupation as a commercial unit prior to that as mentioned in the DAS is not evidenced by any attempt to let, lease or sell the property, therefore this non-occupation in itself is not evidence of lack of demand. We disagree therefore with the statement that the property has been 'fully exposed to the market', 20 months of limited exposure in one of the toughest times in recent years for new businesses is not proof that there would not be future demand at a reasonable asking price.</p> <p>The council therefore strongly feel that the arguments in the DAS made are flawed and incorrect and do not constitute a basis for the loss of a retail property in this location in the town.</p>
005/08/19	<p><b><u>S/03/682 12 Queens Drive, Sedbergh</u></b>  Householder planning permission for erection of lean-to car port to south west elevation and covered walkway to south east elevation</p> <p>No Objections: The council felt the proposal would have no impact on adjoining properties and was within the existing building line.</p> <p><b>PLANNING DECISIONS</b>  The YDNPA has advised the Council of its decisions on planning applications as follows:</p>
006/08/19	<p><b><u>S/03/681 3 Highfield Road, Sedbergh</u></b>  Householder planning permission for demolition of existing single storey kitchen and utility and erection of replacement single storey rear extension to provide dining room and new glazed porch to side elevation</p> <p>Approved Conditional - Material and finish specifications and installing a bird box</p>
007/08/19	<p><b><u>S/03/680 Sedbergh Allotments, Birks Lane, Sedbergh</u></b>  Full planning permission for erection of replacement shed for allotment plot holders</p> <p>Approved Conditional</p>
008/08/19	<p><b><u>S/03/596A Fellside Cottage, Cautley Road, Sedbergh</u></b></p>

	<p>Householder planning permission for cladding the dwelling in vertically boarded timber (larch) and erection of garage</p> <p>Approved Conditional- Material and finish specifications and installing two bird boxes</p>
009/08/19	<p><b><u>S/03/643A/LB High Wardses Bridge, Cautley Thwaite, Cautley</u></b> Listed building consent for repair works to bridge, and to replace sections of the north and south parapet walls with black painted cast iron railings</p>
	<p>Approved Conditional - Material and finish specifications mainly around coping stones</p>
010/08/19	<p><b><u>S/03/71B/LDC Oakdene, Garsdale Road, Sedbergh</u></b> Certificate of lawfulness for existing use of property as a self-catering holiday let.</p>
	<p>Not yet decided</p>
011/08/19	<p><b><u>S/03/679 5 Farfield Row, Sedbergh</u></b> Householder planning permission for siting of shed (retrospective)</p>
	<p>Approved Conditional – Paint dark brown within 3 months</p>
012/08/19	<p><b><u>S/03/649/LDC Ridge House, Cautley, Sedbergh</u></b> Certificate of lawfulness for continued use of land as domestic curtilage</p>
	<p>Not yet decided</p>
013/08/19	<p><b><u>S/03/541A 3 Bainbridge Road, Sedbergh</u></b> Householder planning permission for internal alterations and erection of single storey rear and side extension</p>
	<p>Approved Conditional- Material and finish specifications and restrictions on hours of work</p>
014/08/19	<p><b><u>S/03/419B Cherry Hall, Millthrop, Sedbergh</u></b> Householder planning permission for construction of single storey lean-to extension on south west gable to form garage and workshop</p>
	<p>Approved Conditional – Paint dark brown within 3 months installing two bird boxes</p>
015/08/19	<p><b><u>S/03/616A 6 Finkle Street, Sedbergh</u></b> Full planning permission for change of use of the two upper floors of the premises to a 2 bedroom flat (C3), with new external door on west elevation and ground floor access to flat; change of use of remaining ground floor area and basement from retail/storage to A1 retail</p>

	Going to YDNP committee
016/08/19	<p><b><u>S/03/660 Height of Winder, Howgill, Sedbergh</u></b> Full planning permission for siting of 2 no. shepherds huts for holiday/short stay accommodation</p> <p>Approved Conditional- Material and finish specifications and restrictions on size</p>
017/08/19	<p><b><u>S/03/677 Greenbank, 17 New Street, Sedbergh</u></b> Full planning permission for conversion of summerhouse and potting shed to holiday letting accommodation</p> <p>Not yet decided</p>
018/08/19	<p><b><u>S/03/363B 12 Woodside Avenue, Sedbergh</u></b> Application to modify Section 108 Agreement dated 02.08.97 (under planning permission S/02/102) to the Local Occupancy Criteria listed in Appendix 5 of the Yorkshire Dales National Park Local Plan 2015</p> <p>Not Yet Decided</p>
019/08/19	<p><b><u>S/03/628/GPDO Barn, Cross Keys, Temperance Inn, Cautley</u></b> Notification under part 6 of the Town &amp; Country Planning (General Permitted Development Order) (England) 2015 for erection of polytunnel for housing sheep</p> <p>Not Yet Decided</p>
020/08/19	<p><b><u>S/03/675 Howgill Lane Barn, Sedbergh</u></b> Full planning permission for conversion of existing barn with outshot on the west and rebuilding of ruinous outshot to the south east</p> <p>Not Yet Decided</p>
021/08/19	<p><b><u>19/12/2018 S/03/642A Foxhole Rigg, Cautley, Sedbergh</u></b> Full planning permission for extension of first floor accommodation (holiday cottage or local occupancy dwelling uses) into lower level of barn; change of use of land to rear to allow for laying of flagged path and erection of raised deck.</p> <p>Approved Conditional- Material and finish specifications and restrictions on future permitted development. 106 Agreement</p>

022/08/19	<p><b>18/12/2018 S/03/643 Cautley Thwaite Farm, Cautley</b> 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 &amp; parking</p> <p>Not yet Decided</p>
023/08/19	<p><b>30/10/2018 S/03/667 6 The Folly, Sedbergh</b> Full planning permission for re-occupation of dwelling and demolition of shed</p> <p>Not yet Decided</p>
024/08/19	<p><b>09/09/2018 S/03/423A Barn adjacent to High Birks House, Cautley</b> 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>Approved Conditional- Extensive Material and finish specifications and restrictions on future permitted development and curtilage including requirement for dry stone wall boundary. 106 Agreement. Bat and bird boxes</p>
025/08/19	<p><b>01/09/2018 S/03/626 Barn on Foxhole Rigg Lane, Cautley, Sedbergh</b> 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>Approved Conditional- Extensive Material and finish specifications and restrictions on future permitted development and curtilage including requirement for dry stone wall boundary. 106 Agreement. Bat and bird boxes. Conditions on package treatment plant contaminating drain.</p>
026/08/19	<p><b>10/07/2018 S/03/439C Bramhaw Farm, Station Road, Sedbergh</b> 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>
027/08/19	<p><b>18/08/2018 S/03/653 Barn adjacent to The Old House, Joss Lane, Sedbergh</b> 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>

028/08/19	<b>PROTECTED TREES</b>  Nil
029/08/19	<b>AOB</b>  Nil
030/08/19	<b>DATE OF NEXT MEETING</b>  The date for the next scheduled meeting is 04/09/19  Signature of Chairman .....

Date .....