

Late Information Report –

Planning Committee 3rd October 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 : 2021/23443/FUL

Proposal: Replacement of existing buildings with the construction of storage building, and use of land for display/sales and storage

Additional Information Received

Additional public comments received:

A public comment has been received in support, from a previous consultant and business advisor to the company, setting out the company's commitment to staying in Bentham.

A public comment has been received in objection, from a group of local residents. They object to the demolition of the former mill warehouse on heritage and amenity grounds, the impact of the proposed building on residential amenity, health and ecology.

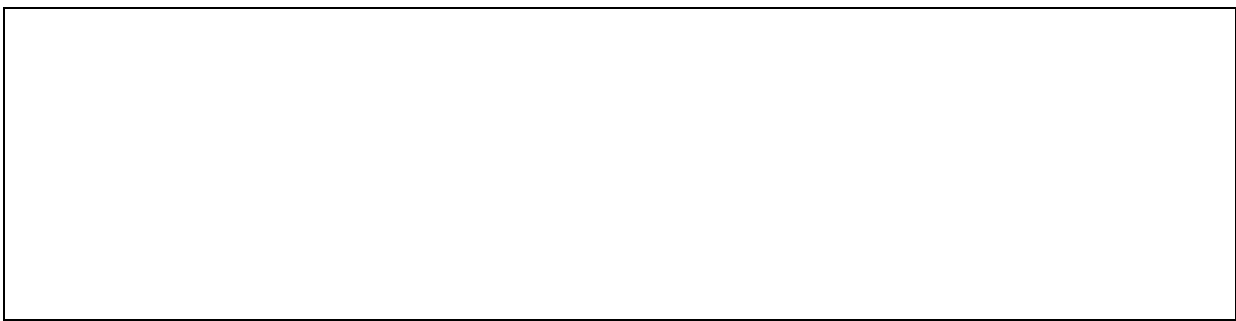
With the exception of the health impact, these issues have been assessed in the officer's report. The health issues raised relate to the existing business operation at the site, and are not considered to be significantly altered by the proposal.

Both representations are available to view on the website.

Amendments to the Report or Recommendation

There was an error in the first reason for refusal, which has been amended by the insertion of the red text below in.

The demolition of the former mill warehouse would represent the almost total loss of the **non**-designated heritage asset contrary to Craven Local Plan Policy ENV2(e). Furthermore, it would cause substantial harm the integrity of the remaining mill and housing ensemble and would fail to conserve the legacy of the mill complex contrary to Craven Local Plan Policy ENV2(a). The economic benefit is not sufficient to outweigh the level of harm. The proposed development is therefore contrary to Craven Local Plan Policy ENV2 and the National Planning Policy Framework.



Planning Ref. 2022/23654/HH

Proposal: Proposed parking spaces with new retaining walls; single storey extension to side and rear; link to existing garage and dormers to front and rear.

Additional Information Received

Representations have been received in the form of a presentation from the objectors in advance of the meeting.

Reference is made to objections received that have been removed from the public website. This application was originally submitted in January 2022, as an application for parking spaces and a rear extension. Consultations took place and comments were received and acknowledged.

However, the application was marked invalid in February 2022 due to an issue with the site location plan.

The application was then revised with significant amendments to the extension and full re-consultation was undertaken (Comments available on web)

All information and comments received prior to the application being marked invalid were removed from the public website for the sake of clarity. (All previous comments are available to view on the public website).

Notwithstanding this, all comments were reviewed by the case officer prior to the determination of the application.

Amendments to the Report or Recommendation

At paragraph 1.3 Spindle Mill should read Spinney Mews.

Planning Ref. 2021/23291/FUL

Proposal: Construction of a roadside services facility comprising a petrol filling station, electric vehicle charging, car wash and ancillary retail kiosk, alongside parking, servicing area and access arrangements

Additional Information Received

Further comments were received from Stirton with Thorlby Parish Council in response to the officer committee report.

The Parish council raise objections to the principle element referring to Policy ENV10.

Officer Note: The justification for such matters has been outlined in the committee report, referring to part (e) of Policy ENV10 which allows development in exceptional circumstances such as transport infrastructure.

Late comments were received requesting EV Charging point for disabled users

Officer Note: If agreed by committee members, this can included by way of attaching a suitably worded condition.

A further representation has been received on 30th September 2022 in reference to the Local Plan Evidence-based document produced in 2017.

Officer Note: The improvements to this roundabout have been identified in the Local Plan under Policy SP5: Strategy for Skipton – Tier 1. This policy clearly sets out and identifies those allocated housing sites for Skipton (as detailed below) which would be required to provide a financial contribution towards highway safety improvements.

SK114 & SK124

SK101

SK089 & SK090

SK081, SK082 & SK108 (SK808a)

SK061

The proposal does not relate to the provision of housing nor is the site an allocated site. The Council has undertaken consultation with the Highways Authority which has raised no highway safety concerns regarding the Gargrave Road.

Amendments to the Report or Recommendation

- Drawing number amended to reflect updated site sections

“Drawing Number (AMENDED) 190507-PLG 105C Amended Proposed Site Sections received 17th August 2022”

- The application will be recommended for approval subject to the sign and sealing of a S106 agreement associated with off-site BNG. If the S106 legal agreement is not signed/completed by the (3 months from the date of the due decision/committee meeting) or the expiration of any further agreed extension of time, then powers be delegated to officers to refuse planning permission based on the unacceptability of the development without the required contributions and undertakings as outlined in the report.