



**Minutes of the Planning Committee meeting held on Monday 11
January 2021 via Zoom Video Conference**

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

To be presented at the Planning Committee meeting on Tuesday 02 February 2021

PL54	/21	Apologies for absence: No apologies received as all members present.
PL55	/21	Declarations of Interest: There were no interests to declare.
PL56	/21	Minutes of the meeting on Monday 14 December 2020: RESOLVED to agree the minutes of the meeting on Monday 14 December 2020 as a correct record and a copy will be signed by the chair when safe to do so.
PL57	/21	Public Forum: No members of the public were present.
PL58	/21	<p>Current Outstanding Applications:</p> <p>S/01/337 at Thackthwaite, Dent, LA10 5QG – Full planning permission for re-occupation of an unoccupied house and conversion. It was noted that this was an application from a young couple with local family connections wishing to return to the dale and this was considered positive and was supported. It was noted that the track leading up to this property is very muddy and will require substantial work to make good. Discussion turned to the property itself and it was noted that this is a heritage asset and as such it was questioned whether the large barn door should be retained if the property is to be returned to a dwelling and that the property should possibly resemble the original farmhouse. However, it was also considered that the property may be quite dark and that this door would bring in a lot of natural light and that this would offer energy saving opportunities. It was RESOLVED to make the following response to YDNPA Planning Dept.:</p> <p><i>The council is pleased to see that a young family, with local connections wants to move back into the parish and the council is very supportive of this. However, as this is a heritage asset, the council would like to ensure that the officer/committee gives full consideration to:</i></p> <ul style="list-style-type: none"> <i>a. The existing barn door and whether this is appropriate as part of a dwelling rather than a barn</i> <i>b. The layout of the garden/parking, whether this is the best solution and whether natural planting would be better than a wall/fence?</i> <p>S/01/316A at Land at Backstonegill, Dent, LA10 5TE – Full planning permission for erection of general-purpose agricultural building. It was noted that the original application had been refused and the committee were surprised that this new application was in this location. Policy BE2 3.11 and 3.12 were noted and it was agreed that there was a need for a building of this size (considering that there are no existing buildings that can be utilised) to enable this young local family to farm this area properly. It was also noted that this applicant had attempted to rent alternative farms in the past (which would possibly have negated the need for this building) and had been unsuccessful.</p>

Chairperson:.....

Date:.....



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		<p>It was RESOLVED to make the following comments to YDNPA Planning Dept.:</p> <p><i>In respect of the above application, Dent with Cowgill Parish Council would like to make the following comments:</i></p> <p><i>The council understands that there is a need for a building of this type and size in order for this young local family to properly farm this land, however, the council is not fully convinced that the proposed site is the best location.</i></p>
PL59	/21	<p>Housing Needs Survey:</p> <p>Noted that a reply had been received from Sedbergh PC stating that they did not consider there was enough time to collaborate on this project.</p> <p>It was discussed whether to find an alternative to Royal Mail as they could only deliver to Dent and Sedbergh area (LA10 5) but it was decided that sending by Royal Mail provided evidence of distribution.</p> <p>It was suggested that we could pay Royal Mail for their service but ask the local postal operatives to only deliver to Dent with Cowgill Parish and it was RESOLVED that this was the best solution.</p>
PL60	/21	<p>SLDC Consultation on Council Tax discounts for empty properties:</p> <p>The committee generally agreed with the proposals, but concerns were raised about exceptions to the rule, such as people who had to work away for lengthy periods and people who had been displaced by Coronavirus and whether these would be considered as exceptions.</p> <p>Cllr. Mitchell will ask colleagues at SLDC regarding these points and then report back to the committee.</p>
PL61	/21	<p>Sepia Barn:</p> <p>A request to discuss recent activity at this location was received and it was agreed to discuss this urgent matter.</p> <p>It was noted that an area of hard standing had been constructed to the rear of the property and it was questioned what this was for.</p> <p>It was noted that the Enforcement Officer had been involved and had stated that there was an area of hard standing on the original plans to allow access for the farmer renting the field but that this had been constructed in the wrong place.</p>
PL61	/21	<p>Date of Next Meeting:</p> <p>The next meeting will be held on Monday 02 February 2021 via Zoom Video Conference.</p> <p>Meeting closed 20.40</p>

Actions

Send comments to YDNPA	ST
Arrange distribution of Housing Needs Survey via Royal Mail	ST
Contact SLDC regarding Council tax Discounts	IM

Chairperson:.....

Date:.....