



**Minutes of the Planning Committee meeting held on Tuesday 02 August 2022 at
The Reading Room, Dent**

Present: Laura Thornley (Chair), Les Howes, Gary Seekins, Jocelyn Manners-Armstrong

To be presented at the Planning Committee meeting on Wednesday 14 September 2022

PL150	/22	Apologies for absence: RESOLVED to accept apologies from Cllr. Richardson.	
PL151	/22	Declarations of Interest: RESOLVED to accept the declaration of non-pecuniary interest from Cllr. Thornley in relation to item 6b on the agenda.	
PL152	/22	Minutes of the meeting on Tuesday 21 June 2022: RESOLVED to agree the minutes of the meeting on Tuesday 21 June 2022 as a correct record and a copy was signed by the Chair.	
PL153	/22	Public Forum: There were no items for discussion presented by members of the public.	
PL154	/22	<p>Local Plan Consultation No. 5: The committee considered the consultation documents and it was RESOLVED to make the following comments to YDNPA</p> <p>With regard to policy CP1 Sustainability – This has been discussed for many years and is not specific enough. This policy needs to be clear about what it is that makes a development sustainable. Also this policy has no priority over other policies and we feel this is a mistake.</p> <p>With regard to policy CP4 Future Homes – The future building standards are great for new homes but do not take account of conversions and restorations. There is a destruction of traditional building methods and the rules need to be more explicit. Further, there is no mention of adapting to climate change. This also applies to policy AB4.</p> <p>With regard to policy E2 Rural Enterprises – This policy only refers to commercial enterprises and makes no mention of non-profit enterprises. Consideration needs to be given to other measures of social value.</p> <p>With regard to the Natural Environment – The council supports the protection of watercourses but notes that there is no mention of litter or waste entering watercourses.</p> <p>With regard to Appendix 4 Local Occupancy – Point 4 mentions established business from home but makes no mention of new home businesses moving in. This is not supportive of attracting new residents to create new business.</p>	
PL155	/22	<p>New Applications:</p> <p>a) S/01/308A at Olmonds Barn, Gawthrop, LA10 5TA – Full Planning permission for conversion of existing barn to single dwelling for local occupancy/short term holiday lets, together with the installation of package sewage treatment plant</p> <p>RESOLVED to make the following comments: <i>The Parish Council would support this application if it were solely for Local Occupancy, it was noted that the owners are proposing to live and work there and this would be encouraged. However, the prospect of another Holiday Let in the parish is not acceptable to the council and so it was resolved that it must</i></p>	

Chairperson:.....

Date:.....



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		<p><i>object to the application based on this criteria and its own policy regarding Holiday Lets (attached). Policy SP1 in the YDNPA Local Plan states: Development will be deemed to be unsustainable if it would reduce: j) the health and well-being of local communities; k) the diversity, quality and local distinctiveness of the natural and cultural landscape, wildlife, historic environment or other special qualities of the National Park l) the strength, diversity or vitality of the local economy; m) the supply of housing to meet local needs; n) access to local services and community facilities. The parish council believes that applications for holiday lets breach all of these criteria. Sustainability is a huge consideration for the council and the number of holiday lets already existing makes sustainability a struggle in the parish. In order for this parish to survive as a thriving place to live and work, young, working families must be encouraged to stay and/or come to love here.</i></p> <p>b) S/01/45C/LB at Rowel House, Main Street, Dent, LA10 5QL - Listed building consent to replace the glass in the windows with Heritage glazing, retaining and refurbishing the existing frames (W1 to W12) and to replace existing front door and side door (D1 & D3) and to block up boarded door opening (D2)</p> <p>RESOLVED to make the following comments: <i>With regard to the windows - The council agrees with the Senior Listed Buildings Officer that with respect to the pre C20 windows, any gains would be minimal and the work is not justifiable since none of the regulations mentioned in the Design and Access Statement apply to Listed Buildings. With regard to the Gable End Door - The council believes there is nothing wrong with the current door and so its replacement is not justified. With regard to the Front Door - The council understands why this door needs to be replaced but would suggest that it is replaced with a door that retains the 'Shop Front' look to the building and that it is certainly not painted red as indicated. With regard to the blocked up door - The council agrees with the Senior Listed Building Officer that any work to this doorway should be completed with appropriate materials (i.e. stone and hot lime mortar). Further, the council would like to see the recess outside remain so that it is obvious that a door was once there. Therefore the council objects to this application as it currently stands.</i></p>	
<p>PL156</p>	<p>/22</p>	<p>Ongoing Applications:</p> <p>a) S/01/341 at Settle – Carlisle Railway line and land adjacent, Cowgill - Full planning permission for rail cutting stabilisation works, associated temporary site access, haul road and compounds</p> <p><i>There had been no further news regarding this application since the last meeting. It is likely that this work will not commence until 2023.</i></p>	
<p>PL157</p>	<p>/22</p>	<p>Decisions: RESOLVED to note the following decisions from YDNPA:</p> <p>a) S/01/347LB at West Stone House, Cowgill, LA10 5RL - Listed building consent to replace 3 no. windows with 'like for like' single glazed, white painted units (Approved – Conditional)</p>	

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		<p>b) S/01/41A at 10 and 11 Ghyllside, Dent, LA10 5QD - Householder planning permission for erection of single storey side extension to ground floor flat and alterations to size of one window of first floor flat (Approved – Conditional)</p> <p>c) S/01/131C/LB at Barth Bridge, Dent - Listed building consent for maintenance and repair of flood damaged and vehicle impact damaged structure, including re-building of collapsing parapet walls, removal of vegetation, raking out open jointed masonry and re-packing and repointing of joints (Approved – Conditional)</p> <p>d) S/01/343A at Helmside Farm, Dent, LA10 5SY - Full planning permission for change of use of land from agricultural to glamping site and siting of 2 No. holiday glamping pods and 1 No. reception pod, provision of two car parking spaces and installation of package sewage treatment plant (Approved – Conditional)</p> <p>e) S/01/9H/LB at Craggs Farm, Dent, LA10 5SX - Listed building consent for conversion of a barn/industrial workshop into a single dwelling with local occupancy, including a home work office and domestic workshop; installation of 32 no. inset solar pv panels and installation of an air source heat pump (Approved – Conditional)</p>	
PL158	/22	<p>Enforcement: Noted that there had been no update from the enforcement officer that the committee had not already seen.</p> <p>It was noted that no improvements had been seen at Greenwood Haw and that instances of animals in the road were now almost daily. This was not an enforcement issue however and needed to be reported to the police/highways/RSPCA. RESOLVED to do this.</p> <p>Beech Hill – Noted that new fireplaces and stoves seemed to have been installed at this property recently but there had been no application despite it being a listed building. RESOLVED to report to the Enforcement Officer.</p>	
PL159	/22	<p>Date of Next Meeting: The next meeting will be held on Wednesday 14 September 2022, in the Reading Room, Dent.</p> <p>Meeting closed 20.27</p>	

Chairperson:.....

Date:.....