

YORKSHIRE DALES NATIONAL PARK AUTHORITY**PLANNING COMMITTEE**

Public minutes of the meeting held at Ingleborough Community Centre, Ingleton on Tuesday, 9th May 2006.

Present:

RA Bird, J Blackie, Mrs A Brooks, WH Brown (in the Chair), C Hammond, TRN Harrison-Topham, D Ireton, OJ Kendall, HA Kirkbride, KJ Lancaster, SR Macaré, A Osborne, Mrs Y Peacock, JJ Pearlman, Dr KM Petyt, Mrs FG Ramsbottom, Ms N Stedman and W Weston.

COPIES OF ALL DOCUMENTS CONSIDERED ARE IN THE MINUTE BOOK

52/06 MINUTES

The Deputy Head of Planning reminded members of the planning application for 22 static caravans at Firbank, Sedbergh that was with South Lakeland District Council. He informed Members that, further to the District Council Planning Committee's deferral of the application pending receipt of further information relating to the impact of the development on otters, and to his request to the Government Office for the North West requesting that the application be "called in" in the event of a subsequent decision to approve the application, an Article 14 letter had been served on the Council that directed them not to determine the application without Government Office approval.

RESOLVED –

That the minutes of the meeting held on 11th April 2006, having been printed and circulated, be taken as read and be confirmed and signed by the Chairman as a correct record.

53/06 PUBLIC QUESTION TIME

No notifications of public questions or of the intention to make a statement had been received.

54/06 EXCLUSION OF THE PUBLIC**RESOLVED -**

That pursuant to Section 100(A)(4) of the Local Government Act 1972, the public be excluded during the consideration of each of the items of business listed in column

1 of the following table on the grounds that each involves the likely disclosure of exempt information as defined in the paragraph of Part 1 of Schedule 12A to the Local Government Act 1972 specified in column 2:

<u>Item No on the agenda</u>	<u>Paragraph No</u>
11	6 & 7
12(d) (the 'personal' information contained in the report)	5
14	6 & 7

55/06 APOLOGIES FOR ABSENCE

Apologies for absence were received from Mrs S Marshall.

56/06 DECLARATIONS OF THE EXISTENCE AND NATURE OF PERSONAL INTERESTS

The following declarations of the existence and nature of personal interests were made by members:

SR Macaré	Personal interest in Plans List No A05, as a member of the Yorkshire Dales Society. Personal interest in Plans List No A04 as a member of North Yorkshire County Council.
Mrs A Brooks	Personal non-prejudicial interest in Agenda Item No 12(f), being acquainted with the applicant.
Dr KM Petyt	Personal and prejudicial interest in Plans List No A05 being acquainted with objectors to the application. Personal non-prejudicial interest in Plans List No B10 being acquainted with a number of people who have a connection with the applicant.
KJ Lancaster	Personal and prejudicial interest in Plans List No A08 as a member of Sedbergh Parish Council.
Mrs Y Peacock	Personal and prejudicial interest in Plans List No A04 having been involved in the application.
TRN Harrison-Topham	Personal and prejudicial interest in Plans List No A06 being acquainted with the applicants. Personal interest in Plans List No A04 as a member of North Yorkshire County Council.
WH Brown	Personal and prejudicial interests in Plans List No A05 and Agenda Item No 12(d), as landowner and being related to the applicant, respectively.
D Ireton	Personal interest in Plans List No A04 as a member of North Yorkshire County Council.
J Blackie	Personal interest in Plans List No A04 as a member of North Yorkshire County Council.

57/06 DECLARATIONS OF LOBBYING

Members made the following declarations of lobbying that had occurred too late to be notified in the appropriate way:

Mrs A Brooks	Lobbied on Plans List No A06 and Agenda Item Nos 12(f) and 13.
A Osborne	Lobbied on Plans List No A06
Mrs FG Ramsbottom	Lobbied on Plans List No A06
Dr KM Petyt	Lobbied on Plans List Nos A05, A06 and A09
JJ Pearlman	Lobbied on Plans List No A06 and Agenda Item No 12(f)
Ms N Stedman	Lobbied on Plans List No A06
HA Kirkbride	Lobbied on Plans List No A06
Mrs Y Peacock	Lobbied on Plans List No A06
J Blackie	Lobbied on Plans List Nos A04, A05, A06 and A07 and Agenda Item Nos 12(a), 12(b), 12(c), 12(d), 12(e), 12(f) and 12(g)
TRN Harrison-Topham	Lobbied on Plans List Nos A05 and A06
C Hammond	Lobbied on Plans List No A06 and Agenda Item No 13
WH Brown	Lobbied on Plans List Nos A06
OJ Kendall	Lobbied on Plans List No A06
KJ Lancaster	Lobbied on Plans List No A06



