

Late Information Report – 10 April 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. 45/2017/17741

Proposal. Modular Building Country Harvest Farm Shop Ingleton

Additional Information Received

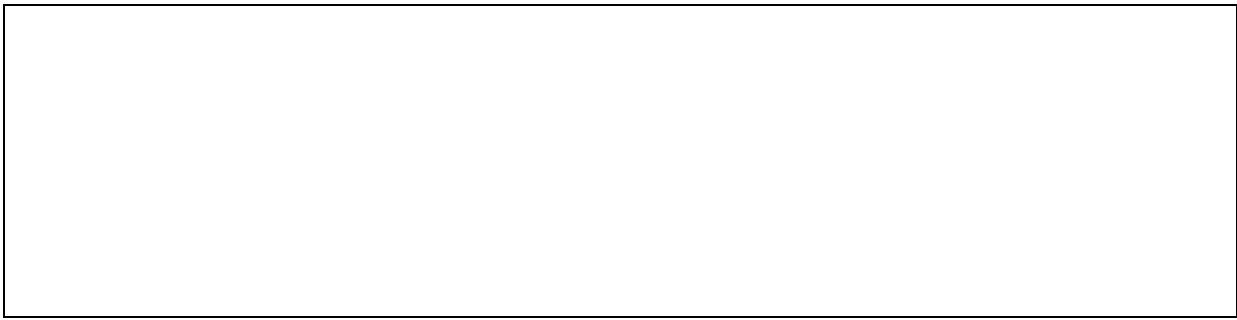
The applicant's agent has submitted a letter in response to the officer's report. They consider that the Local plan is out of date and therefore the NPPF should have primacy and that the application should be supported because it would support economic growth in a rural area. They consider that a sequential approach should not be applied to this small scale use on an existing site. They also consider that the construction materials would echo the traditional materials used in farm buildings in the countryside.

Reference is also made to an appeal decision which was allowed in the countryside. However, it is not considered to be comparable since visitor numbers to the retail unit was a maximum of 10 per day and normally between 2 and 6.

A letter of support has been received from the Ingleton Area Business Group advising that Country Harvest plays a valuable role in bringing new people to the area with around 250,000 per year and will attract even more visitors especially at Christmas. During the summer the building may be used to display and sell the work of local artists and crafts. Country Harvest have worked closely with the Business Group to promote Ingleton. They ensure that the stock they carry does not detract from the village and is in itself a destination and as such is in a position to promote the village and its amenities to a wide range of people.

Amendments to the Report or Recommendation

The letter from the agent does not raise new issues and the recommendation remains as before.



Planning Ref. 08/2016/17836

Proposal. Variation of condition 2 & 4 of previous approval 08/2016/16863 to allow a revised site layout and allow caravan 1 to be occupied as permanent living accommodation by a site warden.

Additional Information Received

One third party representation has been received from Gate House, Betham objecting to the proposal. Comments have been summarised below:

1. Concern over the potential loss of privacy due to the changes in ground levels that have occurred since the grant of planning approval.
2. Concern over the repositioning of caravan 3, which has positioned it nearer to the joint boundary with Gate House thus resulting in an unacceptable loss of privacy.
3. Concern over the planting of a tall hedge along the joint boundary would impede the level of natural light to our lounge and dining room windows.
4. The majority of the boundary fence has been removed, leaving a young undeveloped hedge. The loss of the fence means that in particular a child could easily again access straight onto a busy road.

Amendments to the Report or Recommendation

None.

Planning Ref. 18/2016/17343

Proposal. Reconstruction of Bence Barn Keasdon

Additional Information Received

Nine further letters of support have been received to the revised application.

No new issues are raised.

Amendments to the Report or Recommendation

None