

Late Information Report – 31 August 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. 45/2016/16839

Proposal. Outline planning sought for one three bedroomed property to rear of property with access now shown through Craven District Council car park (resubmission of previous application 45/2015/16450) at 7 Uppergate, Ingleton.

Additional Information Received

There are two matters to address.

1. A further letter of representation has been sent direct to Planning Committee members from an objector who is unable to attend the committee meeting. The letter raises a number of issues that are already addressed in the main Officer report. Additionally the letter also comments the proposed house would be practically located on the neighbour's garden fence (Officer note as the application is made in outline with all matters reserved the location of the proposed dwelling is not a matter under consideration).
2. Officers now recommend that some of the suggested conditions in the Committee report for this application are amended / deleted.

Condition 2 of the planning permission specifies the plans to be approved. The application has been made in outline with all matters reserved. Condition 2 as currently drafted specifies plans to be approved that refer to matters that are reserved (the information has been supplied for illustrative purposes only). It is therefore necessary to amend condition 2 to clarify this and avoid any confusion in the future.

Condition 11 was requested by the Highway Authority and requires the parking and manoeuvring areas indicated on the submitted plans to be retained for their intended purpose. The submitted plans are provided for illustrative purposes and therefore the parking and manoeuvring areas shown on the plans may not be the same as the final details of any scheme put forward under a reserved matters submission. It is therefore not appropriate to impose this condition at this stage, and it would instead be more appropriate for such a condition to be imposed at the reserved matters stage when the precise details of the development proposal

are clarified.

Condition 3 specifies precise design detailing for the proposed house on the site. The design detailing specified by the condition will probably be appropriate. However this is an outline application with all matters reserved and it is possible the requirements of the condition may actually not be appropriate for the final permitted design of house. It would instead be more appropriate for such a condition to be imposed at the reserved matters stage when the precise details of the development proposal are clarified.

Amendments to the Report or Recommendation

- That condition 2 is amended as follows: -
 2. The approved plan comprises drawing 240:2 Rev B showing the application site boundary that was received by the Local Planning Authority on 8th April 2016. All other details, including other reserved matters information shown on drawing 240:2 Rev B, are illustrative only.
- That conditions 11 and 3 of the officer report are deleted and not attached to any grant of planning permission.

Planning Ref. 21/2016/16856

Proposal. Construction of 2 no. linked houses at Land adjacent to Pear Tree Farm, Meadow Lane, Cononley

Additional Information Received

There are three matters to address: -

1. Comments have been made by the Ward Councillor (Cllr Mulligan) a copy of which has been sent directly to Planning Committee members. In summary, these comments primarily relate to the impact on a heritage asset and it is contended that this adverse impact would justify refusing the application. Officers agree that the impact on the heritage asset is indeed a matter that needs to be considered in the assessment of the application, but for the reasons set out in the committee report the application is recommended for approval.
2. A consultation response has been received from Yorkshire Water Services who raise no objections and advise that the foul water from the development can be accommodated in the public sewer network and that surface water will go to a soakaway. A condition is recommended to deal with surface water.

3. A final consultation response has yet to be received from NYCC Highways. Delegated authority is therefore sought to approve the application providing no objections are made by NYCC Highways and subject to any additional necessary conditions.

Amendments to the Report or Recommendation

In accordance with the advice of YWS the following additional condition is recommended: -

No piped discharge of surface water from the application site shall take place until works to provide satisfactory outfall other than the local public sewerage for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

Reason: To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the foul sewer network.

The recommendation is amended to: -

Delegate authority to the Development Control Manager to approve the application (with the conditions set out in the committee report and the additional condition set out in the Late Information Report) subject to no objections being raised by the Highway Authority and subject to any additional necessary conditions to control highway safety matters.

Planning Ref. 22/2016/17044

Proposal. Variation of condition no 2 of previously approved application 22/2015/16431 to revise the design of the dwellings at land off Acre Road, Cowling.

Additional Information Received

Whilst no new information has been received it is recommended that condition 2 of the conditions in the Committee report is amended to help ensure a more robust approach.

Amendments to the Report or Recommendation

- That condition 2 is amended as follows: -

2. Unless otherwise approved in writing by the Local Planning Authority, the development shall be completed in accordance with details that have first been approved by the Local Planning Authority as meeting the requirements of conditions 4 & 5 of planning ref. 22/2015/16431.

Reason: To ensure that the access is constructed to a suitable standard. (An application has already been made to discharge conditions 4 & 5 of planning ref. 22/2015/16431 and this amended scheme does not have any altered impacts with respect to highway safety).