

# **Late Information Report 20.11.2017**

## **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: 2017/18340/FUL**

**Proposal: Land At Corner Field To The North Of A6131/Harrogate Road, Skipton.**

#### Additional Information Received

#### ***Updated plans:***

Amended/additional plans have been submitted to show:

- The omission of the link between the internal shared cycle/footway with the junction of the A6131 and Skipton Road to the southwest corner of the site; and
- The widening of existing stretches of the footways on Skipton Road and The Bailey to 2.5m in 3 locations to provide a shared footway/cycleway outside the site.

These amendments have been made following the advice of the Local Highway Authority to omit the link at the A6131/Skipton Road junction due to visibility and topography constrains in favour of upgrading existing footways. The updated drawings are referenced as follows:

- Drawing no. 0222-01 Rev R – Site layout plan
- Drawing no. 0222-02 Rev D – Presentation plan
- Drawing no. 0222-03 Rev M – Enclosures plan
- Drawing no. 0222-04 Rev M – Materials plan
- Drawing no. 0222-08 Rev E – Open space areas
- Drawing no. 0222-09 Rev B – Extent of Skipton Road Footway widening.

#### ***Representations:***

Three additional letters have been received in objection to the application following the publication of the committee report. The points made in the letters repeat those already summarised in paragraph 7.1 of the Committee Report. In summary, they

state that:

- The final layout does not address resident's concerns regarding visual amenity, outlook and loss of privacy. The proposed houses will be too close to existing dwellings.
- The previous application was granted on the basis that any new submission should pay "special regard to the amenity of the occupiers of neighbouring residential properties" to ensure "that there will be no adverse impacts on residential amenity". The current proposal fails to satisfy this and should therefore be refused.
- If permission is granted the developers should be required to build up the current dry stone boundary wall with dwellings to the east to a minimum height of 1.8m to provide screening. The planting proposed along this border will have little effect in this regard, could be removed at a later date and will create a maintenance liability for existing occupiers.
- The density of housing is too high and would result in a cramped layout and overdevelopment of the site on a prominent gateway into Skipton and the Yorkshire Dales.
- The proposed boundary treatments are a mismatch of materials. The proposed timber fencing would not be compatible with the character of the conservation area and is a low-cost option.
- Dust and noise levels to neighbouring residents will affect their amenity during construction.

#### Amendments to the Report or Recommendation

##### **Report:**

The updated plans address the issue referred to in paragraphs 2.7 and 9.50 of the Committee Report. The Local Highway Authority have confirmed that the revisions are acceptable.

The points in the additional representations repeat those already summarised at paragraph 7.1 of the Committee Report and do not raise any new issues that are not already addressed in the report.

##### **Conditions:**

The officer recommendation is unchanged. However, conditions 2, 10, 12, 13, 20, 22 and 23 are to be amended to make reference to the updated plans listed above. The reason for imposing condition 2 has also been corrected. The updated conditions will

now read as follows:

2. This permission relates to the following plans:

- Scale 1:1250 Location Plan (amended plan received 11.10.17).
- Drawing no. 0222-01 Rev R – Site layout plan
- Drawing no. 0222-02 Rev D – Presentation plan
- Drawing no. 0222-03 Rev M – Enclosures plan
- Drawing no. 0222-04 Rev M – Materials plan
- Drawing no. 0222-06 Rev B – Site sections
- Drawing no. 0222-08 Rev E – Open space areas
- Drawing no. 0222-09 Rev B – Extent of Skipton Road Footway widening.
  
- Package titled 'House Type Planning Drawings – Rev E' which includes:
  - Drawing no. 0222\_RE\_01 – Regent
  - Drawing no. 0222\_WE\_01 – Weir
  - Drawing no. 0222\_RO\_01 – Rowling
  - Drawing no. 0222\_GR\_01 – Grange
  - Drawing no. 0222\_AS\_01 – Ashbery
  - Drawing no. 0222\_MI\_01 – Mitford
  - Drawing no. 0222\_RY\_01 – Ryton
  - Drawing no. 0222\_ST\_01 – Stevenson B
  - Drawing no. 0222\_ST\_DA\_01 – Stevenson D.A.
  - Drawing no. 0222\_GA\_01 – Gala
  - Drawing no. 0222\_BU\_01 – Buttermere
  - Drawing no. 0222\_JU\_01 – Jura
  - Drawing no. 0222\_TH\_01 – Thames
  - Drawing no. 0222\_TH\_02 – Thames
  - Drawing no. 0222\_CH\_01 – Chichester
  - Drawing no. 0222\_CH\_04 – Chichester
  - Drawing no. 0222\_SG\_01 – Single garage
  - Drawing no. 0222\_DG\_01 – Double garage
  - Drawing no. 0222\_DG\_02 – Double garage

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Craven District (Outside the Yorkshire Dales National Park) Local Plan and the National Planning Policy Framework.

