



**Minutes of the Planning Committee meeting held on Tuesday 28 February 2023 at
The Sedgwick Room, Dent**

Present: Laura Thornley (Chair), Les Howes, Emma Richardson, Jocelyn Manners-Armstrong

To be presented at the Planning Committee meeting on Thursday 20 April 2023

PL192	/23	Apologies for absence: There were no apologies to be recorded.	
PL193	/23	Declarations of Interest: RESOLVED to accept the declaration from Cllr. Richardson regarding item 7a on the agenda.	
PL194	/23	Minutes of the meeting on Wednesday 18 January 2023: RESOLVED to agree the minutes of the meeting on Wednesday 18 January 2023 as a correct record and a copy was signed by the Chair.	
PL195	/23	Public Forum: Two pieces of correspondence had been received regarding the applications at Geslings Farmhouse and Geslings Barn. Both would be supportive of the application for the farmhouse being reoccupied, provided that this was for someone to live in as their permanent residence (either the owners or as a long term let). However, both were not supportive of the barn being used as a short term holiday let with concerns raised over the possible noise levels, increased traffic, access issues and preferring to see it being used for local occupancy providing much needed accommodation for local families.	
PL196	/23	<p>New Applications:</p> <p>S/01/348 and S/01/348A/LB at Geslings Farmhouse, Deepdale Lane, Dent - Full planning permission and Listed Building Consent for re-occupation of a former dwelling including internal and external alterations; creation of new access track; installation of package sewage treatment plant and installation of ground source heat pump</p> <p><i>The committee discussed this application and concerns around the access to the property were raised. RESOLVED to reply to YDNPA as follows: The council would like the applicants to be specific about the style and make up of the track and its position. Will the colour of the track be in keeping with the surrounding environment? Will it be a two wheel track? What will the surface be made up of. The council would also like to see the property used as a home for either the owners or as a long term let in line with the Council's policy on Holiday Let Accommodation.</i></p> <p><i>Furthermore, the council has concerns about the feasibility of guests getting to the property if it is used as a holiday let as any track up to the property would be steep and narrow. This may lead to vehicles being parked on the highway which would cause an obstruction as this is a narrow single track road.</i></p> <p>S/01/348B and S/01/348C/LB at Geslings Barn, Deepdale Lane, Dent - Full planning permission and Listed Building Consent for conversion of agricultural barn to form 1no. dwelling for local occupancy or short term holiday let; creation of new access track; installation of package sewage treatment plant and installation of ground source heat pump</p>	

Chairperson:.....

Date:.....



**Minutes of the Planning Committee meeting held on Tuesday 28 February 2023 at
The Sedgwick Room, Dent**

		<p><i>The committee discussed this application and concerns around the access to and use of the property were raised. RESOLVED to reply to YDNPA as follows: The council would like the applicants to be specific about the style and make up of the track and its position. Will the colour of the track be in keeping with the surrounding environment? Will it be a two wheel track? What will the surface be made up of.</i></p> <p><i>Furthermore, the council has concerns about the feasibility of guests getting to the property if it is used as a holiday let as any track up to the property would be steep and narrow. This may lead to vehicles being parked on the highway which would cause an obstruction as this is a narrow single track road.</i></p> <p><i>Finally, the council would object to this application as a short term holiday let as this does not align with the council's policy and objectives.</i></p> <p><i>Given the need for housing for local families in the dale, the council would prefer to see this property used as a long term let in order to help sustain the dale and its residents, businesses and school.</i></p>	
PL197	/23	<p>Blea Moor Woodland Management Plan Consultation: The consultation had been circulated before the meeting. RESOLVED to note that there was no indication in the plan that any plastic tubes used for protection against rabbits would be removed at a later date and the council would like to see this included with a specific date for removal indicated in order that plastic is not left in the landscape.</p>	
PL198	/23	<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 <i>No further information was available and revised plans were still awaited.</i></p> <p>b) S/01/252F at Peas Gill House, Gawthrop – Full planning permission for installation of ground mounted solar PV array (amended red site) RESOLVED to reply that the committee appreciated the addition of screening to the plans but it was felt that the location of the panels was still too high and consideration should be given to moving them to lower ground.</p> <p>c) S/01/324A at Birchentree Barn, Dent – Full planning permission for change of use of barn to C3 residential use and installation of domestic sewage treatment system RESOLVED to reply that the committee would want to see the property used for local occupancy only and appreciated that if the application is classed as a new build, this will be the case</p>	
PL199	/23	<p>Decisions: RESOLVED to note the following decisions from YDNPA:</p> <p>a) S/01/337 at Thackthwaite, Dent - Full planning permission for re-occupation of an unoccupied house and conversion of attached barn to residential use; installation of package treatment plant and associated works to form parking and curtilage (Approved Section 106)</p>	

Chairperson:.....

Date:.....



**Minutes of the Planning Committee meeting held on Tuesday 28 February 2023 at
The Sedgwick Room, Dent**

PL200	/23	<p>Enforcement: There had been no further updates from the enforcement officer and the Clerk was asked to make contact again to obtain updates as soon as possible.</p> <p>It was noted that a sign had been posted on the side of the toilet block at High Laning Campsite which was not in keeping with the environment and did not have planning permission. It was RESOLVED to ask the enforcement officer to consider this.</p> <p>It was noted that three “Humped Back Bridge” signs had been erected in Gawthrop without the prior knowledge of the council. The Clerk will make enquiries of Highways regarding these.</p>	
PL201	/23	<p>Date of Next Meeting: The next meeting will be held on Thursday 20 April 2023, in the Sedgwick Room, Dent</p> <p>Meeting closed 20.30</p>	

Chairperson:.....

Date:.....