A member commented that the meeting was facing a situation of imbalance between the local authority appointees and those representing the national interest. As a result of the recent local elections three district council appointees were ruled out from the meeting in addition to two parish council representatives. He reminded members that the Government had recognised the unfairness of this situation by including a provision, unfortunately not yet in operation, in the recently enacted Natural Environment and Rural Communities Act, to allow such members to resume their appointments on the authority for up to three months, or until a replacement was appointed. *(Note: That will only apply to those members who are elected back to their 'parent' authority.)*

He also reminded members that when the Committee had been in a similar position previously, it had operated a convention whereby if three members were of the opinion that an application should be deferred because of the absence of a number of members, the application would be deferred.

A member reminded the Committee that Government guidance was clear that all members of national park authorities were there to sit as equal members of the national park authority, not as representatives of county, district or parish councils or to represent any other organisation.

It was also pointed out that

- the members absent were predominantly from the south and south-west part of the Park;
- applications had been deferred at previous meetings in similar circumstances;

The Solicitor stated that no provision existed within the Authority's Standing Orders whereby an application could be deferred at the request of three members. Any decision to defer an application would have to be taken by a majority of those present and eligible to vote. On hearing the Solicitor's advice, a member confirmed being unable to recollect any applications having being deferred previously on the request of three members.

58/06 LISTED BUILDING CONSENT APPLICATION FOR INSTALLATION OF WINDOW BOXES AND TIMBER TRELLIS (RETROSPECTIVE), THE GEORGE AND DRAGON PUBLIC HOUSE, AYSGARTH

CONSIDERED –

The report of the Senior Planner, who reported the late receipt of comments from English Heritage that request refusal of the application.

The Solicitor, in response to a suggestion that a temporary permission might be granted, advised the Committee that such a permission would not be appropriate. She stated that the application was either acceptable or not. If acceptable, the application should be approved, if not, it should be refused and enforcement action authorised.

RESOLVED –

That:

(a) listed building consent for the installation of window boxes and timber trellis (retrospective) at The George and Dragon, Aysgarth be refused, for reasons based on the following:

1. As harmful to the special interest of the building contrary to Ministerial Guidance and Emerging Local Plan Policy B11.

and

(b) that enforcement action be authorised to require the removal of the works with a three year compliance period.

[Note: KJ Lancaster requested that his abstention from the above vote be recorded.]

59/06 PLANNING APPLICATION FOR INSTALLATION OF GARDEN UMBRELLAS (RETROSPECTIVE), THE GEORGE AND DRAGON PUBLIC HOUSE, AYSGARTH

CONSIDERED -

The report of the Senior Planner.

RESOLVED –

That:

(a) the planning application for the installation of garden umbrellas (retrospective) at The George and Dragon, Aysgarth be refused, for reasons based on the following:

1. As harmful to the setting of the building contrary to Ministerial Guidance and Emerging Local Plan Policy B11.

and

(b) enforcement action be authorised to require the removal of the canopies with a six months' compliance period.

60/06 PLANNING APPLICATION FOR FULL PLANNING PERMISSION FOR INSTALLATION OF RADIO TELESCOPE AND EQUIPMENT BOX (RETROSPECTIVE), BRANSGHYLL TERRACE, HORTON-IN-RIBBLESDALE

CONSIDERED –

The report of the Senior Planner.

RESOLVED –

That, following an unsuccessful proposal that the application be refused in accordance with the officer's recommendation, the application for planning permission for the installation of a radio telescope (retrospective) at Bransghyll, Horton-in-Ribblesdale be approved subject to conditions based on the following:

1. Scheme of screening works to be agreed and implemented.
2. Specification of community availability of equipment.

61/06 APPLICATION FOR FULL PLANNING PERMISSION FOR THE ERECTION OF A SINGLE STOREY DWELLING FOR DISABLED PERSONS USE, STAGG FELL VIEW, HAWES

The Chairman of the Committee having declared a personal and prejudicial interest in the item and left the meeting, it was –

RESOLVED –

That SR Macaré take the Chair for the Committee's consideration of the item.



