

Late Information Report – Jan 13th 2023

Planning Committee

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 2022/23850/FUL

Proposal: Proposed three 1 bedroom shared ownership flats and 3 commercial spaces

Additional Information Received

North Craven Heritage Trust Objection received (on public register) prior to the mid-day deadline.

- Impact on the Listed Quakers Building
- Loss of Trees
- Impact on the retail units within the town centre
- Scale, Hight and Size of the development

Officer Note:

- Impact on the Town Centre
- Whilst the application is located outside of the adopted Settle Town Centre, it is in an accessible and well-connected location to the town centre.
- During the assessment of the proposal the case officer undertook an assessment on whether there were any suitable sites available within the town centre that could accommodate the proposed mixed-use, and whilst some vacant premises were identified it was considered that these due to the nature and scale of the development were not suitable.
- Due to the scale of the development (retail floor space of approx. 101.45 sqm) this fell below the threshold for the requirement of an impact test as shown in the table below and reported in the officers report.

LP table ref Impact thresholds

The following impact thresholds are applied in respect of retail, office and leisure use proposals in locations outside of defined town centres:

Level	Settlement centre	Floor Space Impact Thresholds (gross)
1	Skipton Town Centre	1,500 sq.m
2	Settle Town Centre	750 sq.m
3	Bentham District Centre	500 sq.m
3	Cross Hills District Centre	500sq.m
4	Ingleton Local Centre	250 sq.m

- All other concerns raised by Heritage Trust have been addressed within the report

Drainage concerns raised by a Councillor

Officer Note: Please refer to sections 5.3 – 5.5 of the officer report:

“United Utilities (11.5.2022) – Initial concerns were raised with potential easement on-site and until the information is provided, we object to the proposal.

Officer Note: Additional details were provided by the agent and re-consultation with United Utilities was undertaken.

United Utilities (31.5.2022) Following a re-consultation, UU have requested a suitably worded pre-commencement condition to be attached imposing on-site surface water drainage and foul water scheme prior to the commencement of development.”

Further comments received on behalf of the Heritage Trust

- Impact on the Town Centre (see officer note above)
- Scale and size
- Amenity
- Trees
- Impact on Heritage

The remaining points have been addressed within the report.

Amendments to the Report or Recommendation

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Planning Ref.

Proposal:

Additional Information Received

Amendments to the Report or Recommendation