10. No development shall take place until a scheme for the design and construction of the site accesses at the junctions with the A6131 and Skipton Road (the positions of which are shown on drawing no. 0222-01 Rev R) has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include

provision for:

- (i) Splays giving clear visibility of 120 metres (in both directions) measured along both channel lines of the A6131 from a point measured 4.5 metres down the centre line of the site access at the junction with the A6131. The eye and object heights shall be 1.05 metres.
- (ii) Splays giving clear visibility of 50 metres (looking northwest) and 33 metres (looking southwest) measured along both channel lines of Skipton Road from a point measured 2.4 metres down the centre line of the site access at the junction with Skipton Road. The eye height shall be 1.05 metres and the object height shall be 0.6 metres.
- (iii) The crossing of the highway verge and/or footway to be constructed in accordance with North Yorkshire County Council's Standard Detail E6 or another specification which has first been submitted to and approved in writing by the Local Planning Authority.
- (iv) Any gates or barriers to be erected a minimum distance of 6 metres from the back edge of the carriageway of the existing highway and that they do not swing or open over the existing highway.
- (v) The first 6 metres of the access road/footway extending into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 20 and its final surfacing shall not contain any loose material that is capable of being drawn onto the highway.
- (vi) The prevention of surface water from the site discharging onto the existing or proposed highway.
- (vii) Tactile paving in accordance with current Government guidance.

The site accesses shall be constructed in accordance with the duly approved scheme before any of the dwellings are first occupied, and the visibility splays shall be maintained clear of any obstructions above the relevant heights referred to in (i) and (ii) thereafter.

Reason: In order to provide a safe and suitable means of access to the site and to ensure a satisfactory standard of engineering works in the interests of highway safety in accordance with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan policy T2 and the National Planning Policy Framework.

12.No development shall take place until a scheme for the siting, layout, construction, design and phasing of the following off-site highway improvement works has been submitted to and approved in writing by the Local Planning Authority:

- (i) The provision of tactile paving.
- (ii) The provision of a ghost island right hand turn lane for westbound vehicles entering the site from the A6131, including any widening of the existing carriageway.

- (iii) The provision of pedestrian crossings over the carriageways of the A6131 and Skipton Road in all locations where the shared footway/cycleway emerges onto the existing highway.
- (iv) The provision of new footways: (i) between the opening of the shared footway/cycleway onto the A6131 (southeast corner) and the junction of the A6131 with Overdale Grange; and (ii) over the southern verge of the A6131 to connect with the existing footway in the position shown on drawing no. 0222-01 Rev R.
- (v) Unless alternative details have first been submitted to an approved in writing by the Local Planning Authority, the widening of the existing footways on Skipton Road and the A6131 to 2.5 metres in the positions shown on drawing no. 0222-09 Rev B.

The scheme shall be accompanied by an independent Stage 2 Road Safety Audit for the off-site highway improvement works which has been carried out in accordance with HD19/03 – Road Safety Audit (or any superseding regulations) and shall include details of how the recommendations of the Road Safety Audit have been addressed in the design of the proposed off-site highway works. The duly approved off-site highway works shall be implemented and made available for use before any of the dwellings are first occupied, or within any other timescale which has first been agreed in writing with the Local Planning Authority.

Reason: To secure improvements to the highway network in order to ensure safe and convenient access for pedestrian and vehicle traffic in the interests of road safety and to promote modal shift and increased use of sustainable methods of travel in accordance with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan policy T2 and the National Planning Policy Framework.

13.No above ground works shall take place until a scheme for the layout, construction and design of the 2.5 metre wide shared footpath/cycleway extending around the perimeter of the site (the route of which is shown on drawing no. 0222-01 Rev R) has been submitted to an approved in writing by the Local Planning Authority. The scheme shall demonstrate compliance with the Sustrans multi user path standards. The shared footpath/cycleway shall be constructed and made available for use in accordance with the duly approved scheme before the 37<sup>th</sup> dwelling hereby approved is first occupied, and shall be retained as such thereafter.

Reason: To ensure that adequate provision is made for pedestrian and cycle access through the site and to provided enhancements to existing access between Skipton Road and the A6131 for these users in order to encourage the use of sustainable modes of travel in accordance with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan policy T2 and the National Planning Policy Framework.

