

Late Information Report –

Planning Committee 28th November 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 2021/23539/FUL

Proposal: Land At Lords Close, Giggleswick, Settle, BD24 0EG

Additional Information Received

Further third-party representation received following the publication of the Planning Committee Agenda.

Concerns over the communication of the Planning Committee meeting

Officer note: Committee notification letters were circulated on the 18th November using Royal Mail and email (21 sent via email)

Earlier proposal submitted in 2018 was for only 24 houses

Officer note: Unable to find any evidence at this time of the planning department holding any record of having received a planning application for consideration of this site prior to the one before members.

Further enquiries are being conducted by the Council's Strategic Policy Team who have confirmed the following: -

2018 was the year that the local plan was published (Jan) and submitted to the SoS for examination (March).

Giggleswick School submitted reps in response to the publication draft, which were then forwarded to the SoS when the local plan was submitted and were considered during the examination. Those reps are in the local plan archive here:

<https://www.cravenc.gov.uk/media/6229/revised-representation-027-giggleswick-school-co-turley-app-1-removed.pdf>

In that document, the school supports the allocation and development principles, and provides a summary of their conclusions at paragraphs 6.15 – 6.16 and 7.3. However, I can't find any mention of a proposal for 24 dwellings.

Subsequently, both the school and the council responded to questions from the inspector regarding the proposed development of playing fields, and both provided justification for this. In its response (see link below), the school included a draft drawing to illustrate “Playing Pitch Options”, which represents SG014 with a sketch of what could be 22 houses. However, this is a draft illustration of playing pitch options to support the principle of housing development on playing fields and is not a proposed housing scheme. There is no specific reference to a proposal for 22 or 24 dwellings in the response and the response continues to support the allocation for 35 dwellings – see the conclusion at paragraph 1.16.

<https://www.cravencdc.gov.uk/media/6742/el2010d-matter-5-turley-for-giggleswick-school-250918.pdf>

Mention is made of the density of Lords close which is 26dph

Officer note: The development was granted planning permission under the old local plan in which there were no density requirements.

Concern that permitted development rights have not been removed ref class B of the Town and Country Planning Act

Officer note: To impose such a condition it would need to meet the six tests as set out in the NPPF and in officers’ opinion it is considered not necessary or reasonable to impose such a condition.

Typo paragraph 8.14 should read 44

Other matters raised are covered within the committee report

Revised landscaping plans received.

Amendments to the Report or Recommendation

Re-wording of Condition 2 (**plans updated*)

The development permitted shall be carried out in accordance with the following approved plans and documents:

0792-EA-A-P001A LOCATION PLAN

0792-EA-A-P010 BOUNDARY DETAILS - 1800MM TIMBER FENCE

0792-EA-A-P011 BOUNDARY DETAILS - 900MM WALL AND TIMBER

(AMENDED) 0792-EA-A-P004F (AMENDED) PROPOSED BOUNDARY TREATMENT P...

0792-EA-A-P020 HOUSE TYPE A1
0792-EA-A-P021 HOUSE TYPE A2
0792-EA-A-P022 HOUSE TYPE A3
0792-EA-A-P023 HOUSE TYPE N201
0792-EA-A-P027 HOUSE TYPE N402
0792-EA-A-P029 HOUSE TYPE N404

(AMENDED) 0792-EA-A-P024A (AMENDED) HOUSE TYPE N302
(AMENDED) 0792-EA-A-P025A (AMENDED) HOUSE TYPE N303B
(AMENDED) 0792-EA-A-P026A (AMENDED) HOUSE TYPE N313
(AMENDED) 0792-EA-A-P028A (AMENDED) HOUSE TYPE N403A
(AMENDED) 0792-EA-A-P005D (AMENDED) PROPOSED ELEVATION
TREATMENT

(AMENDED) PO15A (AMENDED) SINGLE GARAGE DETAILS
AMENDED) 0792-EA-A-P007D (AMENDED) PROPOSED STREET ELEVATIONS
(AMENDED) 0792-EA-A-P006C (AMENDED) PROPOSED SITE SECTIONS
(AMENDED) 0792-EA-A-G001B (AMENDED) PROPOSED OVERALL SITE
LAYOUT

(AMENDED) 0792-EA-A-P002G (AMENDED) PROPOSED SITE LAYOUT
*CE-LC-1980-DW01 - DW01 PLANTING PLAN SHEET 1 OF 3 - 24.11.2022
*CE-LC-1980-DW01 - DW02 PLANTING PLAN SHEET 2 OF 3 - 24.11.2022
*CE-LC-1980-DW01 - DW03 PLANTING PLAN SHEET 3 OF 3 – 24.11.2022
(AMENDED) 0792-EA-A-P003B (AMENDED) PROPOSED SITE LAYOUT -
SPORTS ...

(AMENDED) 0792-EA-A-P008B (AMENDED) PROPOSED SPORTS PAVILION
(ADDITIONAL INFO) REV 2 *(ADDITIONAL INFO) FLOOD RISK AND DRAINA...
(AMENDED) AMA-20956-01 REV 2 (AMENDED) FLOOD RISK AND DRAINAGE
STRATE.

TREE REPORT & TREE SURVEY

(AMENDED) AWA4269 (AMENDED) ARBORICULTURAL METHOD STATEMENT
ECOLOGICAL APPRAISAL REPORT

DESK TOP BASED ARCHEOLOGY ASSESSMENT

GEO ENVIRONMENTAL REPORT PART 1-5

(AMENDED) NET03R1 - BOUND P1-27 (AMENDED) GEO-ENVIRONMENTAL
REPORT

AMA 20956-01-FR&DS Rev 2 dated January 2022 with appendices

Reason: For the avoidance of doubt.

Planning Ref.

Proposal:

Additional Information Received

Amendments to the Report or Recommendation