CONSIDERED –

The report of the Senior Planner.

In response to a member's question, the Committee was advised that whilst there were material considerations that could be taken into account, it was Planning Officers' professional advice that those considerations were not of sufficient significance to warrant approval.

A member, in moving approval of the application stated that since members' previous consideration of the matter, letters from the applicants confirmed that they were prepared:

- to demolish a farm building adjacent to the footpath
- to sign an agreement "precluding us from building further agricultural structures on the application site or the adjacent land"; and
- to sign an agreement to restrict future occupancy to a person who would meet the Authority's local needs criteria and who was registered disabled.

He also asked members to take into account:

- the evidence from local estate agents about the lack of suitable properties;
- the lack of alternative sites;
- the personal circumstances involved, and
- the further planning gain.

A member questioned the proposed layout of the property and its suitability for disabled use and it was suggested that advice should be sought from ADAPT.

RESOLVED –

That, notwithstanding the officers' recommendation for refusal, the application for full planning permission for the erection of a single storey dwelling for disabled persons use at Stagg Fell View, Hawes be approved, subject to a Section 106 Legal Agreement to:

- restrict occupancy to those with a local need for such accommodation with priority to be given to a person(s) registered disabled;

- confirm the removal of the block constructed farm building identified by the applicants in their letter dated 27th February 2006; and
- prevent the building of any further agricultural structures on the application site or adjacent land

and subject to conditions based on the following:

- 1) Standard time.
- 2) Adherence to submitted plans.
- 3) Landscaping scheme to be agreed and implemented.
- 4) Removal of permitted development rights for extension/alteration, erection of fences gates or other means of enclosure.
- 5) Prescription of design standards, to include agreement of a sample panel of stonework.
- 6) Prescription of highway standards.
- 7) Requirement for prior approval of precise details of protection of right(s) of way.

62/06 APPLICATION FOR FULL PLANNING PERMISSION FOR ERECTION OF FARN WORKERS DWELLING AT PHILPIN FARM, CHAPEL-LE-DALE

CONSIDERED –

The report of the Senior Planning Officer, who advised members that the applicants' agent had advised that the applicants would be unwilling to accept, as part of the proposed Section 106 Agreement, a restriction on occupancy of the two existing dwellings at Low Hill Farmhouse and Philpin Farmhouse.

RESOLVED –

That, notwithstanding the officers' recommendation for refusal, the application for full planning permission for the erection of a farm workers dwelling at Philpin Farmhouse, Chapel-le-Dale be approved subject to the applicant first entering into a Section 106 Agreement to tie the new dwelling to the land within the applicant's ownership and to conditions based on the following:

1. Standard time limit – three years
2. In accordance with approved plans
3. Samples of materials for walls, roof and window surrounds.
4. Materials and colour of windows and window reveals.
5. Design of rain water goods
6. Restricted Permitted Development Rights (extensions, alterations, means of enclosure and curtilage buildings).
7. Agricultural occupancy condition.
8. Highway conditions
9. Retention of dry-stone walls.
10. Landscaping details and implementation.

63/06 APPLICATION FOR FULL PLANNING PERMISSION FOR ERECTION OF EXTENSION AND EXTERNAL REFURBISHMENT, KEARTON COUNTRY HOTEL, THWAITE

CONSIDERED –

The report of the Senior Planning Officer.

Members debated the merits of the proposed design and whether it should be accepted as being an improvement on the existing building. Whilst concern was raised that the applicants may not be prepared to revise their proposals, it was also pointed out that there was no guarantee that they would not do so. It was further pointed out that an improved design would be to the benefit of the business; that members had a duty to achieve the best possible design, and that whatever might be approved would be there for a long time.

RESOLVED –

That, after an unsuccessful proposal for deferral, the application for full planning permission for the erection of an extension and external refurbishment at Kearton Country Hotel, Thwaite be refused for reasons based on the following:

1. The proposed extension and alterations would dominate the existing building in terms of shape (by virtue of the proposed roof forms and by extending the building line further north) and in terms of materials and fenestration (by virtue of the extent of glazing proposed on the north facing elevation and the fenestration details on the western elevation and along the ridge), contrary to Policy B12 (extensions and alterations to buildings)) of the emerging Yorkshire Dales Local Plan (2005).
2. The proposed extension and alterations would disrupt the visual harmony and the character of the surrounding area, by virtue of their scale, form and design, and also the use of materials that are not appropriate to the local character and distinctiveness of the surrounding buildings and wider landscape, contrary to Policy B7 (building design) and Policy GP3 (general design criteria) of the emerging Yorkshire Dales Local Plan (2005), and conflicting with advice in the Authority's Design Guide. The proposed development would therefore have a significant adverse impact on the character and appearance of the surrounding landscape designated as Swaledale and Arkengarthdale Barns and Walls Conservation Area, contrary to Policy B8 (Conservation Areas) of the emerging Yorkshire Dales Local Plan (2005).