20. Within three months of development first taking place details of the design, materials and finish of the boundary treatments for each plot (the type, siting and height of which is shown on drawing no. 0222-03 Rev M) shall be submitted for the written approval of the Local Planning Authority. The boundary treatments for each plot shall be constructed in accordance with the duly approved details before the dwelling on each associated plot is first occupied, and shall be retained as such thereafter.

Reason: To achieve a satisfactory relationship between existing and proposed dwellings in the interests of privacy, to ensure that appropriate measures are put in place to secure the gardens of individual plots and to ensure the use of appropriate materials which are sympathetic to the character and appearance of the site, its surroundings and the conservation area in accordance with the requirements of the National Planning Policy Framework.

22. The dry stone boundary wall to the perimeter of the site shall be retained, repaired and, where necessary, partially rebuilt in accordance with the details shown on drawing no. 0222-03 Rev M before any of the dwellings hereby approved are first occupied.

Reason: To achieve a satisfactory relationship between existing and proposed dwellings in the interests of privacy, to ensure that appropriate measures are put in place to secure the gardens of individual plots and to ensure the use of appropriate materials which are sympathetic to preserve existing features which contribute to the character of the countryside and the conservation area in accordance with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan policy ENV2 and the National Planning Policy Framework.

23. The vehicle access, parking, manoeuvring and turning areas for each dwelling shall be constructed and made available for use in full accordance with the details shown on drawing no. 0222-01 Rev R before each associated dwelling is first occupied.

Reason: To ensure that suitable provision is made for vehicle access, parking and manoeuvring concurrently with the occupation of the dwellings in the interests of highway safety in accordance with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan policy T2 and the National Planning Policy Framework.

**Planning Ref: 32/2016/17097**

**Proposal: Malsis Hall, Colne Road, Glusburn**

Additional Information Received

***Updated plans:***

Amended plans have been submitted to show a revised design for the fenestration of the cottages (also referred to as the 'bell house' and 'service buildings') to the west of the hall – one of which (western) is to be retained and other (eastern) whose façade only is to be retained. The amended plans seek to address the comments of the Council's Heritage Advisor summarised in paragraphs 9.49 and 9.69 of the Committee Report. The updated drawings are referenced as follows:

- Drawing no. 15-093-153 Rev A – Building B façade retention proposal.
- Drawing no. 15-093-320 Rev D – Cottage proposed floor plans.
- Drawing no. 15-093-350 Rev E – Cottage proposed elevations 1 of 2.
- Drawing no. 15-093-351 – Cottage proposed elevations 2 of 2.

***Additional representations:***

One additional representation has been received in objection to the application following the publication of the Committee Report. The points of objection are summarised as follows:

- None of the objections and consultee comments have been addressed by the updated plans.
- The submitted traffic report does not represent the severe queues experienced by commuters each day.

Amendments to the Report or Recommendation

***Report:***

The amended plans show window proportions and designs which more closely reflect (and retain/re-introduce) the original openings. In particular, the larger floor-to-ceiling windows on the retained façade of the 'bell house' have been replaced with smaller windows and/or doors which more closely reflect the proportions of existing openings and blocked-up windows apertures are to be reinstated across both buildings. Glazing bars have also been introduced to the windows to more closely reflect their original design and all openings are to be constructed in timber with a painted finish.

The revisions to the fenestration of the cottages are considered to address the

comments of the Council's Heritage Advisor set out in paragraphs 9.49 and 9.69 of the Committee Report. The Council's Heritage Advisor has been consulted on these revisions and comments as follows:

"The amended elevational treatment for Buildings B and C, as shown on the drawings is a considerable improvement on the previous drawings, especially in that:

- a) it is now proposed to retain and restore the whole of Building C and most of Building B
- b) better use of the original openings is now proposed
- c) the proposed design of fenestration is far more appropriate to the design of the original fenestration.
- d) the proposal for infilling openings which are not to be used with recessed stonework retains the original articulation of the elevations.

In addition, the proposed treatment of larger ground openings/former doors with a distinctly different treatment from the windows (with some solid timber doors but more glass and limited divisions elsewhere) is an appropriate alternative to re-instating solid doors."

Therefore, it is considered that the previous concern with the design of the cottages/service buildings/bell house has been overcome through the submission of amended plans.

