YORKSHIRE DALES NATIONAL PARK AUTHORITY

PLANNING COMMITTEE

Minutes of the meeting held at Yoredale, Bainbridge on Tuesday, 10 February 2015.

Present:

Chris Armitage (in the Chair), John Blackie, Peter Charlesworth, Andrew Colley, Robert Heseltine, Roger Harrison-Topham, Julie Martin, Ian McPherson, Stuart Parsons, John Roberts and Richard Welch.

COPIES OF ALL DOCUMENTS CONSIDERED ARE IN THE MINUTE BOOK

The Chairman informed the Committee that Harold Brown was recovering in hospital and all Members sent him good wishes for a speedy recovery.

01/15 MINUTES

That the minutes of the meeting held on 9 December 2014, having been printed and circulated, be taken as read and be confirmed and signed by the Chairman as a correct record, with the following amendment (in bold italics):

Plans List No 5: C/33/424A, full planning permission for conversion and extension of existing garage to form two storey dwellinghouse for disabled resident, Garage, Land adjacent to Gills Fold, Grassington.

Decision: That the application be approved on the basis that, in the judgement of members:

1. the proposed extensions and alterations to the garage by virtue of their height, length and proximity to the rear of the neighbouring property (no. 2 Springfield Court) would not have an oppressive and over-dominant effect on the outlook from that property and would not severely harm the residential amenity of its occupants;

2. the proposed alterations would not be harmful to the distinctive character of the surrounding area;

3. the proposed development would not represent an overdevelopment of the site and would not be detrimental to the amenity of future occupiers.

As the proposal was to approve the application contrary to policy and/or officers’ recommendation, the following named vote was taken:

For the motion to approve the application:

Abstentions:
Roger Harrison-Topham, Richard Welch.

The Head of Development Management decided in the circumstances that the application did not require referral back, with conditions delegated to officers and subject to a S106 agreement securing local needs occupancy.
02/15 PUBLIC QUESTIONS/STATEMENTS

No notifications of public questions or of the intention to make a statement had been received.

03/15 EXCLUSION OF THE PUBLIC

RESOLVED -

That pursuant to Section 100(A) (4) of the Local Government Act 1972, the public be excluded from the meeting during the consideration of Item Nos 12 & 13 on the agenda on the grounds they involve the likely disclosure of exempt information as defined in paragraphs 6 and 7 of Part 1 of Schedule 12A to the Local Government Act 1972.

04/15 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTION

Apologies for absence were received from Harold Brown, Malcolm Gardner, Jocelyn Manners-Armstrong and Shelagh Marshall.

05/15 DECLARATIONS OF LOBBYING

Members made the following declarations of lobbying:

<table>
<thead>
<tr>
<th>Member</th>
<th>Agenda item(s) on which lobbied</th>
<th>For or Against</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chris Armitage</td>
<td>Agenda Item No 6</td>
<td>For and Against the Application</td>
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<tr>
<td>John Blackie</td>
<td>Agenda Item No 6</td>
<td>For and Against the Application</td>
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<tr>
<td>Peter Charlesworth</td>
<td>Plans List No 1</td>
<td>For the application</td>
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<tr>
<td>Andrew Colley</td>
<td>Plans List No 1</td>
<td>For the application</td>
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<td></td>
<td>Plans List No 2</td>
<td>For and Against the application</td>
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<tr>
<td>Roger Harrison-Topham</td>
<td>Plans List No 5</td>
<td>Against the application</td>
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<td>Plans List No 6</td>
<td>Against the application</td>
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<tr>
<td>Robert Heseltine</td>
<td>Plans List No 1</td>
<td>For the application</td>
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<tr>
<td>Julie Martin</td>
<td>Plans List No 3</td>
<td>Against the application</td>
</tr>
<tr>
<td>Ian McPherson</td>
<td>Agenda Item No 6</td>
<td>Against the application</td>
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<td></td>
<td>Plans List No 4</td>
<td>Against the application</td>
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<tr>
<td>John Roberts</td>
<td>Agenda Item No 6</td>
<td>For the application</td>
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<td>Plans List No 1</td>
<td>For the application</td>
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<tr>
<td>Richard Welch</td>
<td>Plans List No 1</td>
<td>For the application</td>
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</table>

06/15 ITEM FOR CONSIDERATION UNDER THE COMMITTEE’S REFERENCE BACK PROCEDURE: FULL PLANNING PERMISSION FOR ERECTION OF ONE, 3 BEDROOM HOUSE IN GARDEN, POST OFFICE YARD, SEDBERGH, S/03/216D

CONSIDERED – the report of the Senior Planning Officer with full background, updates and clarification.

