

# **Late Information Report – 15 February**

## **Planning Committee**

This report brings to the attention of the Planning Committee any late information, amendments, or corrections to the agenda items that have been published. The report is circulated at the start of the Committee meeting and copies can be inspected by anyone attending that meeting.

### **Late information, amendments, or corrections**

**Planning Ref. 2020/21883/FUL and 2020/21884/LBC**

**Proposal. Proposed change of use and rear extension, following demolition of existing rear single storey extension, to former Natwest Bank, to provide retail or cafe / restaurant use (A1/A3) at ground floor with 4 no. residential apartments (C3) above, and the conversion of existing outbuilding to a store (resubmission of previous application referenced 2019/20759/FUL)**

#### Additional Information Received

##### Message from the agent

I would be grateful if your report to committee could be absolutely unequivocally clear about the principle of development established by the previous listed building consent permission, the points about the title deed we supplied with the application for this land - that the owner of the property has a right of vehicular access via Howson's Yard and that the neighbour complaints about plans being inaccurate have been checked on-site and are indeed correct and accurate.

As discussed, the principle established by the listed building consent permission for exactly the same scheme would make it highly 'unreasonable' for the Council to refuse listed building consent and full planning permission for the same proposals.

##### Two further letters of objection

Settle already has 16 food/beverage outlets, not counting public houses and wine bars. Surely this is enough for a small market town. I cannot support the proposal for a further cafe/restaurant.

Through the winter months, these businesses heavily rely on tourism, and as a result this year we have seen the closure of some of these businesses. I think that the space should be used for something much more useful for the locals.

##### One other letter neither objection or supporting

There are only While I welcome redevelopment of an empty building into residential and retail space, I noticed in a previous iteration of the planning application that a local parking availability assessment was completely untrue. For example, from memory I think it said there were about 15 parking spots in Constitution Hill. There are actually three non-private parking spaces, and one of these is a problem if a farm vehicle needs to get round the corner and the other two are always taken by residents of the houses in the street. Has this fabrication been taken into account and is it possible for the developers to include at least 4 parking spaces to the rear of the property, one for each apartment?

Amendments to the Report or Recommendation

**There are two identical conditions on the LB Application relating to window details one needs to omitted if minded to approve.**

**Planning Ref. xxxxxx**

**Proposal. xxxxx**

Additional Information Received

N/A

Amendments to the Report or Recommendation

N/A

**Planning Ref. xxxxxx**

**Proposal. xxxxx**

Additional Information Received

N/A

Amendments to the Report or Recommendation

N/A

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**Planning Ref.** xxxxxx

**Proposal.** xxxxx

Additional Information Received

N/A

Amendments to the Report or Recommendation

N/A

**Planning Ref.** xxxxxx

**Proposal.** xxxxx

Additional Information Received

N/A

Amendments to the Report or Recommendation

N/A

