

CRAVEN SPATIAL PLANNING SUB-COMMITTEE

6th April 2017

Present – The Chairman (Councillor Mulligan) and Councillors Barrett, Brockbank, Dawson, Madeley, Staveley and Sutcliffe.

Officers – Strategic Manager for Planning and Regeneration, Spatial Planning Manager, Planning Officer (Planning Policy), Temporary Planning Officer (Planning Policy) and Committee Officer.

Start: 6.34pm

Finish: 7.35pm

The minutes of the Sub-Committee's meeting held on 30th January 2017 were confirmed and signed by the Chairman as a correct record.

Minutes for Report

CSP.132

PUBLIC PARTICIPATION

The following persons addressed the Sub-Committee

a. Mr Derek Jordan of Giggleswick addressed the Sub-Committee in respect of the employment land review, and in particular asked that two sites, SGO83 (land at the corner of the A65 and Brackenber Lane, Giggleswick) and SGO64 (land to the south of Runley Bridge Farm and west of the B6480 Settle) be withdrawn from further consideration as possible employment sites within the emerging local plan. Commenting in particular on Site SGO83 Mr Jordan highlighted the site's propensity to flood and the effect of that flooding on residential property known as Gildersleets. He also drew attention to letters written by Nigel Evans, the Member of Parliament for Ribble Valley, asking authorities not to allocate land which could add to flooding problems associated with the River Ribble within his constituency.

On the question of need Mr Jordan reminded Members that in presenting the employment land review to the Sub-Committee in November 2016 the consultants had indicated that withdrawal of both SGO83 and SGO64 would not undermine the Council's ability to meet its allocation requirement for the local plan. Since November 2016 there had been a number of developments which the Council should be taking into account, in particular a development at Armistead Hall Giggleswick which would create between 60 and 80 new jobs, and the availability, albeit within the Yorkshire Dales National Park, of 2.5 hectares of land at Giggleswick Quarry which was currently being marketed for employment use. He expressed the opinion that there was a limit to the amount of employment / commercial activity an area the size of Giggleswick and Settle could sustain, and pointed out that as currently proposed 60% of employment land to be allocated by the Local Plan could be located in that area which had only 9% of the District's population. Previously, as he understood it, employment land, for which there was a need, was to have been allocated in Bentham and Ingleton, but that now appeared to have changed.

In conclusion Mr Jordan asked that sites SG083 and SG064 be withdrawn thereby easing the concerns of residents of Gildersleets and benefiting the wider community, and that employment land be provided in Bentham and Ingleton. The Chairman thanked Mr Jordan for his comments and indicated that they would be taken into account in discussing the Employment Land Review.

b. In addressing the Sub-Committee Ms Elaine Ward of Giggleswick circulated a number of photographs of the area of floodplain north of Rathmell and in particular the potential employment sites north of Settle Bypass referred to as SGO83 and 84 within the Employment Land Review. Ms Ward expressed the opinion that the Local Plan should not be allocating sites which encroached on

the floodplain or scarred the open countryside south of Settle / Giggleswick between the Yorkshire Dales National Park and Forest of Bowland Area of Outstanding Natural Beauty, demonstrating her concerns through the above photographs, a number of which showed flooding and standing water on sites SGO83 and 84 which she pointed out was a regular occurrence following heavy rainfall. In commenting on the analysis of both sites within the Employment Land Review she pointed out that the analysis had failed to adequately describe the nature of Raines Road and Brackenber Lane, or recognise that the sites were high value agricultural land and a breeding ground for curlews, The possible negative impact their development could have on tourism was also a factor that should be taken into consideration and listed as a potential barrier to development along with local and main road access. In concluding Ms Ward asked that by reason of flooding and their unacceptable encroachment into sensitive open countryside between the National Park and Area of Outstanding Natural Beauty, sites SGO83 and 84, together with sites SG0 85, 86 and 87 should all be withdrawn from further consideration. She also drew attention to the Council's local plan information which stated that local knowledge should be taken into account, and asked that information provided be forwarded to the consultants concerned as it appeared that in carrying out their assessments they had not been in full possession of all relevant facts.

In responding to a question the Spatial Planning Manager confirmed that the consultants responsible for the Employment Land Review had carried out site visits.

CSP.133

STRATEGIC FLOOD RISK ASSESSMENT

Further to Minute CSP.125/16-17, at which the Sub-Committee had received the draft Level 1 Strategic Flood Risk Assessment (SFRA) for the Craven Local Plan area, the Strategic Manager for Planning and Regeneration submitted a report presenting an updated copy of the Risk Assessment.

