

Late Information Report – 8th June 2015

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: 26/2014/15224

Proposal: Outline Application For Residential Development To Provide Extension To Previously Consented Housing Site (26/2014/14518)

Additional Information Received

1. One further letter of objection received raising concerns with respect to drainage (such concerns have been raised by others and the matter is already considered in the Committee report).
2. An additional letter has been received from Embsay Cricket Club outlining that the applicants have agreed to provide an area of tree planting adjacent to the cricket ground in order to prevent cricket balls causing damage to the new housing. With this revision (not shown on plan) the cricket club is supportive of the application.
3. Embsay Football Club have written to state that following a meeting with the applicant and the agent they have no objections to the application as their concerns regarding ownership of the football pitch being gifted to the football club, parking issues and access for maintenance vehicles have now been addressed.
4. A further letter has been received from the agent acting on behalf of the Chatsworth Settlement Trustees in respect of the site to the east identified as EM013 in the Craven Draft Preferred Sites for Consultation report (Summer 2014). The letter states that an application to develop site EM013 has now been lodged and it is asserted that this now gives added weight to the previous letter of objection (summarised in the officer report). It is also stated that if planning permission were to be granted it would detract from the credibility of the approach taken by the Council in the preparation of the emerging Local Plan.

Amendments to the Report or Recommendation

N/A

Planning Ref 08/2015/15473

Proposal. Solar farm Low Bentham

Additional Information Received

Applicant has confirmed that the maximum height of the solar arrays is 2.7 m. above ground level. The arrays follow ground undulations and topography.

A response has been received from the Highway Authority on 5.6.15 requesting that four standard conditions be attached to any approval. The response is attached to this Late Information Report.

A letter of representation has been received regarding an article that appeared in the Bentham Newsletter. The article seems suggest the Town Council is setting up a company with the applicant to act as an energy provider. Planning Officers do not know whether this information is correct or not, but either way the application has to be considered only on its planning merits.

Amendments to the Report or Recommendation

It is recommended that the 4 additional conditions requested by the Highway Authority are appropriate and should be attached to any grant of planning approval.

Officer Note: It will be necessary for Officers to make very slight amendments to the Highway conditions to make them applicable, but fundamentally the conditions will remain as requested by the Highway Authority.

Planning Ref. 30/2014/15190

Proposal. Engineering operations at Kelber Hill Farm, Gargrave

Additional Information Received

This applicant has decided to withdraw this application.

Planning Ref: 63/2015/15547

Proposal: Change of use of agricultural land to golf course and alterations to practice area

Additional Information Received

The case officer has been verbally advised by Mr Brian Philips, Chairman of the Tarn Moor Estates Trust, that the Trust owns the land to which this application relates. The applicant's agents have signed Certificate A on the application form which states that Skipton Golf Club are the owners. Skipton Town Council has also advised that they are owners of the land, as Custodian Trustee of the Tarn Moor Estate. Mr Philips would like to make it known that the Tarn Moor Estates Trust are the owners, not Skipton Golf Club or Skipton Town Council.

Amendments to the Report or Recommendation

The ownership of the site does not affect the merits of this planning application. If planning permission is granted, this does not infer any right for Skipton Golf Club to develop the site without first gaining the permission of the landowners.

However, in cases where it is alleged that ownership declarations are incorrect it is appropriate for the Local Planning Authority to go back to the applicant and ask for clarification on the matter. In some cases it may be the case that the ownership declaration is incorrect and formal notice should be served on the landowner.

Given the above, the recommendation is amended to: -

'Subject to no further representations being made raising new material planning issues, members resolve to grant delegated authority to the Development Control Manager to grant planning permission subject to: -

- **the following conditions, and**
- **the Development Control Manager first carrying out further investigations to check the validity of the Ownership Certificate declaration, and if necessary ensure that the appropriate notice is served on the land owner.'**

Planning Ref. 63/2015/15606

Proposal. Alterations to existing frontage and changes to windows and doors.

Additional Information Received

The applicant's agent has indicated that his client does not have an issue with the doors and windows being in timber.

Amendments to the Report or Recommendation

None.