

Late Information Report –

Planning Committee 27th September 2021

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: 2020/22109/FUL

Proposal: Construction of eleven dwellings with landscaping, infrastructure, associated works and off-street parking on allocated site.

1. For clarification the application is for 11 houses – the original submission was for 12 and some references in the report refer to 12 rather than 11 houses. This was an oversight on the part of the case officer whilst editing the previous case officer's report.
2. There are references in the report to Burton in Lonsdale as a town which should have been corrected to read village.
3. CDC Strategic Housing – the assessment for affordable housing was based upon 12 dwellings when application was subsequently amended to 11 – the calculation for affordable housing based on the reduced no of dwellings would not be significantly impacted upon and would in fact be reduced. The recommendation seeks delegated authority subject to, amongst other matters, the applicants entering into a Sn106 Agreement which would include an agreement with CDC to provide affordable homes at the application site. It is unlikely a reduction in the number will be sought but this would be a matter for the Applicant's to negotiate if appropriate at a later time.
4. CDC Strategic Housing – reference is made to the VBC calculation being unverified. The applicant's agent has provided a scale plan indicating the extent of the school building that is to be demolished. The calculation is confirmed as being correct.
5. Sections of the report relating to Highways and Drainage (NYCC Highways and LLFA) have been left blank pending further discussions and agreement with the applicants. In summary, a conditional approval would be possible subject to the applicants securing ownership of the access onto the main road in order to facilitate drainage solutions for the site. Both NYCC Highways and LLFA maintain an objection on the basis that the applicants currently do not own the access land. However, the applicant's agent has advised that his client is willing to enter into a legal agreement that would require the road to remain private and be maintained by a management company which would need to be set up prior to the site being brought into use. Appropriate planning conditions relating to both highway works and drainage would be agreed (pending further consultation with NYCC Highways and LLFA and appropriate ward representatives) and would be imposed on any subsequent

planning permission.

6. Condition 2 is amended – a revised site layout (including a footway forward of the parking spaces for plots 10 and 11 has been provided in accordance with HYCC Highways recommendation. This should now read – 02 Revision I Site Plan and Ground Floor Plan.

Planning Ref.

Proposal.

Additional Information Received

N/A

Amendments to the Report or Recommendation

N/A

Planning Ref. XXXX

Proposal. XXXX

Additional Information Received

N/A

Amendments to the Report or Recommendation

N/A

Planning Ref. XXXX

Proposal.

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