[Note: Members requested that their votes on the above be recorded as follows - J Blackie against the proposal to refuse the application and TRN Harrison-Topham abstained.]

64/06 APPLICATIONS FOR PLANNING PERMISSION

The following members of the public addressed the meeting on the Plans List items indicated:

Plans List No A02	Mr R Beck in support of the application.
Plans List No A03	Mr EJC Album in support of the application.
Plans List No A09	Mr K McFaddyen in support of the application.

CONSIDERED –

The report of the Head of Planning, listing applications for planning permission, the recommendations thereon, together with a late consultations report circulated after the despatch of the agenda but prior to the meeting and further late consultations circulated at the meeting.

RESOLVED -

That the applications for planning permission be determined as set out below, subject to: -

- (a) the imposition of the conditions required in accordance with the provisions of Sections 91 and 92 of the Town and Country Planning Act 1990 except in those instances where an alternative condition is approved, and
- (b) the Head of Planning being authorised to add such conditions as he may consider necessary in the light of observations received from District Councils and/or the Highway Authorities in the specified time period but not warranting reconsideration of the application by the Committee: -

Application [Plans List No – Application No - Proposal]
Decision
<i>[Note: These decisions are recorded in the order in which they appeared in the Schedule of Planning Applications NOT the order in which they were considered by the Committee.]</i>
<p>Application: A01 C/04/644A Approval of reserved matters for erection of five 3 bedroomed stone terrace cottages and associated infra-structure, Land off Pant Lane, opposite Pant Head Austwick.</p> <p>Decision: That consideration be deferred to enable further discussion with the applicant on the possible reduction in the number of cottages from 5 to 4 and on the design to include a break in the ridge.</p>
<p>Application: A02 C/61/30A Full planning permission for erection of agricultural workers dwelling, Moor End Farm, Airton.</p> <p>Decision: That, following an unsuccessful proposal that consideration of the application be deferred, the application be refused on the basis of the following Planning Officer’s recommendation:</p> <p>Recommendation is to refuse planning permission based on the following reason/s:</p>

Application [Plans List No – Application No - Proposal]

Decision

1..The Local Planning Authority considers that the case for a second agricultural workers dwelling to serve the enterprise has not been adequately demonstrated. As such the proposal would constitute a new dwelling in open countryside, not justified as an agricultural workers dwelling, contrary to Policy H4 of the Local Plan and Annex A of Planning Policy Statement 7 Sustainable Development in Rural Areas.

2..The Local Planning Authority considers that the scale, massing and design of the proposed dwelling would result in a dominant building, of an unjustified scale, unsympathetic to the character of the area contrary to Policies GP3, B7 and H4 and contrary to advice given in the Yorkshire Dales Design Guide and PPS 7, Sustainable Development in Rural Areas.

Application: A03 C/45/305B Change of use of residential education centre (C2) to form 2 flatted dwellings for holiday occupation, The Stationmaster's House, Ribbleshead Station.

Decision: That, on the basis that members considered that sufficient weight could be given to the materials considerations identified in the report sufficient to outweigh Emerging Local Plan policy, the application be approved on the basis of the following Planning Officer's recommendation:

1. Standard time (3 years)
2. Prior approval for installation of satellite dishes.
3. Prior approval for erection of any wall, fence, gate or other means of enclosure.
4. Notwithstanding submitted details, no consent granted for any change of use of land to domestic curtilage.
5. Prior approval of precise details of manner of conversion.

and with the following conditions being added during the course of the debate:

6. Restriction of use to short term letting.
7. Control of external lighting.

Application: A04 R/52/18C Full planning permission for erection of five dwellings, refurbishment of existing offices into dwellings and refurbishment of High Hall to form 10 dwellings, High Hall and Depot, Bainbridge.

