

Late Information Report – Planning Committee 25th October

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. 2021/23028/HH

Proposal: 54 Barden Road, Eastby , Skipton, BD23 6SN

Additional Information Received

1 third party representation received in support of the proposal.

Comments received from the applicant addressing the objects made by Embsay with Eastby Parish Council. These have been summarized below:

Paragraph 40 of the NPPF is a requirement on the Local Planning Authorities with regards to encouraging applicants to engage with the local community.

Notwithstanding this, prior to submitted the application the applicant engaged with 9 neighbours who did not object to the proposal.

Amendments to the Report or Recommendation

N/A

Planning Ref. 2020/22109 – Land at Richard Thornton School, Burton in Lonsdale

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

Additional Information Received

Following a review of United Utilities comments additional informatives have been added as follows:

United Utilities Assets:

Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.

For advice regarding protection of United Utilities assets, the applicant should contact the teams as follows:

Water assets - DeveloperServicesWater@uuplc.co.uk

Wastewater assets - WastewaterDeveloperServices@uuplc.co.uk

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>

You can also view the plans for free. To make an appointment to view UU's sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at the Lingley Mere offices based in Warrington please ring 0370 751 0101 to book an appointment.

Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and UU do not always show private pipes on their plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

The applicant should contact United Utilities regarding a potential water supply or connection to public sewers. Additional information is available on their website <http://www.unitedutilities.com/builders-developers.aspx>

Amendments to the Report or Recommendation

Following questions raised by members regarding interface distances and site levels

the following additional information is provided:

Interface distances:

Plot 1 (south-west corner): 1m from southern boundary, 7 m from western boundary

Plots 2 & 3 – 11m from western boundary

Plot 4 – house 10m from western boundary, garage (set back from house) 8.5m from western boundary.

Site levels:

The site has a gradual slope from north to south with spot heights on the submitted plan falling approximately 4m from the north and western boundaries to the lowest part of the site adjacent to the footpath.

Further to the site visit the applicant has confirmed that the existing school access is to be retained for emergency use and would be gated.

All existing stone wall boundaries are to be retained.

The applicant has confirmed that, as stated by the residents during the site visit, Yorkshire Water is responsible for supply and United Utilities for waste water. At the time of compiling this late information it has not been possible to obtain comments from Yorkshire Water.

As regards the matter of water supply the applicant has commented in an e-mail previously circulated to members:

'Water supply. We contacted Yorkshire Water to apply for a water supply to the houses. They confirmed that water was available and that the standard acceptable amount is 125 litres per household at a flow rate of at least 1 litre per second to a maximum of 12.5 litres per second. If it falls outside of this then the supplier has to improve the infrastructure (larger pipe sizes in the village) and charge new connections a maximum of £280 per house. The water pressure rarely fluctuates and is governed under statute. It is traditionally governed by gravity and the height of a water tower or the height difference of a reservoir. Please see page 66 [Yorkshire Water, New connections charges 2021-2022, Published January 2021](#)'

Planning Ref. 2021/22939/FUL & 2021/22940/LBC

Proposal. Alterations to the external elevation of Skipton Town Hall

Additional Information Received

N/A

Amendments to the Report or Recommendation

Typo error in summary and conclusion should read 2Enhancements have been informed ...

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

