

Late Information Report – 24 October 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. 32/2016/17300

Proposal. Residential development of four two bedroom three person starter homes with off street parking at garage site adjacent to 44 & 60 Colne Road, Glusburn.

Additional Information Received

11 further representations have been received with regards to the proposal. Issues raised have already been summarised and considered in the Committee Report.

Councillor Barrett (the ward councillor) has also submitted comments on the acceptability of the proposal to the Council's committee clerk and asked for these comments to be circulated to members of the Planning Committee. These comments have been seen by Planning Officers and noted, but do not alter the recommendation made to the Committee.

In an additional communication Councillor Barrett has commented that it seems that no specific pedestrian footway is proposed for the access into the development. (Officers can confirm that this is the case and the access is a shared pedestrian / vehicular surface).

Finally, the applicant's agent has commented that he has received comments from the neighbouring householder who claims a right of access across the application site. (Officers advise members that this is a private matter between the Council acting in its capacity as land owner and the neighbouring resident. This is not a matter that affects the merits of the planning application).

Amendments to the Report or Recommendation

N/A

Planning Ref. 66/2016/17316

Proposal. Residential development of three, two bedroom starter homes with off street parking on land adjacent to 13 Harper Grove, Sutton-in-Craven.

Additional Information Received

4 further representation letters have been received with regards to the proposal. Many of the issues raised in those letters have already been summarised and considered in the Committee Report. However the following are additional issues: -

- a) The estate was built as a model post war estate with an open avenue and open aspect greens. This will be lost.
- b) The land is regularly used by children.
- c) Surface water runs down the hillside and there are localised springs. Concerns the development will cause flooding problems.
- d) Loss of privacy
- e) The development interferes with the routes of sewers and water mains.

With respect to a) and d) the comments are noted, but for the reasons set out in the Committee Report the development is considered to be acceptable.

With respect to b) it is not considered that the loss of the land as informal play space for children could be sustained as a reason to refuse planning permission. It is noted that the site was not identified in the 1999 local plan as being a site of any strategic importance as open space or wider amenity value.

With respect to c) providing the development has appropriate measures to address surface water drainage from the application site itself and does not interfere with existing drainage infrastructure it is not considered that a case could be demonstrated that the construction of these dwellings would unacceptably cause flooding problems.

Finally with respect to e) since the publication of the Committee report revised drawings have been received. The plan does not amend the submission in any significant way, but principally the revisions now indicate the route of a water main that crosses the site. Yorkshire Water raises no objections to the scheme.

Amendments to the Report or Recommendation

It is necessary to amend condition 2 to reflect the amended plans. The amended 2 condition is set out below: -

‘2. The approved plans comprise Plan Numbers:

02 rev B received by the Local Planning Authority on the 17th October 2016.

03 received by the Local Planning Authority on the 5th September 2016.

04 rev A received by the Local Planning Authority on the 17th October 2016.

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.

Reason: To specify the permission and for the avoidance of doubt’

Planning Ref. 63/2016/17277

Proposal. Application for Listed Building Consent for Halo Illuminated Lettering; externally illuminated hanging signs, and internally illuminated menu box at 17-19 High Street, Skipton.

Additional Information Received

N/A

Amendments to the Report or Recommendation

The following additional informative is recommended: -

‘Notwithstanding the drawing titled ‘Proposed Image’ received by the Local Planning Authority on the 22 September 2016 this decision does not grant Listed Building Consent for the painting of windows grey at 17-19 High Street or on the lower ground floor of the Town Hall’.

Planning Ref. 21/2016/17038

Proposal. New dwelling – Land off Netherghyll Lane, Cononley.

Additional Information Received

1. Further plans have been submitted to amend the site area to include a gate/barrier across Gibside Lane at the eastern side of the site. Accordingly condition 2 has been amended to include the revised plans.
2. A further consultation response has been received from Yorkshire Water confirming that the siting of the proposed dwelling has been agreed with the agent such that there will be no impact on the water main that runs through part of the site.

Amendments to the Report or Recommendation

To address point 1 condition 2 is amended to read as follows:

‘The approved plans comprise the following:

- *Location plan.*
- *Drawing nos. P1729.001 revision C, 003 revision D and 007 revision A received by the Local Planning Authority on the 29th September 2016.*
- *Drawing no. P1729.002 revision D received by the local planning authority on 11th October 2016.*
- *Drawing nos. P1729.005 revision E and 006 revision E received by the local planning authority on 13th October 2016.*
- *Flood Risk Assessment received by the Local Planning Authority on 8th June 2016.*

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.

Reason: To specify the permission and for the avoidance of doubt.’

With respect to point 2 above YW has requested that the following condition (condition 8) be attached:

‘No building or other obstruction including landscape features shall be located over or within 5m either side of the centre line of the water main that enters the site i.e. a protected strip width (easement) of 10m. If the required stand-off distance is to be achieved via diversion or closure of the water main, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker prior to the undertaking of any works.

Reason: In order to allow sufficient access for maintenance and repair work of the water main at all times.'

Additionally officers also consider that the following condition (condition 9) be attached. The condition is recommended in order to help ensure that occupiers of the new dwelling are prohibited from using the access onto Main St to the north-east of the site which has very poor visibility.

'The occupiers of the dwelling hereby approved shall access and egress the property by the westernmost access onto Netherghyll Lane only (as detailed within the site area defined on the approved location plan) and shall not use the access from Gibside Lane onto Main Street at any time. The access to Main Street shall be kept gated and locked at all times save for periodic use by any third party that has a right to use the access and is not resident in or visiting the approved dwelling.'

Reason: The access onto Main Street has sub-standard visibility and ensuring that the use of the access is not increased is therefore necessary in the interests of highway safety.'