

# Late Information Report –

## Planning Committee June 13<sup>th</sup> 2022

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 2022/23773/FUL**

**Proposal: Revised description:- Conversion and reconstruction of two barns as two dwellings, and the construction of three new dwellings with off-street parking and associated infrastructure**

#### Additional Information Received

##### From the applicant's agent

Internal road. A residents management company will be formed that will both own and maintain the vast majority of the access road. The exception is a small area of land immediately adjacent to the entrance off Beanlands Drive (the land outside of the red line on the attached). That will still be owned by the original landowner but maintained by the householders of the new development (through the management company).

Cladding material. A grey composite wood effect cladding was proposed on part of the buildings to be converted as it will have an attractive appearance and is easy to maintain thereby preserving its good appearance in the future. The use of such cladding is becoming increasingly popular. However, if it is not viewed as being acceptable, we would be happy to accept a condition requiring alternative materials or details to be approved.

##### From Glusburn PC

Objection to the proposal on the following grounds.

There are 11 mature trees with TPO that run down the back of the houses of Beanlands Drive. Why are these trees to be removed ? by the proposed road that is only 3m away from property walls.

Response: *No protected trees are to be removed*

The new access road into the proposed site is at a ridiculous 90 degree blind bend which takes traffic down the back of the houses of Beanlands Drive, why can this

access road not be into the middles of the field and serve the proposed new properties this way, this would then give emergency vehicles and other large vehicles a better access to the proposed properties. Or even better access to the proposed site be made from Colne Road where the derelict barn is, there are good site lines onto Colne Road from this point.

Response: *NYCC Highways due to extensive site visits and discussions with agent/applicant have agreed the construction of the new road and have not raised any objections on highway safety grounds (paragraph 6.5 of the committee report).*

There is also a TPO tree right in the middle of the proposed access road, this would need to be removed and it must have about a 40-year life span left in it.

Response: *The access details were undertaken with the agent/applicant, NYCC highways engineer and the Council's Tree officer to ensure that this tree would not be impacted due to the construction of the access onto Beanlands Drive (paragraph 9.62 of the committee report)*

How will the land owner access the rest of the field that is not (YET) to be built on ?

Response: *The farmer is considering a couple of options one of which is to access the field directly opposite the proposed new access via a new gate (permitted development)*

Why were all residents of Beanlands Drive that back onto this field NOT sent the proposed planning application?

Response: *In accordance with the SCI neighbours notification letters are circulated to properties that abut the application site.*

*In the bottom of the field that is the proposed planning site, there are many Wild animals and birds, the biodiversity will be destroyed if this application goes ahead.*

Response: *Covered in sections 9.69 – 9.80 of the committee report.*

*The access road will be blocked by school parking at school leaving times, this is already a huge problem now, an ambulance was unable to get through to the Nursing Home recently.*

Response: *Covered in section 9.104 of the committee report*

*Most residents of Beanlands Drive are elderly don't leave home around school times as they are unable to get back onto their own drives for cars accessing the school blocking them.*

*The architect's plan of an ambulance attending the proposed site even has the ambulance having to drive over the pavement to access the site.*

From Cllr Barrett

As Ward member I'm supportive of the redevelopment of this neglected site which would represent a planning gain. However I don't support the proposal before members today on grounds of layout which could prejudice future development of this site and highway safety.

When I referred this application to committee on grounds of public interest it was my intention to also request a site visit which would have ensured members were fully appraised of the proposed access arrangements which would use the substandard junction at Colne Rd(A6068)/Beanlands Drive. I would therefore like to request a deferment of this application to allow this to happen.

FYI – As background I've included the previous and similar application for this site which was refused along with Policy H2 of the outdated local plan which includes the site (Land to the west of Beanlands Drive and Nursing Home). Although the document is outdated the specific comments of the constraints stated within H2 regarding the need for access improvements remain valid to this day.

Thank you for considering my comments and request.

Amendments to the Report or Recommendation

**Planning Ref.**

**Proposal:**

Additional Information Received

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