



**Minutes of the Planning Committee meeting held on Thursday 10 August 2023 at
The Sedgwick Room, Dent**

Present: Laura Thornley (Chair), Michael Akrigg, Jocelyn Manners-Armstrong, Ian Mitchell

To be presented at the Planning Committee meeting on Thursday 28 September 2023

PL234	/23	Apologies for absence: RESOLVED to accept apologies from Cllr. Richardson who had sent Cllr. Mitchell in her place.	
PL235	/23	Declarations of Interest: There were no interests to declare.	
PL236	/23	Minutes of the meeting on Thursday 29 June 2023: RESOLVED to agree the minutes of the meeting on Thursday 29 June 2023 as a correct record and a copy was signed by the Chair. It was noted that after the last meeting the committee received clarification from Dent CE Primary School regarding the materials to be used and drainage for the application at the rear of the school and the council agreed to remove its objections.	
PL237	/23	Public Forum: There were no representations from members of the public.	
PL238	/23	<p>New Applications:</p> <p>a) S/01/150F at Lower Barn, Combe House, Gawthrop - Full planning permission for conversion of the Lower Barn to form a bunk barn</p> <p>RESOLVED to make the following comments: <i>The Parish Council would reiterate it's own policy against supporting applications for holiday letting accommodation which are damaging the sustainability of the dale, however, it recognises that a bunk barn is a different type of accommodation which could potentially encourage tourism in the dale. The Parish Council is therefore generally supportive of this application provided any approval includes a condition that the property can only be used as a bunk barn which is likely to be low intensity use. The council would not support the application if the use was to be of higher intensity such as a holiday cottage.</i></p> <p>b) S/01/154B at Nos. 1-7 Glebe Fold, Dent - Section 73 application for variation of Condition 2 of Y8/92/1/045 (full planning permission for erection of seven dwellings associated parking access road) in respect of window materials to allow the use of either use of gloss painted softwood vertical sliding sash or uPVC sliding sash windows</p> <p>RESOLVED to make the following comments: <i>The windows in these property are failing because they have not been properly maintained by the landlord and the council has concerns that any new windows may suffer from the same problem. The council noted that some of the doors on these properties have already been replaced with UPVC. However, the council recognises that these properties are quite modern and have no heritage value and whilst hardwood would be the preferred replacement, in this case UPVC is a viable option. The council would like to see use of quality materials and would like to see a condition which ensures any replacements match the originals as far as possible.</i></p>	

Chairperson:.....

Date:.....



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		<p>c) S/01/352 at Low Hall Farm Barn, Dent - Full planning permission for renovation of the existing dilapidated barn to create a housing unit for a farm worker with associated parking, curtilage and installation of package sewage treatment plant</p> <p>RESOLVED to make the following comments: <i>The council is supportive of this application which seeks to keep a local resident and worker in the dale.</i> <i>The council considered the plans carefully and is supportive of the fact that the proposed building attempts to keep the façade of a barn in a location where a traditional house would look out of place.</i> <i>The council noted that the current building is one of the first examples of modern barn construction in the dales and that the proposed building would be similar to a silo pit at Backstonegill, a little further down the road.</i></p> <p>d) S/01/31C at Greenwood Haw, Dent - Full planning permission for erection of sheep barn with solar panels to south facing roof (part retrospective)</p> <p>RESOLVED to make the following comments: <i>Whilst the council recognises that the approval of this building may lead to the clearance of the farm yard (something which the council has been working with the enforcement officer on for many months), the council feels that the barn is in the wrong location and is a bit of an eyesore as you approach the village from the West. Furthermore, the council believes that the building is far too big to be a sheep barn and is more likely to be used to store machinery and hay and should be recognised as such.</i> <i>The council objects to this application in the current location and suggests that the building would be better placed further to the east of its current location, tucked under the shoulder of the hill where it would be less visible.</i></p>	
<p>PL239</p>	<p>/23</p>	<p>Ongoing Applications:</p> <p>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>Noted that the Clerk and Cllr. Richardson had attended the YDNPA Planning Committee meeting where this application was discussed. The outcome of the meeting had been that the committee was in favour of supporting the approval for this application but could not do so until full final plans had been received. It was agreed to delegate the decision to the Chair and Deputy Chair of the committee along with the Head of Development Management once final plans had been received.</i></p> <p>S/01/22K at East Banks Farm, Dent - Full planning permission for change of use of part C3 dwelling to serviced visitor accommodation; together with retrospective installation of sewage treatment plant</p>	

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		<i>Noted that the enforcement officer had consulted with the Historic Environment Team and had now informed the owner that the cobbles should either be reinstated or he should apply for a change of use. The enforcement officer will continue to investigate to a satisfactory outcome.</i>	
PL240	/23	<p>Decisions: RESOLVED to note the following decisions from YDNPA:</p> <p>a) S/01/346/LDC at Chapel Fold, Dent - Lawful Development Certificate (for existing building works) in respect of the complete rebuilding of the front (south-west facing) elevation, incorporating window/door openings, partial rebuild of the side (north-west facing) elevation and the re-roofing of the building (REFUSED)</p> <p>b) S/01/58X at Dent CE Primary School, Dent - Full planning permission for installation of a freestanding canopy system to create a covered outdoor space (Approved Conditionally)</p>	
PL241	/23	<p>Enforcement: An update had been received from the Enforcement Officer and the following was noted: Bath House – YDNPA have agreed that the use as a car park for holiday let cottages does not require a change of use. Information received from the enforcement officer suggested that the previous permission had been granted for 13 spaces to be retained for use by the occupants and visitors to the building. It was RESOLVED to write back to the enforcement officer suggesting that a change of use would be required given the above information. Noted that no amended application had been submitted regarding the lighting at the George and Dragon Hotel. It was suggested that if the application did not come in soon then the enforcement officer would need to take further action. Other Enforcement Issues were still being dealt with by the Enforcement Officer.</p>	
PL242	/23	<p>Date of Next Meeting: The next meeting will be held on Thursday 28 September 2023, in the Sedgwick Room, Dent</p> <p>Meeting closed 20.25</p>	

Chairperson:.....

Date:.....