



SEDBERGH PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Meeting held at Full council on Thursday 9th of January 2020.

Present: All except Cllr Saunders

REF	NOTE
001/01/20	<p>APOLOGIES FOR ABSENCE</p> <p>None</p>
002/01/20	<p>DECLARATIONS OF INTEREST</p> <p>SRA Declared an interest in respect of his employer with regard to S/03/215E and S/03/578D/LB</p>
003/01/20	<p>CONSIDERATION OF APPLICATIONS</p> <p>SRA, in the exercise of delegated powers, has submitted the following comments to the YDNPA on behalf of the Council:</p>
004/01/20	<p><u>16/12/2019 S/03/262A 14-16 Main Street, Sedbergh</u></p> <p>Full planning permission for change of use of ground floor space from a hot food takeaway (A5) to a micro bar (A4) with internal alterations to create office space for the micro bar</p> <p>No Objections</p>
005/01/20	<p><u>12/12/2019 S/03/215E School House, Sedbergh School</u></p> <p>Full planning permission to convert common room window into a new external doorway</p> <p>No Objections</p>

006/01/20	<p>12/12/2019 S/03/215F/LB School House, Sedbergh School Listed building consent to convert common room window into a new external doorway</p>
	<p>No Objections</p>
007/01/20	<p>12/12/2019 S/03/696 17 New Street, Sedbergh Full planning permission for siting of 3 No. self-catering holiday cabins and installation of septic tank</p>
	<p>Strongly object to the application on 3 grounds:</p> <ol style="list-style-type: none"> 1. Flooding: The drainage on the site connects runs through the corner of adjoining property before eventually connecting into a waste pipe under the council car park. The previous owners of the property undertook landscape works in the gardens that increased the speed of flow of water down the wooded valley. There appears to have been an attempt to manage this increased flow through the inclusion of silt traps and increasing the bore of the outflow pipe to 6". Unfortunately, this pipe connects to the existing 4" rainwater drain under a manhole cover in an adjoining property just above the Parish carpark. In prolonged or heavy rain water is forced out of this manhole and runs across the Parish carpark – in the wrong conditions this has been known to form sheet ice. This has been investigated by United Utilities and a separate contractor appointed by the Parish Council – as the problem is on private land neither are able to rectify it. The application will result in rainwater entering the system quicker than if it had it fallen into the undercover of the woodland (i.e. onto roofs and compacted tracks), if other wastewater connects to this system also then the problem will be even further exacerbated. 2. The proposed chalets are completely out of keeping with the centre of the town and more suited to a caravan park environment. They will no doubt be visible for much of the year when not partially masked by leaf cover. 3. Most seriously the wooded valley/garden is deemed by council members to provide a valuable wildlife corridor/haven near the centre of the town. This is a mature environment that has for many years been largely undisturbed and is populated by a good range of birds and certainly also small mammals and reptiles. The recent addition of a holiday let in the old potting shed coupled with the current application would result in regular year-round footfall and disruption to wildlife particularly during the nesting season.
008/01/20	<p>09/12/2019 S/03/695 St Mark's Outdoor Centre, Cautley, Sedbergh Full planning permission for replacement of 2 No. external doors; change 1 No. door to a glazed window and insertion of 2 No. rooflights</p>
	<p>No objections</p>
009/01/20	<p>03/12/2019 S/03/148H 37-39 Main Street, Sedbergh Full planning permission for conversion of the existing residential unit situated above and to rear of the retail space into 3 No. (C3) residential units and conversion of former abattoir into 2 No. (C3) residential units</p>
	<p>Given the significance of the application to the centre of the town of Sedbergh it has been considered at the first available full Parish meeting rather than by the planning subcommittee alone The Council apologises therefore that due to the timing of the submission and Christmas period their has been a delay in our response.</p> <p>The council are acutely aware of the detriment to the town that has been caused by a prominent building on the Main Street being allowed to decay for so long. In principal we do not object to the proposals but with to make several observations and urge the applicant and the authority to work proactively to resolve a viable solution as ultimately this is in the interests of the Parish.</p>