Decision: That, subject to a further report being brought to the Committee on the details of proposed Section 106 Agreement, the application be approved on the basis of the following Planning Officer's recommendation:

Subject to the consideration of the final comment of the Highway Authority, an assessment of the historic layout and fabric of the former workhouse (to include any revisions as may be necessary to conserve its historic interest), and the receipt of satisfactory amended plans in respect of detailed design, to APPROVE subject to a Section 106 Legal Agreement restricting occupancy of

**Application [Plans List No – Application No - Proposal]
Decision**

all dwellings/flats to those with a local need, restricting re-sale value of those dwellings identified as for discounted sale, and restricting tenure of those dwellings identified as for affordable rent to those with a need for such accommodation, and conditions based on the following:

1. Standard time.
2. Prescription of design standards (to include inspection of sample panel of stone, approval of sample of other materials)
3. Removal of permitted development rights (extension/alteration/oil tanks/satellite dishes)
4. Landscaping (submission and implementation).
5. Prescription of highways standards (to include prior formation and protection of parking/turning facilities).
6. Prior approval of precise details of method of treatment/conveyance/disposal of foul and surface water drainage.

Application: A05 R/07/105A Full planning permission for change of use of filed barn and land to form bike hire, service and repair centre and bunkhouse accommodation and café, Filed Barn, Parks Field, Fremington.



The Chairman of the Committee having declared a personal and prejudicial interest in this application and left the meeting, it was **RESOLVED** that JJ Pearlman take the Chair for the Committee's consideration of the item.



Decision: That consideration of the application be deferred to the June meeting of the Committee because of the imbalance in membership of the Committee as a result of recent local elections; the absent members being representatives of local authorities that have an economic development remit which is at the heart of the application.

Application: A06 R/07/265B Full planning permission for replacement of dwelling retaining existing front wall and part of gable wall, Daggerstones, Healugh.

Decision: That consideration of the application be deferred to the June meeting of the Committee because of the imbalance in membership of the Committee as a result of recent local elections; the absent members being representatives of local authorities that are housing authorities which is fundamental to the application.

Application: A07 R/48/131A

This application was withdrawn from the agenda to allow further discussion

**Application [Plans List No – Application No - Proposal]
Decision**

between officers and the applicant that may result in the application being able to be approved under delegated authority.

Application: A08 S/03/263A Full planning permission for drainage works on football pitch and levelling (retrospective), Howgill Lane Playing Fields, Sebergh.

Decision: That the application be deferred on the basis of the following Planning Officer's recommendation as revised and included within the 'Late Consultations – Received 8 May 20061:

That determination of the application be deferred pending consideration of the results of the drainage survey currently being undertaken on behalf of the applicants.

Application: A09 S/03/395 Full planning permission for erection of extension, 6 Rawthey Gardens, Sedbergh.

Decision: That the application be approved on the basis of the following Planning Officer's recommendation:

That planning permission be approved subject to the following conditions -

1. Standard time - 3 years
2. In accordance with amended plans
3. External walls finish to match existing property
4. External roof material to match existing property
5. Window frames and doors to match existing property
6. Rainwater goods to match existing property
7. Removal of permitted development rights - no additional window openings in western, southern and eastern elevations
8. Removal of permitted development rights retaining use of garage for car parking provision
9. Prior to commencement of works details of the boundary treatment should be submitted to and approved in writing by the Local Planning Authority
10. Retention of agreed boundary treatment in perpetuity

Application: B10 C/45/642A Full planning permission for change of use of agricultural land to form temporary site compound with site hut, porta-loo and waterproof sealed container, Newby Head Farm, Chapel-le-Dale.

Decision: That the application be approved on the basis of the following Planning Officer's recommendation:

Subject to consideration of the final comment of the Parish Council, to APPROVE, subject to conditions based on the following:

**Application [Plans List No – Application No - Proposal]
Decision**

1. Standard time.
2. Adherence to submitted plans.
3. Traffic management measures to be agreed prior to commencement and subsequent installation for the duration of the use.
4. Cessation of use and reinstatement within 12 months of the date of commencement (or within such other time as may first have been agreed in writing), in accordance with a scheme which shall first have been submitted to and approved in writing by the Local Planning Authority.

Application: B11 R/54/98A Full planning permission for erection of agricultural building (retrospective), Cote Farm, West Burton.