RESOLVED –

That notwithstanding the officer’s recommendation for approval, the application for full planning permission for erection of one, 3 bedroom house in garden, Post Office Yard, Sedbergh, S/03/216D, be refused for the following reason:

Planning10feb15pubmins
In the opinion of the Local Planning Authority the proposed dwelling would appear cramped and constrained on such a small plot, would impinge on surrounding buildings and encroach on an otherwise open part of the Conservation Area. The proposal is considered to be an overdevelopment of a small plot within an otherwise open area. As such, the proposal would detract from the character and appearance of the Sedbergh Conservation Area and is contrary to policy B8 of the Yorkshire Dales Local Plan (2006) and Section 12 of the National Planning Policy Framework.

07/15 APPLICATIONS FOR PLANNING PERMISSION

The following members of the public addressed the meeting on the Plans List item indicated:

<table>
<thead>
<tr>
<th>ITEM 7 Schedule No.</th>
<th>Reference</th>
<th>Location</th>
<th>Speaker</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>C/07/82B</td>
<td>The Cottage, Beamsley</td>
<td>Mr Roger Beck (agent)</td>
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<tr>
<td>02</td>
<td>C/33/131B</td>
<td>Springroyd House, 8A Station Road, Grassington</td>
<td>Dr Tom Songhurst (applicant)</td>
</tr>
<tr>
<td>04</td>
<td>S/03/564A</td>
<td>2 Highfield Villas, Sedbergh</td>
<td>Mr Andrew Mattinson (applicant)</td>
</tr>
</tbody>
</table>

CONSIDERED – the report of the Head of Development Management, listing applications for planning permission, the recommendations thereon, together with late consultations reports circulated after the despatch of the agenda but prior to the meeting.

Application [Plans List No – Application No - Proposal] and Decision

[Note: These decisions are recorded in the order in which they appeared in the Schedule of Planning Applications NOT the order in which they were considered by the Committee.]

Application: List No 1: C/07/82B, full planning permission for erection of domestic storage building, including log store and garden machinery store, The Cottage, Beamsley.

Decision: That, after an unsuccessful proposal that the application be approved contrary to policy and/or the officer’s recommendation, the application be refused in accordance with the following Planning Officer’s recommendation:

Refuse planning permission for the following reason:

1. In the opinion of the Local Planning Authority the proposed building would by virtue of its external appearance, form and scale result in a negative impact upon the visual quality and distinctiveness of the settlement of Beamsley and the surrounding area, as seen from public views of the site. As such the development is considered to be contrary to saved policies GP1, GP2 and B7 of the adopted Local Plan (2006), the guidance provided within the Yorkshire Dales National Park Authority’s adopted Design Guide (2002) and the National Planning Policy Framework (NPPF). The proposal also fails to meet the statutory purposes of conservation and enhancement of the cultural heritage of the National Park, as required under Section 61 of the Environment Act (1995).

The named vote in respect of the unsuccessful proposal to approve the application being:

For the unsuccessful motion to approve the application: Robert Heseltine, John Roberts and Richard Welch.
### Application [Plans List No – Application No - Proposal] and Decision

**Against the unsuccessful motion to approve the application:**

Chris Armitage, John Blackie, Peter Charlesworth, Andrew Colley, Julie Martin, Ian McPherson and Stuart Parsons.

**Abstentions:**

Roger Harrison-Topham.

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[Andrew Colley declared a personal interest in the item as the applicant is known to him.]

**Application:** List No 2: C/33/131B, full planning permission for change of use of dwelling to Dental Surgery, Springroyd House, 8A Station Road, Grassington.

**Decision:** That permission be granted subject to conditions based on the following:

- standard time limit,
- adherence to plans,
- hours of use of 8am - 5pm,
- acoustic containment of air conditioning units,
- detail of parking bay wall and rear elevation alterations.

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[Richard Welch declared an interest in the item as the applicant is known to him and he had had prior involvement with the enforcement action.]

**Application:** List No 3: C/48/611C: full planning permission for erection of single storey rear extension (retrospective), Tara, 5 Main Street, Langcliffe.

**Decision:** That, following an unsuccessful proposal that the application be refused contrary to policy and/or the officers’ recommendation, the application be approved in accordance with the following Planning Officer’s recommendation:

Grant planning permission, subject to the following amended conditions:

- Time limit for implementation, 3 months
- Development in strict accordance with approved plans
- Sample of local natural stone for wall, details of external pipework and colour finish to be applied to framework

For the unsuccessful motion to refuse the application:

Robert Heseltine, John Roberts and Richard Welch.

Against the unsuccessful motion to refuse the application:

Chris Armitage, John Blackie, Peter Charlesworth, Andrew Colley, Roger Harrison-Topham, Julie Martin, Ian McPherson and Stuart Parsons.