	<p>The council noted the very detailed preapplication advice which had been provided and appreciated the quality of referencing to this by the applicant which was very helpful in forming our opinion. The council accepts the principal argument of the applicant that the number of units needs to be proportionate to delivering a viable return on what will be an expensive project. We accept also that the footprint of units needs to meet national minimum standards. We share however the concerns of the planning officer with regard to the storage space afforded to the retail unit. The argument that it is sufficient for office use (eg the current travel agency) by extension means is not best suited to other forms of retail use. The occupation of such a large frontage of the high street by a business that does not generate footfall within the town is not ideal for Sedbergh. Whilst the council has no say over the future tenants of the retail space to preclude other forms of use that would be more beneficial to the centre of the town would be a mistake.</p> <p>We note that many other options have been considered however as the application is for 'Option A' (or a variant there of) it is difficult for us to comment on Option B which apparently is better in regard to the retail area. We would urge the applicant to reconsider this issue and attempt to find a compromise which would therefore elicit our full support.</p> <p>With regard to local occupancy 106 agreements we felt the level of evidence mentioned by the planning officer in para 4.7 had not been met by the applicant. We felt that as mentioned there was probably a strong case for units 3 and 4 being exempt (Policy L2) but felt that the case for Unit 2 which adjoins the retail area remains a matter for the authority and the applicant to resolve.</p> <p>Finally, we wish to note to the authority and the applicant that the suggestion of purchasing allocated spaces in any Sedbergh Parish Council Car Park is not legally possible under the terms of the associated leases. The terms of Local Parking Permits are also under review as there is an increasing issue of long-term 'residential' use of the carparks which is blocking access for tourists and visiting shoppers.</p> <p>We note the drawings show 4 cars parked but the application p.14 mentions 3 spaces and a resulting 80% provision. We assume this is an error and there are actually 4 spaces proposed. It looks impossible for any vehicles to turn if this is the case which will result in potentially dangerous reversing in an area heavily used daily by over 150 school children. We urge the applicant and the authority to accept a more radical solution (and more environmentally forward thinking) of providing only 3 spaces but with the room to turn, coupled with secure cycle storage and the infrastructure for electric charging being put in place. The scheme could therefore offset the loss of a space in terms of attractiveness to future occupiers of the development.</p>
010/01/20	<p><u>03/12/2019 S/03/148J/LB 37-39 Main Street, Sedbergh</u></p> <p>Listed building consent for conversion of the existing residential unit situated above and to rear of the retail space into 3 No. (C3) residential units and conversion of former abattoir into 2 No. (C3) residential units</p> <p>As above.</p>
011/01/20	<p><u>28/11/2019 S/03/694/GPDO Lockbank, Howgill Lane, Sedbergh</u></p> <p>Notification under part 6 of the Town & Country Planning (General Permitted Development Order) (England) 2015 for drainage works to direct clean water from farm infrastructure</p> <p>No Objections</p>
012/01/20	<p><u>27/11/2019 S/03/578D/LB Sedbergh School Chapel, Loftus Hill, Sedbergh</u></p> <p>Listed building consent for installation of new lighting in the chapel</p> <p>Support: Electrical specification is detailed and well thought out. It will result in both a better (and fit for purpose) environment whilst also improving the interior by removing various wiring routes from view.</p>

