

Late Information Report – 21 November 2016 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. 68/2016/17240

Proposal. Proposed touring caravan site including amenity block at Lund Holme Farm, New Road, Ingleton.

Additional Information Received

The initial response from the Highway Authority simply stated that they had no objections. However, on 14 November 2016 an amended response was submitted to the LPA. The Highways Authority comments that *'additional information has been received that caravans approaching the site from the east (Ingleton) are being instructed to turn around in Country Harvest car park or A687 junction in order to access the site from the west. This is unsatisfactory in terms of highway safety and the access should be improved or relocated in order that caravans can access the site from both directions off the A65'*.

The Highways Authority has therefore revised their response to no objections subject to a condition to improve the site access.

Amendments to the Report or Recommendation

Given the comments of the Highway Authority the following additional condition is now recommended: -

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

- (i) The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- (ii) The access shall be formed with 5 metre radius kerbs, to give a minimum carriageway width of 5.5 metres, and that part of the access road extending 30 metres into the site shall be constructed in accordance with Standard Detail number

DC/CD-A.

(iii) Any gates or barriers shall be erected a minimum distance of 30 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.

(iv) That part of the access(es) extending 30 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.

(v) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority, and maintained thereafter to prevent such discharges.

(vi) The final surfacing of any private access within 30 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

(vii) Provision of tactile paving in accordance with the current Government guidance. All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

INFORMATIVE

You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

REASON: In accordance with Saved policy T2 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

Planning Ref. 36/2016/17317

Proposal. Retrospective application for the retention of 1no. WTN 250 KW with a tip height of 45m including vehicular access, and associated apparatus

Additional Information Received

Since the publication of the Committee report an additional consultation response has been received. The response is from Ribble Banks Parish Council.

They comment that they object to the retrospective application in line with their objections to the previous application for a second turbine. The reasons for the objection are:

- Visual harm to the character and appearance of the landscape and neighbouring properties.
- Noise pollution.
- Proposal fails to have the backing of the local community.

Amendments to the Report or Recommendation

The comments of the Parish are noted and it is also recognised that the Parish is elected to represent the local community. However, application publicity indicates that there is more support for the development than against it. Additionally the application details do in Officer's opinion satisfactorily address the concerns raised in objection to the application. On balance, it is therefore considered that the development has the backing of the local community.

Error in paragraph 9.47 – should read “Finally, with respect to (d) representations submitted with this application suggest that the development does have the backing of the local community”.