



SEDBERGH PARISH COUNCIL PLANNING COMMITTEE

**Minutes of the Meeting held at Parish Council office, 72 Main Street,
Sedbergh 7.30 on Tuesday 31 March 2026**

Present: Cllrs Sedgwick (Chair), Capstick, Arnold, and Longlands
(1 x member of the public)

REF	NOTE
001/31/03/26	APOLOGIES FOR ABSENCE Apologies were received from Cllr Brooks, and accepted by the meeting, Cllr Bromley did not attend.
002/31/03/26	DECLARATIONS OF INTEREST Cllr Longlands in relation to S/03/219L. There were no other declarations of interest made.
003/31/03/26	MINUTES OF THE PREVIOUS MEETING 17 FEBRUARY 2026 Approved and signed by the Chair.
004/31/03/26	CONSIDERATION OF APPLICATIONS S/03/771A 2 Main Street, Sedbergh. Full planning permission for external alterations including changes to fenestration (works commenced under Ref: S/03/771) - No objections S/03/306A/LDC Ghyllas, Cautley Road, Sedbergh. Lawful Development Certificate (for a proposed use or development) in respect of installation of 44 no PB panels to both roof slopes of the existing agricultural/storage building – No objections S/03/219L Pinfold Caravan Park, Garsdale Road, Sedbergh. Full planning permission for change of use from touring pitches to static caravan pitches and installation of package sewage treatment plant – Members resolved to object to the application. It was felt that the density of the scheme was far too high for the site, particularly when viewed in the context of the rest of the park. Members also observed that contrary to the information provided by the applicant the site had flooded in the past, touring caravans can be moved in anticipation of forecast flood events which is of course not true of statics. Members also read submissions published on the portal by two current occupiers of touring caravans, both objections revealed that the units they occupied were their sole and permanent residence. The submitted planning statement in para 2.2 states: "Conditions attached to permission S/03/219K restrict occupation to holiday purposes only and expressly prevent residential use."

005/31/03/26	In particular, Condition 3 limits occupation to holiday use (with the exception of the warden's unit), and Condition 4 prohibits occupation as a person's sole or main residence and requires the maintenance of an up-to-date occupiers' register." Para's 2.3 and 2.4 are therefore materially incorrect based on these statements by members of the public. The touring units are therefore, at least in part, being operated contrary to planning conditions as residential units. Members felt that in all likelihood the proposed static units would be managed similarly. There is a potential therefore that with or without the site owner's knowledge that the application will create an 'estate' that inevitably evolves to include numerous residential occupiers. There is a need for low-cost accommodation in Sedbergh but this is not the way to address it. Were the existing pitches genuinely transient touring provision for holiday use, there would be benefit to the economy of Sedbergh and provide variation of tourism provision within the area. The owners of the site have opted not to do so, there is anecdotally the demand for touring pitches in Sedbergh, and there are no other sites local to the town. An argument can reasonably be sustained that the planning unit is not being operated within the lawful planning status of the site as a holiday caravan park. Members would rather see the existing planning conditions being correctly applied and monitored, genuine touring provision, and no further expansion of fixed units. ANY RELEVANT UPDATE FROM APPLICATIONS GRANTED/REFUSED, and any update on amended plan S/03/777 Barns at Foxhole Rigg Lane (see Full Council 12 March 2026) Sedbergh Parish Council wish to comment on the amended plans submitted for S/03 777 Barns at Foxhole Rigg. The council was not made aware of the submission of amended plans by the Authority But upon discovering their existence and having reviewed them at our planning committee we feel there is potentially substantive difference between the original and the new proposal. A significant amount of new documentation is also present on the portal which was not available to members at the time when the Council originally considered the application. We acknowledge the amended plans now exclude Barn 2 and in addition further reduce the footprint of the curtilage to the north around Barn 1 by approximately 20%. We note however the sewage plant is now positioned by Barn 1 and drainage field now extends into the adjoining meadow. Our original consideration was that all aspects of the scheme sat within the effective 'working curtilage' of the barns which by definition would be low value in terms of the SSSI. It is not clear now what the impact of this change could potentially have for the ecology of the meadow both in terms of the construction works necessary and the long-term nutrients from the discharge created.
--------------	--

006/31/03/26	The council obviously do not have the specialist knowledge to assess this but wish to express our concern with regards to these matters. To this end we feel considerable weight should be given to the opinions of the planning ecologist and defer to their judgement. We also feel that any mitigation measures/method statements during construction that are agreed should be well monitored and tightly applied. MEMBERS TO CONSIDER ANY RELEVANT RESPONSE S/06/10A Moss Foot, Firbank (see Full Council 12 March 2026) Sedbergh Parish Council obviously cannot comment formally as a consultee upon application xxx however we would like to make the following observations as the town of Sedbergh is the nearest service centre to the property concerned. We would like to note that the business contributes to the economy of Sedbergh both through procurement, employment, and of course footfall by their clients to our hospitality businesses. In a difficult climate for our High Street and small businesses all trade is important to their continued operation and indeed their continued existence for members of the Parish generally. Acknowledging there may be issues with the application, we would hope the Park Authority would work with the applicant to come to a resolution that addresses any matters, as this is clearly in the economic interest of our Parish.
007/31/03/26	MEMBERS TO CONSIDER ANY RELEVANT RESPONSE/UPDATE ON S/03/773 Land off Frostrow Lane, Garsdale Road, Sedbergh (see Full Council 12 March 2026) Members noted that further information had recently been submitted to Yorkshire Dales National Park, by the applicant, but no further update was available from YDNPA currently.
008/31/03/26	DATE OF NEXT MEETING To be called by the Chairman as required The meeting closed at