



**Minutes of the Planning Committee meeting held on Thursday 07 March 2024 at
The Haygarth Room, Dent**

Present: Laura Thornley (Chair), Emma Richardson, Geoff Woof, Michael Akrigg, Jocelyn Manners-Armstrong

To be presented at the Planning Committee meeting on Thursday 04 April 2024

PL270	/24	<p>Apologies for absence: RESOLVED to accept the apologies and note the reason from Cllr. Thornley. Noted the apologies from Cllr. Manners-Armstrong who would be late. In the absence of Cllr. Thornley it was RESOLVED that Cllr. Richardson would Chair the meeting.</p>	
PL271	/24	<p>Declarations of Interest: RESOLVED to accept the declaration from Cllr. Richardson regarding item 6a on the agenda.</p>	
PL272	/24	<p>Minutes of the meeting on Thursday 25 January 2024: RESOLVED to agree the minutes of the meeting on Thursday 25 January 2024 as a correct record and a copy was signed by the Chair.</p>	
PL273	/24	<p>Public Forum: There were no members of the public present and no representations had been received prior to the meeting.</p>	
PL274	/24	<p>New Applications: Cllr. Manners-Armstrong joined the meeting</p> <p>a) S/01/143A at Rose Cottage, Dent - Householder planning permission for removal of conservatory; single storey rear extension, first floor extension; internal and external alterations</p> <p>RESOLVED to make the following comments: <i>The council is generally supportive of this application but has concerns regarding the loss of light to the neighbouring property caused by the planting of screening immediately adjacent to the windows of the neighbouring property and suggests that this be altered or removed from the plans. Further the council is concerned about the loss of a Westmorland window from the rear of the property but does not know whether this window has any heritage value and would ask that the Planning Officer ensure there is no heritage value to this window before approving the application.</i></p> <p>b) S/01/312B at Nun House, Deepdale - Full planning permission for farm track and erection of an agricultural building to house livestock</p> <p>RESOLVED to make the following comments: <i>The council is generally supportive of this application but is concerned about the use of lights at night and the intrusion to Dark Skies. It is also not clear what the barn is to be used for. The council would ask that consideration be given to managing the use of lights by condition in any permission granted</i></p> <p>c) S/01/357 & S/01/357A/LB at East Clint, Dent - Full planning permission for internal reconfiguration and extension of the existing dwelling; creation of external covered kitchen area; creation of car port with integrated fuel and garden store; installation of below ground LPG tank; replace existing septic tank with new package treatment plant and conversion of detached bank barn to guest accommodation with hard and soft landscaping and associated works</p>	

Chairperson:.....

Date:.....



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		<p>RESOLVED to make the following comments:</p> <p><i>The council are very supportive of the work the applicant is planning to do in the main house and has no concerns in this area. However, it is still not clear whether the barn is to be used as a holiday let which the council cannot support. In addition to having it's own policy on Holiday Let applications, the council would draw your attention to Policy SP1 in the Local Plan:</i></p> <p><i>The Yorkshire Dales National Park Authority will presume in favour of development that is sustainable. Sustainable development in the Local Plan area is development that either achieves or does not prejudice the achievement of the following:</i></p> <p><i>a) makes the National Park a high quality place to live and work – including: improving and supporting the use and retention of existing services, infrastructure and facilities, including the housing stock and workplaces;</i></p> <p><i>Development will be deemed to be unsustainable if it would reduce:</i></p> <p><i>j) the health and well-being of local communities;</i></p> <p><i>l) the strength, diversity or vitality of the local economy;</i></p> <p><i>m) the supply of housing to meet local needs;</i></p> <p><i>n) access to local services and community facilities.</i></p> <p><i>The council would argue that the number of Holiday Let accomodations in Dent is already excessive and is having a detrimental effect on the local community. Young families are being forced to move out of Dent to find a home as they are priced out of the market here and there is not enough housing stock to meet demand. Continuing to allow developments of this nature is further eroding the local community and economy and we would ask the authority to consider ensuring that this does not continue.</i></p>	
<p>PL275</p>	<p>/24</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 this application was still to be decided by Chair of the Planning Committee and Head of Planning once full plans had been submitted.</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> <p>RESOLVED to reiterate the councils previous comments regarding this application.</p>	
<p>PL276</p>	<p>/24</p>	<p>Decisions:</p> <p>RESOLVED to note the following decisions from YDNPA:</p> <p>a) S/01/324A at Birchentree Barn, Cowgill - Full planning permission for change of use of barn to C3 residential use and installation of domestic sewage treatment system (REFUSED)</p>	

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		<p>b) S/01/22L at East Banks Farm, Dent - Full planning permission for erection of outbuilding to provide farm WC/utility and secure storage; grading and levelling of site and erection of retaining walls and fences; provision of timber cladding to concrete retaining walls; creation of parking area and level storage areas (retrospective) (APPROVED CONDITIONALLY)</p> <p>c) S/01/288H at Moser Hill, Dent - Full planning permission for erection of single storey steel frame, open-sided structure to provide weather protection and rainwater collection to existing fold yard (APPROVED CONDITIONALLY)</p>	
PL277	/24	<p>Enforcement: The Clerk had not had chance to update the enforcement log since speaking with the Enforcement Officer. A brief update was given and the log will be updated and circulated to members.</p>	
PL278	/24	<p>Date of Next Meeting: The next meeting will be held on Thursday 04 April 2024, in the Haygarth Room, Dent Meeting closed 20.20</p>	

Chairperson:.....

Date:.....