



SEDBERGH PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Meeting held electronically Wednesday 3rd of April 2019.

Present:

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

Unable to attended:

REF	NOTE
001/04/19	<p>APOLOGIES FOR ABSENCE</p> <p>None</p>
002/04/19	<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>
003/04/19	<p>S/03/363B 12 Woodside Avenue, Sedbergh</p> <p>Application to modify Section 106 Agreement dated 02.06.97 (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>The council have no objections to the agreement being updated providing a 106 is retained not removed.</p>

004/04/19

S/03/250D W Dawson and Son, Station Road, Sedbergh

Full planning permission for erection of detached unit for light industrial, general manufacturing and storage uses (B1c, B2 & B8)

The council wishes to **support** this application.

We recognise the increase in scale from the previous application and are delighted to continue to support the infrastructure necessary for two businesses that are critical to the Parish to grow and thrive.

In doing so we make reference to points we raised with the previous application all of which we believe to be unchanged.

- The site represents one of the few brown field sites in the town available for development and doing so will sustain the viability of the existing business for the community. Such a development would therefore potentially sustain or allow for the development of a critical business within the parish.
- The proposal is well hidden from view and in keeping with existing buildings on the site.
- The proposal is unlikely to have any traffic implications for the parish, and no concerns in this regard were raised.
- The applicant has gone to considerable effort to survey the environmental implications of developing the ground and we are confident that the recommendations in the report provided would be followed by the applicant.

005/04/19

S/03/628/GPDO Barn, Cross Keys, Temperance Inn, Cautley

Notification under part 6 of the Town & Country Planning (General Permitted Development Order) (England) 2015 for erection of polytunnel for housing sheep

The council have no objections in principal but would rather see a permanent structure as opposed to a poly tunnel. Accepting that this is necessary, and the intent is for temporary housing, we would hope that the cover would be removed outside of lambing season to minimise the visual impact from the footpath and/or suitable screening is planted on the site.

006/04/19	<p>S/03/675 Howgill Lane Barn, Sedbergh Full planning permission for conversion of existing barn with outshot on the west and rebuilding of ruinous outshot to the south east</p> <p>The council have no objections to the plans and consider that the development would improve what is currently an eyesore on the outskirts of the residential centre of the town, and at the same time retain a heritage asset in a sympathetic manner. The council have no concerns with access or traffic implications associated with the development. We feel it would provide valuable accommodation for a local family subject to the appropriate 106 restrictions.</p>
007/04/19	<p>S/03/529B Scrogg Bank Field, Cautley Road, Sedbergh Full planning permission for change of use of agricultural field to temporary site for travellers (permanent permission for up to 21 continuous days in any year)</p> <p>The above application was referred to Full Council and considered on the 14th of March. On behalf of the Council I submit the following comments.</p> <p>The council wish to object to the plans as submitted.</p> <p>It was the feeling of the council that the current arrangements on Scrogg Bank in the Appleby Fair period had not been without issues for the Parish. Both the Fair, the nature of those attending it and the means by which they travel to do so has evolved considerably over the last decade, there is no good reason to assume that change would not continue to happen.</p> <p>The application is for permanent permission for 21 days of continuous occupancy. Council felt that this could leave the Parish in an intractable position with no recourse should occupation of the land in this manner still prove problematic or should issues indeed become worse. This is not just a short- or medium-term risk but one that the application enshrines into the long-term future.</p> <p>The application is not supported by detailed plans to manage waste, toilets, or traffic. Nor is there any environmental impact assessment and mitigation measures proposed. Consideration of the flood risk from the nearby beck has been acknowledged but no documentation provided. The application gives no indication as to how occupancy during the actual week of the fair might be prevented (or indeed outside of the 21 day window), indeed it legitimises persons remaining on the land throughout the full 3-week period. No indication is given of the maximum occupancy in terms of pitches/persons proposed for the site.</p> <p>To apply for permanent permission with such lack of detail on how the site would be managed is not acceptable to the council. We do accept that this may well be driven by the desire to obtain permission before this year's fair, and that the applicants do so with good intent to secure the facility as part of a wider management plan. This does not in itself justify permanent permission being granted without due consideration as to how it will impact</p>

	<p>members of the Parish. Indeed permanent permission removes any incentive for those occupying or managing the facility to ensure it is done so in an appropriate manner.</p> <p>Council voted and would be prepared to accept permission being granted for a 5-year period provided adherence to a suitable management plan was included in the conditions attached to any such permission.</p> <p>For the avoidance of doubt no views were expressed in favour of the application being permanent, council was split between views opposing the application outright and the above compromise suggestion.</p> <p>PLANNING DECISIONS The YDNPA has advised the Council of its decisions on planning applications as follows:</p> <p>008/04/19 18/02/2019 S/03/90B/LB Yew Tree Cottage, 35 Loftus Hill, Sedbergh Listed building consent for removal of existing roof finish, rafters and ridge and replacement of rafters, ridge and roof finish using existing slates and making up where necessary with like for like slates (Burlington blue-grey)</p> <p>18/02/2019 S/03/90C/LB Yew Tree Cottage, 35 Loftus Hill, Sedbergh Listed building consent for replacement of existing windows with new like for like hard wood windows with thin double glazed units</p> <p>Not yet Decided</p> <p>009/04/19 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>Approved – Subject material details and two bird boxes</p> <p>010/04/19 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>Not yet Decided</p> <p>011/04/19 19/12/2018 S/03/642A Foxhole Rigg, Cautley, Sedbergh 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>Not yet Decided</p>
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012/04/19	<p>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</p>
	Not yet Decided
013/04/19	<p>30/10/2018 S/03/667 6 The Folly, Sedbergh Full planning permission for re-occupation of dwelling and demolition of shed</p>
	Not yet Decided
014/04/19	<p>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</p>
	Not yet Decided
015/04/19	<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>
	Not yet Decided
016/04/19	<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>
	Not yet Decided
017/04/19	<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</p>
	Not yet Decided

018/04/19

PROTECTED TREES

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

Fell one Birch located next to the playground at the People’s Hall, Sedbergh.

**To lay a line of multi-stemmed Lime trees and create a hedge
To remove one Hawthorn, one Ash and one Sycamore which are growing from the beck side wall
To remove one limb from one Ash overhanging the parking area**

All are located in group 1 of TPO No. 3 (Sedbergh) 1972 at Thorns Lane, Sedbergh.

The crown reduction up to 1m and the crown thin (by up to 20%) of the Sycamore trees located adjacent to the stream to the south and east of Cautley View, Sedbergh.

019/04/19

AOB

None

020/04/19

DATE OF NEXT MEETING

The date for the next scheduled meeting is 01/05/19

Signature of Chairman

Date