



Minutes of the Planning Committee meeting held on Monday 10 August 2020 via Zoom Video Conference

Present: Jocelyn Manners-Armstrong, Ian Mitchell, Gary Seekins, Geoff Woof

To be presented at the Planning Committee meeting on Monday 21 September 2020

PL10	/20	Apologies for absence: RESOLVED to accept apologies from Cllr Richardson RESOLVED to add discussion of the Planning White Paper to the end of the agenda
PL11	/20	Declarations of Interest: RESOLVED that there were no interests to declare
PL12	/20	Minutes of the meeting on Monday 13 July 2020: RESOLVED to agree the minutes of the meeting on Monday 10 July 2020 as a correct record and a copy will be signed by the chair when safe to do so.
PL13	/20	Holiday Let Policy Review: The meeting received numbers from SLDC of Second Homes and Holiday Lets in the dale. These were questioned as they did not seem to represent the whole dale. Cllr Mitchell will get revised figures for the whole dale from SLDC along with the compliance rate for reporting of second homes. It was noted that we are trying to achieve retention of housing stock and that it is right to put second homes and holiday lets together in one policy. However, the new numbers from SLDC should be noted first. In the meantime it was RESOLVED to append the original policy to any comments sent to YDNPA.
PL14	/20	Housing Policy: The meeting was presented with a draft of a new Housing Policy. It was noted that this policy required some additions, including the increase of a mix of properties in any new developments. The Clerk will re-draft and present to the next meeting.
PL15	/20	Current Outstanding Applications: S/01/150CV&D/LB Upper Barn at Combe House, Gawthrop, LA105QQ- AMENDED DESCRIPTION, PLANS AND DETAILS for full planning permission and listed building consent for conversion of Upper Barn to form a local occupancy dwelling or holiday cottage subject to Section 106 restriction The amended plans had been circulated to all members. The committee felt that the Upper Barn was an important Heritage Asset (as suggested in the application documents) and that this work would be detrimental to it. Additionally the council has a

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		<p>policy not to support applications for holiday let accommodation. RESOLVED to object to this application on the above grounds.</p>
PL16	/20	<p>New Applications: S/01/150E at Lower Barn, Combe House, Gawthrop, LA105QQ- full planning permission for conversion of barn to form a three bedroom dwelling/holiday cottage subject to Section 106 restrictions</p> <p>The committee felt that this was also a Heritage Asset (although not as significant as the Upper Barn). It was also discussed whether this work would be an over development of the area and reiterated concerns about the track and the level of traffic using it. Additionally, the council has a policy to not support any applications for holiday let accommodation and it was RESOLVED to object to this application for the above reasons.</p> <p>S/01/288E/LB at Barn at Moser Hill, Dent- listed building consent for repairs to roof timbers and renewal of roof finishes; rebuilding of unstable masonry in localised areas; renewal of rainwater goods in cast iron and repair and redecoration of external joinery</p> <p>The committee noted that this barn was in desperate need of repair, particularly from a Health and Safety perspective. It was noted that from the plans this seemed to be a very good scheme of repair and it was RESOLVED to support this application.</p> <p>S/01/202C at Willans, Deepdale, Dent - full planning permission for erection of extensions to existing steel framed cow shed to house additional stock</p> <p>The committee noted that it did not have enough information regarding the intended use, operating hours and lighting scheme for this application. It was RESOLVED to ask YDNPA for further information in order that a decision can be made. Cllr Woof will speak to the owner of the property to seek further clarification.</p>
PL17	/20	<p>Decisions: RESOLVED to note the decision to approve the application</p> <p>S/01/121A at Swarthwaite, Dent- Householder planning permission for works to dwelling comprising extension of front porch; removal of conservatory and replacement with new glazed</p>

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		single storey extension and, alteration and extension of outbuilding (Approved Conditionally)
PL18	/20	<p>Housing Needs Assessment: The clerk gave a brief overview of the most recent Housing Needs Surveys done by both SLDC (2017) and YDNPA (2019). One of the points that stood out from the YDNPA survey was that Average House Price is currently around 9 times Average Income. This made it impossible for many people to buy a house. It was RESOLVED that the Parish Council should conduct its own HNA which would focus entirely on the dale. This would be drafted by the clerk and would be available for consideration at the next meeting. It should be an anonymous survey and could therefore include a question regarding level of income vs. need for housing. It was also RESOLVED that the clerk would speak to the new vicar regarding assistance with the glebe land behind the school which has already been allocated for housing and that Cllr Mitchell will attempt to speak to Bradford Diocese again.</p>
PL19	/20	<p>Planning White Paper: The recent white paper regarding planning and development was discussed, with particular regard to the removal of requirements for affordable housing in small developments. It was felt that this was particularly important in this area and that it should be protected. RESOLVED to add this to the agenda for the next meeting in order to discuss in more detail.</p>
PL20	/20	<p>Meeting dates: There was a discussion regarding meeting dates for this committee in order to ensure comments could be made before deadlines. It was noted that YDNPA Planning Committee now meets every 6 weeks. It was RESOLVED that the next meeting will be held on Monday 21 September, via Zoom Video Conference to commence at 7.30pm. Meeting closed at 20.40</p>

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