

Late Information Report 5.6.2017 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 63/2016/17465

Proposal. Residential Development for 67 Houses with associated off street parking, access roads, and cycle circuit track

Additional Information Received

Error on page 4 – paragraph 6.6 – should read 26 affordable homes not 16 as stated within the report.

Since the publication of the Committee report additional consultation responses have been received. The responses are from CDC Strategic Housing and NYCC Heritage Services.

The updated comments from CDC Strategic Housing now states that Craven District Council has substantial unmet affordable housing need for 145 homes per year, evidence of which is provided within the SHMA 2016 .The SHMA further evidences the affordable tenure split to meet identified need stating ‘In terms of tenure, a split of 15%-25% intermediate tenure and 75%-85% affordable rented would be recommended’. Further evidence of need can be found in the form of the Housing Waiting List (North Yorkshire Homechoice) which currently has 470 people registered for affordable housing in the Craven District (May 2017).

The consequences of not meeting housing need are severe: sections of the community will lose the opportunity to access housing that meets their needs. Furthermore, developments consisting solely of market housing will not deliver mixed and inclusive residential communities, nor will they support the local economy by providing homes at a range of prices and tenures for those working locally.

The provision of the proposed affordable homes will help to address significant housing need and is in line with emerging policy. Proposals are supported by Strategic Housing.

NYCC Heritage Services states that features visible on the geophysical survey were

detected but did not contain any dating evidence. Based on the verbal correspondence it does not appear that the site has a particularly high status and significant features such as human remains were not detected. I would recommend that further archaeological works take place to fully record the enclosure and pond to the north but have no objection in principle to the development.

I recommend the use of an appropriate condition is imposed to secure further archaeological recording.

Amendments to the Report or Recommendation

Additional condition 28

A) No development shall commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

- 1.The programme and methodology of site investigation and recording
- [2.Community](#) involvement and/or outreach proposals
- 3.The programme for post investigation assessment
- 4.Provision to be made for analysis of the site investigation and recording
- 5.Provision to be made for publication and dissemination of the analysis and records of the site investigation
- 6.Provision to be made for archive deposition of the analysis and records of the site investigation
- 7.Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In order to provide a reasonable opportunity to record the history of the site.

Planning Ref. 17/2017/17939

Proposal: Conversion and alteration of building to form 3 No. 2 bedroom cottages (resubmission of withdrawn application reference 17/2016/17534) – The Old Chapel, Carleton

Additional Information Received

- 1) Further comments, along with photographs*, have been submitted by the occupants of neighbouring property 5 Chapel Street. Mr Richard of 5 Chapel Street states in an email that “...*the pictures hopefully demonstrate more clearly than the plans how the impact of raising the roofline and additional velux windows will negatively impact our light and privacy. The photos show current view from kitchen and bedroom window, the houseplant is kept in the photo to show scale and to show the camera is not zoomed in. According to the plans the roofline will be raised to the height of the top of the gothic window almost obliterating our skyline.*”

*Copies of the photographs will be provided to Members at the Planning Committee meeting.

Mr Richard and Ms Ekata of 5 Chapel Street also stated to the duty planning officer that in their opinion there will be velux windows opening from the first floor living accommodation directly overlooking them.

Officer’s Note: As detailed at paragraph 9.21 of the Committee report, amended plans have been received to show that all 6 roof lights in the west facing roofslope (facing Chapel Street) would be obscure glazed and non-opening. Paragraph 9.22 of the Committee report sets out the assessment of the impact upon the properties on Chapel Street.

- 2) An amended plan has been received (reference 2676.2 B received 1st June 2017) correcting the labelling north and south elevations as proposed (previously the north elevation was labelled as south, and vice versa).

Officer’s therefore seek delegated authority to approve the application subject to rewording condition 2 to refer to the amended plan and date received.

Amendments to the Report or Recommendation

Amendment to condition 2, condition to read as follows;

The approved plans comprise drawing 2676.2B received by Craven District Council on 1st June 2017. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved

following an application for a non-material amendment.

Planning Ref.

Proposal.

Amendments to the Report or Recommendation

Planning Ref.

Proposal.

Additional Information Received

Amendments to the Report or Recommendation

Planning Ref. xxxxxx

Proposal. xxxxx

Additional Information Received

N/A

Amendments to the Report or Recommendation

N/A