013/01/20	<p>PLANNING DECISIONS</p> <p>The YDNPA has advised the Council of its decisions on planning applications as follows:</p>
014/01/20	<p><u>23/11/2019 S/03/353A/LDC 94/96 Main Street, Sedbergh</u></p> <p>Certificate of lawfulness to establish that a material start has been made, within the necessary time frame, in respect of S/03/353 (sub-division and alterations to create additional dwelling)</p> <p>Application has been re-dated on the website to August!</p> <p>Approved based on evidence provided by the applicant meant that the 'balance of probabilities' were that work had been commenced in the time frame.</p>
015/01/20	<p><u>07/11/2019 S/03/691/LB 7 The Folly, Sedbergh</u></p> <p>Listed building consent to retain all works undertaken to refurbish the property to the current form</p> <p>Approved: Works undertaken not deemed sufficiently harmful to warrant refusal.</p>
016/01/20	<p><u>07/11/2019 S/03/6N/LB 86 Main Street, Sedbergh</u></p> <p>Listed building consent for replacement of front door and external painting of timber</p> <p>Approved Conditional: Specific paint colours etc</p>
017/01/20	<p><u>05/11/2019 S/03/690 5 Castlehaw, Sedbergh</u></p> <p>Householder planning permission for demolition of existing utility room and construction of single storey extension</p> <p>Approved Conditional: Normal constraints including bird box etc</p>
018/01/20	<p><u>01/11/2019 S/03/628A/GPDO Barn Cross Keys, Temperance Inn, Cautley, Sedbergh</u></p> <p>Prior approval under part 6 of the Town & Country Planning (General Permitted Development Order) (England) 2015 for erection of agricultural building for housing livestock</p> <p>Approved Conditional: Material specifications and owl box etc</p>
020/01/20	<p><u>01/11/2019 S/03/580C Mill House, Farfield, Sedbergh</u></p> <p>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 policy C4 and loss of privacy for local residents.</p>

020/01/20	<p><u>14/10/2019 S/03/689 Fatherhaw, Howgill Lane, Sedbergh</u> Householder planning permission for erection of first floor extension</p> <p>Approved Conditional: Material specifications and swift brick etc</p>
021/01/20	<p><u>09/10/2019 S/03/94E Beamsmoor, Garsdale Road, Sedbergh</u> Full planning permission for replacement of existing windows, erection of entrance porch, external jacuzzi building, external store building and glass balustrade to the south west boundary (part retrospective)</p> <p>Approved Conditional: Material specifications. Concern from residents noted in planning decision that if the building was not been used as a hotel but was being used as a 'group holiday let' the authority would investigate. As the business is not yet open no offence has been committed and it is therefore not material therefore to the application.</p>
022/01/20	<p><u>07/10/2019 S/03/649A Ridge House, Cautley</u> Householder planning permission for demolition of existing single storey extension and erection of replacement two storey extension</p> <p>Approved Conditional: Material and finish conditions. Drawings were amended after our submission largely addressing concerns expressed.</p>
023/01/20	<p><u>S/03/688 9 Bainbridge Road, Sedbergh</u> Householder planning permission for construction of a flat roof dormer on the rear of the property (south elevation)</p> <p>Not yet decided</p>
024/01/20	<p><u>14/08/2019 S/03/267B The Laundry, Ingmire Hall, Sedbergh</u> Full planning permission for change of use of building to a single residential dwelling (retrospective)</p> <p>Refused: Contrary to policy – development outside of boundary of Sedbergh – not a conversion of existing building. Parking issues. Privacy of nearby building (Stables) despite letter of no objection from occupants.</p>
025/01/20	<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>Withdrawn</p>

21/03/2019 S/03/363B 12 Woodside Avenue, Sedbergh

Application to modify Section 111 Agreement dated 02.11.97 (under planning permission S/02/102) to the Local Occupancy Criteria listed in Appendix 5 of the Yorkshire Dales National Park Local Plan 2015

Approved – No details on web. Decision has only recently come out after the meeting but as this is simply updating an old local occupancy agreement to the current legal wording for mortgage purposes it has been included in these minutes for completeness/disposal of a very old item.

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

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

Not yet Decided

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

Not yet Decided

PROTECTED TREES

Permission granted to:

Crown reduce, crown lift and remove dead wood on all trees overhanging the road, service and parking areas at Birks Mill, Sedbergh

AOB

Nil

DATE OF NEXT MEETING

The date for the next scheduled meeting is 05/02/20

Signature of Chairman

Date