Decision: That the application be approved on the basis of the following Planning Officer's recommendation:

It is recommended that permission is granted subject to the following conditions:

- 1..Within two months of the date of this permission all external timber shall be permanently stained a dark brown colour using a proprietary timber stain, not creosote.
2. Within three months of the date of this permission the concrete block walls shall be coloured as dark as adjoining and adjacent stone walls by:-
either
(a) applying roughcast render with a colour additive included in the mix to darken the final colour of the render, to the satisfaction of the Local Planning Authority;
or
(b) painting the exterior of the concrete block walls using a paint designed for use on concrete, colour to be agreed with the Local Planning Authority beforehand.
3. Within three months of the date of this permission the roof material shall be treated so as to darken its appearance in accordance with a scheme that shall have been submitted to and approved in writing by the Local Planning Authority. The roof shall be so maintained thereafter.

65/06 ANALYSIS OF APPLICATIONS AND APPEALS: 1ST JANUARY TO 31ST MARCH 2006

CONSIDERED –

The report of the Senior Planning Technician.

A member expressed concern that a requested report back on progress with a number of outstanding Section 106 cases had not been prepared, despite an assurance from officers. The Head of Planning stated that, following a discussion

at the Planning Performance Working Group, applicants with outstanding section 106 agreements had been written to. After allowing them adequate time in which to respond, a report would be brought back to the Committee.

RESOLVED –

That the report be noted.

66/06 REPORT OF THE HEAD OF PLANNING

CONSIDERED –

The report of the Head of Planning.

RESOLVED –

That the report be noted.

67/06 ENFORCEMENT ACTION: BATTERY BARN. KETTLEWELL

CONSIDERED –

The report of the Enforcement Officer.

RESOLVED –

That, with regard to unauthorised development at Battery Barn, Kettlewell:

(a) the Authority's solicitor be authorised to serve an enforcement notice, with a compliance period of six months, to –

- (i) secure the removal of the garden shed;
- (ii) prevent future parking to the north of the property;
- (iii) secure parking provision to the south of the property;
- (iv) secure the removal of the crazy paving and reinstatement of the approved surface;
- (v) secure the removal of the black bollards,
- (vi) ensure the timber window frames are stained dark and remain so,

and

(b) no action be taken in respect of:

- (i) the arch window opening, and
- (ii) the raising of the roof.

The remainder of business was considered in private.

PUBLIC SUMMARY OF BUSINESS CONSIDERED IN PRIVATE

(a) Private Minutes

The Committee confirmed, as a correct record, the Private Minutes of the meeting held on 11th April 2006 that had been circulated with the agenda. The Minutes were duly signed by the Chairman.

(b) Planning Enforcement Closures Report

Members considered a report that listed planning enforcement cases that had been resolved and approved those cases that were recommended for closure.

(c) Planning Application for full planning permission for conversion of bunkhouse to form 3 bedroom house and 3 bedroom bunkhouse, Old School Bunkhouse, Chapel-le-Dale

Members considered a report under the reference back process which, as well as including advice from officers on the reasons that members had given for being minded to approve the application contrary to recommendation and/or policy, also included:

- Business Plan
- Projected profit and loss account following reduction in numbers
- Old School Bunkhouse profit and loss account
- Proof of earnings
- Valuation of the Old School House

Members had decided that because of the extensive personal and business financial information, the report should be considered in private.

In response to a member's question, it was confirmed that the proposal did not increase the footprint of the development but would take part of the existing business area to create the proposed residential element.

Concern was, however, raised about the impact of the loss of letting accommodation on the viability of the business and on any possible future sale of the business. It was pointed out that alternative accommodation was available locally and travelling would not be a problem. The Committee was reminded of the Authority's criticism of recently announced Youth Hostel closures and to approve the application would be further reducing that type of accommodation.

A member stated that the projected business plan showed that the business would be viable on the reduced bed availability and it was suggested that the residential development should be tied to the business.

The Deputy Monitoring Officer confirmed that, having spoken at the Committee meeting when the reference back decision had been taken, her concerns remained that:

- professional advice was clear that the application was contrary to policy;
- whilst some of the reasons that had been put forward by members could be material, they were insufficient to warrant approval of the application;
- there was potential for the business use to lapse and members then be faced with further application(s), and
- the precedent that approving such an application would set for similar bunkhouse businesses.

A proposal that the application should be approved was defeated and the Committee agreed to refuse the application for the following reason:

- Contrary to Emerging Local Plan Policy H4.