**Conditions:**

The officer recommendation is unchanged. However, condition 2 is to be amended to make reference to the updated plans listed above. The updated condition will now read as follows:

2. This permission relates to the following plans:

- Drawing no. GA00 – Location plan.
- Drawing no. 0380\_PLI\_90\_001 Rev P16 – Site masterplan.
- Drawing no. H5095-PP-002 Rev A – Phasing plan.
- Drawing no. H5095-AHL-001 – Affordable Housing Layout.
- Drawings titled 'Malsis Play Area Proposal'.
- Drawings titled 'House Type - A, B, C, F, H, K, N, P and R' plans and elevations overview.
- Drawings titled 'House Type – D and E' plans and elevations overview (amended plans received 6.11.17).
- Drawings titled 'Apartment Type – M' plans and elevations overview.
- Drawing titled 'The Lodge Elevations Overview'.
- Drawing titled 'The Lodge Plans Overview'.
- Drawings titled 'Sports/Playing Field Strategy 09.10.2017 update'.
- Drawing no. 1507SHW/MSC/E002 – Illustrative section and external photographs.
- Drawing no. 0380\_PLI\_L\_94\_001 Rev P12 – Tree protection measures.
- Drawing no. 15-093-101 Rev G – Proposed site plan.



- Drawing no. 15-093-103 Rev A – Proposed demolition plan.
- Drawing no. 15-093-105 – Proposed demolition masterplan.
- Drawing no. 15-093-119 Rev F – Indicative lower ground floor.
- Drawing no. 15-093-120 Rev H – Indicative ground floor.
- Drawing no. 15-093-121 Rev F – Indicative first floor.
- Drawing no. 15-093-122 Rev C – Indicative second floor.
- Drawing no. 15-093-123 Rev B – Indicative roof plan.
- Drawing no. 15-093-150 Rev C – Proposed elevations (1 of 3).
- Drawing no. 15-093-151 Rev C – Proposed elevations (2 of 3).
- Drawing no. 15-093-152 Rev D – Proposed elevations (3 of 3).
- Drawing no. 15-093-153 Rev A – Building B façade retention proposal.
- Drawing no. 15-093-320 Rev D – Cottage proposed floor plans.
- Drawing no. 15-093-350 Rev E – Cottage proposed elevations 1 of 2.
- Drawing no. 15-093-351 – Cottage proposed elevations 2 of 2.
- Drawing no. 15-093-420 Rev B – Malsis house proposed plans and elevations.
- Drawing no. 15-093-SK500 – Chapel site plan.
- Drawing no. 15-093-520 – Chapel floor plan.
- Drawing no. 15-093-521 – Chapel roof plan.
- Drawing no. 15-093-550 Rev A – Chapel proposed elevations.
- Drawing no. 0380\_PLI\_L\_97\_100 Rev P02 – Care facility hard landscape and boundary treatments plan.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Craven District (Outside the Yorkshire Dales National Park) Local Plan and the National Planning Policy Framework.

Drawing nos. 15-093-150 Rev C, 15-093-151 Rev C and 15-093-152 Rev D will also need to be amended to reflect the changes to the design of the service buildings. The drawing references in condition 2 will be updated accordingly once these revised plans are received.

**Planning Ref: 63/2016/17523**

**Proposal: Land adjacent to Carleton New Road, Skipton**

Additional Information Received

***Additional representations:***

One additional letter has been received in objection to the application following the publication of the Committee Report. The points of objection are summarised as follows:

- I recently ended my role as a football coach after 13 years personally using the pitches that have been closed by the developers. The loss of 2 football pitches and a successful senior football team is a great loss.
- Skipton does not need more parking it needs less expensive accessible parking than currently exists elsewhere in the town. The alteration of the local area will never be reversed due to the tarmacking of a green field.
- There is no guarantee that the retained pitch will be improved once the car park is constructed.
- I urge the council to follow the advice of the CDC Sports Development Officer, Sport England and the local needs of the football community and reject this proposal. In an era of increasing obesity amongst the young a plan to remove sports facilities is short sighted. These are community assets for future generations and should not be considered as car parking options.

Amendments to the Report or Recommendation

None.

**Planning Ref. 2017/18400/VAR**

**Proposal. Application to vary condition 3 and 5 of planning approval  
63/2015/15335**

Additional information Received.

Since the generation of the committee report the Council have received one letter of objection. Comments are summarised below:

The extended opening hours would have a harmful impact on the viability of my business.

Officer Note: This is not a material planning consideration.

Amendments to the Report or Recommendation

None

**Planning Ref.**

Additional Information Received

Amendments to the Report or Recommendation