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**Application:** List No 4: S/03/564A: full planning permission for conversion of existing traditional building to form one, 2 bedroomed dwelling and provision of two parking spaces for 2 Highfield Villas to rear of property.

**Decision:** That permission be granted subject to a S106 agreement securing local needs occupancy and subject to conditions based on the following:

1. Standard time limit
2. Approved plans
<table>
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<tr>
<th>Planning10feb15pubmins</th>
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<tbody>
<tr>
<td><strong>Application [Plans List No – Application No - Proposal] and Decision</strong></td>
</tr>
<tr>
<td>3 Window and door frames to be set into a reveal of 100mm</td>
</tr>
<tr>
<td>4 Window frames to be made of timber</td>
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<tr>
<td>5 Rainwater goods to be black</td>
</tr>
<tr>
<td>6 Rooflights to be fitted flush with the roof slope</td>
</tr>
<tr>
<td>7 Details of foul and surface water drainage</td>
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<tr>
<td>11 Restricted hours of construction</td>
</tr>
<tr>
<td>12 Removal of permitted development rights for fences, wall and gates</td>
</tr>
<tr>
<td>13 Removal of permitted development rights for outbuildings and detached garden structures</td>
</tr>
<tr>
<td>14 Details of foul and surface water drainage</td>
</tr>
<tr>
<td>15 Highway access/parking - turning</td>
</tr>
<tr>
<td>16 Access gates recessed on separate parking area</td>
</tr>
<tr>
<td>17 Surfacing of parking area</td>
</tr>
<tr>
<td>18 Surface water discharge on to highway</td>
</tr>
<tr>
<td>19 Landscaping</td>
</tr>
</tbody>
</table>

**Application**: List No 5: R/66/92: full planning permission for erection of general storage agricultural building, Woodale Farm, Woodale.

**Decision**: That permission be granted subject to conditions including the following:

- Standard three year time limit
- List of approved plans
- To be removed when no longer used for agriculture
- Restriction on external lighting
- Approval of landscaping scheme and implementation
- Standard Highway conditions: access crossing, closing up of existing access, discharge of surface water.
- Dark brown timber cladding and roof material
- Wall beside listed building to be surveyed and recorded
- Fence to protect archaeology interests
- Internal lighting switched off between 7pm and 5am.

And, additionally:

- Retaining walls to be faced in natural local stone
- Submission, approval and implementation of rainwater runoff storage system
- Submission, approval and implementation of scheme for disposal and landscaping of excavated spoil.

**Application**: List No 6: R/66/92B, full planning permission for erection of cattle building, formation of yard areas and site access, Woodale Farm, Woodale.

**Decision**: That planning permission be granted subject to conditions including the following:

- Standard three year time limit
- List of approved plans
- To be removed when no longer used for agriculture
- Restriction on external lighting
- Approval of landscaping scheme and implementation
- Standard Highway conditions: access crossing, closing up of existing access, discharge of surface water.
- Dark brown roof material
- Wall beside listed building to be surveyed and recorded
- Fence to protect archaeology interests
Application [Plans List No – Application No - Proposal] and Decision

- Hinged timber space boarding over gates to be kept shut when not in use
- Internal lighting switched off between 7pm and 5am
- Water supply schemes to be implemented.

And, additionally:

- Retaining walls to be faced in natural local stone
- Submission, approval and implementation of rainwater runoff storage system
- Submission, approval and implementation of scheme for disposal and landscaping of excavated spoil.
- Submission, approval and implementation prior to first use of building of alternative water supply.

08/15 ANALYSIS OF APPLICATION AND APPEALS: 1 OCTOBER – 31 DECEMBER 2014

CONSIDERED – the report of the Senior Planning Technician.

RESOLVED – that the report be noted.

09/15 PLANNING ENFORCEMENT QUARTERLY REPORT

CONSIDERED – the report of the Head of Development Management.

RESOLVED – that the report be noted.

10/15 REPORT OF THE HEAD OF DEVELOPMENT MANAGEMENT

CONSIDERED – the report of the Head of Development Management.

RESOLVED – that the report be noted.

11/15 MINUTES OF THE COMMITTEE SITE VISIT TO SEDBERGH SCHOOL, HELD ON 23 JANUARY 2015

The minutes were approved as a correct record of the visit.

The following items were considered in private

12/15 PLANNING ENFORCEMENT CLOSURES REPORT

CONSIDERED – the report of the Head of Development Management.

RESOLVED -

That the report be noted.

13/15 PLANNING ENFORCEMENT “OPEN CASES” REPORT
CONSIDERED – the report of the Head of Development Management.

RESOLVED -

That the report be noted.