Members were reminded that in considering the draft Assessment at Minute CSP.125 it had emerged that a site listed within the Employment Land Review as potentially suitable for employment use had not been included within the flood risk assessment. Subsequent to that meeting a further 10 sites had been identified as having been left off the original list of sites sent to the consultants commissioned to produce the SFRA. All 11 sites had now been assessed and the Strategic Flood Risk Assessment updated as necessary. Yorkshire Water had also now confirmed that it had no records (referred to as DG5 data within the Assessment) of flooding caused by overloaded sewers within the Craven local plan area; no revisions to the SFRA had been necessary to reflect that position.

As with the Employment Land Review the results of the Level 1 Strategic Flood Risk Assessment would form part of the evidence base to be used to inform choices on preferred sites in the forthcoming consultation on the emerging draft local plan and also inform the development principles for individual sites to ensure that they were developed in a safe and sustainable manner. The Assessment did not allocate sites, and the Sub-Committee was not being asked to consider preferred sites at this time. Flood risk assessments would need to be carried out on individual sites, as advised by the Strategic Assessment.

During the course of the discussion a Member drew attention to problems experienced with the Aire Valley Sewer and expressed surprise that those problems had not been referenced within the information supplied by Yorkshire Water.

Resolved – (1) That the updated Level 1 Strategic Flood Risk Assessment (January 2017) as now submitted is noted and accepted into the evidence base for the Craven Local Plan.

(2) That clarification is sought from Yorkshire Water as to the position in respect of problems previously experienced with the Aire Valley Sewer and the absence of any reference to that problem within the company's DG5 data; Sub-Committee Members to be informed of the Company's response.

(By reason of an interest in a site referenced SG025, Councillor Staveley declared an interest in the above matter under Paragraph 15 of the Members' Code of Conduct, he moved to the public gallery taking no part in the vote thereon.)

CSP.134

EMPLOYMENT LAND REVIEW

Further to Minute CSP.124/16-17, the Strategic Manager for Planning and Regeneration submitted a report drawing the Sub-Committee's attention to work carried out in updating the Craven Employment Land Review. Members were reminded that the Review would be used as underpinning evidence to inform emerging employment planning policy and land allocations in the new local plan.

Although the conclusions of the substantive Employment Land Review report remained unchanged, in the period following acceptance of the Review into the local plan evidence base in November 2016, work had been carried out to align potential employment site assessments therein with, and take account of, the results of the Strategic Flood Risk Assessment 2017 Update and the updated Strategic Housing Market Assessment (SHMA 2016).

During the course of the ensuing discussion concerns were expressed in respect of the absence or lack of potential sites put forward as being available for allocation for employment use in some parts of the District, and in responding to questions the Spatial Planning Manager confirmed that the review document only assessed sites put forward, it did not seek to identify or allocate possible sites. If during public consultation other potential employment sites came forward they would be assessed and considered for possible inclusion within the Local Plan.

Copies of the updated review document had been circulated in full as an appendix to the Strategic Manager's report.

Resolved – That the findings of the updated employment land review are noted, and that the document as now presented is accepted into the evidence base to inform the emerging Craven Local Plan.

CSP.135

LOCAL PLAN GREEN SPACE DESIGNATION – KIRK LANE EMBSAY

Further to Minute CSP.129/16-17, the Strategic Manager for Planning and Regeneration submitted a report presenting an assessment of an area of land at Kirk Lane, Embsay for possible designation as a local green space (site referenced as EM-LGS11). A location plan showing the boundaries of the proposed green space had been circulated with the Strategic Manager's report.

Members were reminded that the National Planning Policy Framework had introduced a new Local Green Space Designation, which allowed communities through the Local Plan and Neighbourhood Plan process, to identify areas of local green space. If designated, a local green space was protected from development that would adversely impact on its open character and the particular local significance placed on it which made it valued by the local community.

Having assessed the area of land at Kirk Lane using the process agreed at Minute CSP.129 it was recommended, and

Resolved – That the outcome of the assessment of site EM-LGS11 - land at Kirk Lane Embsay, carried out in accordance with the methodology approved by this Sub-Committee on 30th January 2017, is agreed and that the site is added to the list of draft designated Local Green Space sites to be subject to public consultation as part of the pre-publication draft Local Plan.

CSP.136

DATE OF NEXT MEETING

To be held on a date to be agreed in consultation with the Chairman and Members of this Sub-Committee.

Chairman.