



SEDBERGH PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Meeting held electronically Wednesday 5th of June 2019.

Present:

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

Unable to attend: Margaret Brooks (MB),

REF	NOTE
001/06/19	<p>APOLOGIES FOR ABSENCE</p> <p>Margaret Brooks (MB),</p>
002/06/19	<p>DECLARATIONS OF INTEREST</p> <p>None</p>
003/06/19	<p>ELECTION OF CHAIRPERSON</p> <p>The item was raised electronically; SA was proposed by MB and seconded by JC, no other nominations were received. SA will serve as chair for the committee for this year</p> <p>CONSIDERATION OF APPLICATIONS</p> <p>No meeting was held in May due to the Chairman being unavailable on the scheduled night</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>
004/06/19	<p><u>S/03/643A/LB High Wardses Bridge, Cautley Thwaite, Cautley</u></p> <p>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>No Objections.</p>

005/06/19	<p><u>S/03/71B/LDC Oakdene, Garsdale Road, Sedbergh</u> Certificate of lawfulness for existing use of property as a self-catering holiday let</p> <p>No Objections.</p>
006/06/19	<p><u>S/03/679 5 Farfield Row, Sedbergh</u> Householder planning permission for siting of shed (retrospective)</p> <p>No Objections - committee members are of the belief that a similar shed has been present in this location for many years.</p>
007/06/19	<p><u>S/03/649/LDC Ridge House, Cautley, Sedbergh</u> Certificate of lawfulness for continued use of land as domestic curtilage</p> <p>No Objections.</p>
008/06/19	<p><u>S/03/541A 3 Bainbridge Road, Sedbergh</u> Householder planning permission for internal alterations and erection of single storey rear and side extension</p> <p>Support - committee members felt that the design proposed made very effective use of the site and would result in a substantial improvement of the building in terms of upgrading it to provide good quality family accommodation within the Parish. The committee did not feel that there would be any implications for the amenity of neighbouring properties or parking issues.</p>
009/06/19	<p><u>S/03/419B Cherry Hall, Millthrop, Sedbergh</u> Householder planning permission for construction of single storey lean-to extension on south west gable to form garage and workshop</p> <p>No Objections - committee members recollected that a structure of similar scale, design, and use had existed on the site in the past. Certain members were even able to name the make model and colour of the vehicles maintained therein. The committee therefore saw no good reason why the proposal could not proceed.</p>
010/06/19	<p><u>S/03/616A 6 Finkle Street, Sedbergh</u> 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> <p>No Objections - the proposals effectively return the property to its previous use prior to the attempt to run a cafe on the upper floor which proved nonviable in the location.</p>

011/06/19	<p><u>S/03/660 Height of Winder, Howgill, Sedbergh</u> Full planning permission for siting of 2 no. shepherds huts for holiday/short stay accommodation</p> <p>Support - committee members felt that the concept proposed added a quirky low impact holiday accommodation option to the area. Existing provision in the Parish is heavily focused on converted barn accommodation suitable only for families or those willing and financially able to rent accommodation of this nature. It was felt that the shepherd hut concept diversified the offering in the Parish and would attract a new category of visitors to the area. The site is appropriate and the development would have no significant impact on the surrounding area, indeed it is in keeping with the local sheep farming economy/historical context.</p>
012/06/19	<p><u>S/03/677 Greenbank, 17 New Street, Sedbergh</u> Full planning permission for conversion of summerhouse and potting shed to holiday letting accommodation</p> <p>No Objections in principal: It would be the preference of the Parish that the access to the Joss Lane Car Park be maintained to mitigate against and unforeseen parking issues that may arise through the operation of the accommodation unit and the main house. This would prevent the need for any over spill onto New Street which is already a congested area for local residents.</p> <p>As indicated in the application we would like to see a condition which links the new accommodation to the main house as a 'holiday let' thus preventing its use as a permanent dwelling or its future disposal as a separate unit.</p> <p>PLANNING DECISIONS The YDNPA has advised the Council of its decisions on planning applications as follows:</p>
013/06/19	<p><u>S/03/676 Aik Rigg, Station Road, Sedbergh</u> Householder planning permission for creation of access and parking area</p> <p>Refused – Breaking the appearance of the line of houses, insufficient space in garden for safe entrance/exit</p>
014/06/19	<p><u>S/03/580B Mill House, Farfield, Garsdale Road, Sedbergh</u> Householder planning permission for siting of timber garden shed to the east of the dwelling</p> <p>Approved – conditional on not being used for business purposes</p>

015/06/19	<p>S/03/363B 12 Woodside Avenue, Sedbergh 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>Not Yet Decided</p>
016/06/19	<p>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)</p> <p>Approved – subject to landscaping and material constraints</p>
017/06/19	<p>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</p> <p>Not Yet Decided</p>
018/06/19	<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>Not Yet Decided</p>
019/06/19	<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>Approved – Conditional</p> <ol style="list-style-type: none"> 1. Temporary permission for 5 years (Cease on 15th May 2024) 2. Accordance with approved plans 3. Limit to occupancy 21 days per year between 10th May and 30th 4. Operation of the site in accordance with the Site Management Plan will be monitored.
020/06/19	<p>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>Approved – subject to material/finish constraints</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>As Above</p>

021/06/19	<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>Approved – Conditional on materials and tree protection</p>
022/06/19	<p><u>19/12/2018 S/03/642A Foxhole Rigg, Cautley, Sedbergh</u> 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>
023/06/19	<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> <p>Not yet Decided</p>
024/06/19	<p>30/10/2018 S/03/667 6 The Folly, Sedbergh Full planning permission for re-occupation of dwelling and demolition of shed</p> <p>Not yet Decided</p>
025/06/19	<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> <p>Not yet Decided</p>
026/06/19	<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>
027/06/19	<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>

028/06/19	<p>18/06/2018 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> <p>Not yet Decided</p>
029/06/19	<p>PROTECTED TREES</p> <p>The YDNPA has advised that consent has been granted for the following works:</p> <p style="text-align: center;">Fell 1 Silver Birch located in the rear garden of 1 New Street, Sedbergh.</p>
30/06/19	<p>AOB</p> <p>SRA advised the committee he had been asked for clarification on our comments on S/03/628/GPDO Barn, Cross Keys, Temperance Inn, Cautley. He will contact the planning officer to see what exactly needs 'clarifying' and contact members electronically</p> <p>DATE OF NEXT MEETING</p> <p>The date for the next scheduled meeting is 03/07/19</p> <p>Signature of Chairman</p> <p>Date</p>