

Late Information Report –

Planning Committee December 20th

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. Proposal: 2020/21565/REG4

Land At Station Road, Hellifield

Additional Information Received

Submission of Heritage Statement received after the publication of the agenda (details available to view on the public register).

2 Further consultee comments received from CDC Independent Heritage Advisor after the publication of the agenda with details summarized below:

8.12.2021: Materials considered acceptable in principle

Recommend conditions relating to materials samples/panels/window details

Officer note: condition 10 covers materials, however, with regards to the request for a condition relating to window details it is considered that such a condition fails to meet the six tests for example when considering whether a particular condition is necessary, LPA should ask themselves whether planning permission would be refused if a condition were not imposed – in this instance the absence of such a condition would not be sufficient to warrant a refusal.

Welcome low stone boundary walls

Officer note: condition 21 covers this element of the proposal.

14.12.2021 Welcome Heritage Statement

Reference to previous advice detailed within report.

Agent has agreed the inclusion of chimneys to the scheme

Amendments to the Report or Recommendation

Additional condition:

Prior to the any roof works being undertaken details of the proposed chimneys (showing position and design) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with he approved details and retained as such thereafter.

Reason: In the interests of visual amenity and to accord with Policy ENV3 of the Craven Local Plan and the National Planning Policy Framework.