

Late Information Report – 2nd September

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. 42/2015/15870

Proposal. Outline application for residential development on land off A654 Kendall Road, Hellifield.

Additional Information Received

The following additional information is of relevance: -

1. The application was made in outline with only details for access submitted for consideration. An illustrative plan was submitted with the application that indicates an illustrative layout for 21 dwellings. The planning application forms do not specifically refer to the number of dwellings proposed, but supporting information does make reference to the scheme being for circa 21 dwellings. The description of development was adjusted by Planning Officers to specifically state 21 dwellings. For the avoidance of doubt the applicant's agent has been asked to clarify that they are happy for the proposal to be considered on the basis that the development proposal is for 21 dwellings. This acceptance has been received.
2. On 28 August 2015 the Council was notified by the National Planning Casework Unit that the Secretary of State has received a request to call-in the planning application under s77 of the Town and Country Planning Act. The Secretary of State can call-in an application for any reason and anyone can ask the Secretary of State to call an application in.

When an application is called in the Secretary of State takes the decision making power on a particular planning application out of the hands of the local planning authority. In practice very few applications are called in every year and normally it relates to issues of national significance. In officer's opinion it is very unlikely that this application will be 'called-in', but the National Planning Casework is acting on the request that they have received.

The Local Planning Authority has therefore been asked not to issue any decision notice approving the application until the Secretary of State has first been given

the opportunity to decide whether or not to call in the application.

Amendments to the Report or Recommendation

To allow the Secretary of State the opportunity to decide whether or not to call in the planning application the recommendation is amended to:

'That Members resolve to grant outline planning permission subject to:

- *The Secretary of State confirming that the application will not be 'called-in', and*
- *The following planning conditions'*

Planning Ref. 17/2015/15883

Proposal. Installation of 16 solar

Additional Information Received

1 letter of support has been received supporting the applicant's efforts in going green.

Amendments to the Report or Recommendation

None necessary.

Planning Ref. 48/2015/15897

Proposal. Change of use for redevelopment of holiday park at Langcliffe Caravan Park, Langcliffe

Additional Information Received

The following additional representation has been received from residents of a neighbouring property;

"Many thanks for the invitation in the email below for us to attend the planning committee meeting in Skipton on 02 September, 2015. Unfortunately, we are not free to attend that meeting, but we detail below a summary of the points that we would make as objectors.

The 'Pasture' extension has always been the most problematic for the residents of

Holme Head for the following reasons; increased noise pollution; increased footfall through the historic hamlet of Holme Head (an example of industrial archaeology); serious impact on the fragile ecological state of the 12th century mill pond, located between Holme Head and the caravan park.

In sum, the application: 1. fails to provide any specific research evidence to support any demand/need for further expansion of the caravan park. 2. fails to address adequately specific planning principles in: a) National Policy Planning Framework: Section 3: 'respect the character of the countryside'; Section 7: 'promote or reinforce local distinctiveness'; Section 11: 'conserve and enhance the natural environment'. b) the Craven District Local Plan: ENV1 (Development in the Countryside): small scale development having rural character will only be permitted in the open countryside where it 'helps to maintain or enhance the landscape character'; EMP16 (Static Caravans): proposals only permitted provided that 'the scale of the development is in context with its surroundings'; 'the site will not have an unacceptable impact on the character or setting of the settlement or the amenity of local residents'; and 'the proposal will not have an adverse impact on the sites of nature conservation value or archaeological or historic importance'. 3. fails thus to justify the appropriate balance of the total of the indigenous population (in Langcliffe, Holme Head and Stackhouse) AND of the potential occupation of the caravan park (at least 700 on an average of 4 people per pitch) in a Yorkshire Dale (Ribblesdale).

Please refer to the above references in our email, dated 05 July 2015. It is difficult to the point of impossible to verify whether they will be any other objectors at the meeting, so in the event of none being present, we would appreciate the above being made available to the planning committee members. With thanks for your attention to this issues."

The representation does not raise any different material planning considerations beyond those already raised and so no change to the recommendation is made.

Amendments to the Report or Recommendation

An amended plan has been received making minor alterations to the writing (correcting the number of static caravans on the plan). Therefore condition 2 will need to be reworded regarding the date of the plan, from 15th July 2015 to 25th August 2015.

Planning Ref. 68/2015/15818

Proposal. Change of use of land to provide camping site of 40 pitches, construction of new timber equipment store and retention of existing toilet block at Docklands Campsite, Thornton in Lonsdale

Additional Information Received

NYCC SuDS team: *“With regard to your consultation on the above planning application, as the proposals do not involve any significant increase in impermeable area in this rural location we have no objections with regard to flooding or surface water management.”* Received 20/08/2015.

Amendments to the Report or Recommendation

N/A

Planning Ref. 32/2015/15584

Proposal. Installation of 13 No storage vessels with safety guard rails, concrete bund and boundary screening (application includes relocation of vessels approved elsewhere on the site to allow siting of them in one location). Airedale Chemicals, Cross Hills.

Additional Information Received

There were some inaccuracies on the previously approved plans and current submissions. These errors have now been corrected by the receipt of a new plan.

Amendments to the Report or Recommendation

At paragraph 2.1 of the officer’s report it is stated that the application is ‘retrospective’. This is only partially correct. The 3 larger vessels that are on site were approved by an earlier application and are to be retained. It is now proposed to replace 3 of the permitted larger vessels (that would have been sited adjacent to the 3 existing larger vessels) with 10 smaller vessels (2 of which are already on site).

The condition (no.2) that identifies the approved plans is now revised to take into account the amended plans and should read as follows:

2. The approved plans comprise Drawing No’s 1620-21-01 revision F and 1620-90-01 revision D received by the Local Planning Authority on 2nd June 2015 and 28th August 2015.

The development shall be completed in accordance with the approved plans

except where alternative details have been subsequently approved following an application for a non-material amendment.

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

Planning Ref. 63/2015/15930

Proposal. Two storey rear and side extension and attic conversion at 83 Raikes Road.

Additional Information Received

The application has received 23 letters of support. Issues raised in support are summarised below:

- The family are being harassed by their neighbours.
- The application has been significantly amended to create compromise.
- The proposals will have no detrimental impact on immediate neighbours. The application property (83) is to the north of no. 81 and 85 is in an elevated position.
- The extension is in keeping with the character of the area.
- A great many of the properties close by have already been extended to the side and to the rear. It seems some objectors mantra is 'do what we say, not what we do'.
- Concerns have been expressed about a precedent being set, but the alternative could be the house remaining unoccupied and falling into a state of disrepair.
- The applicant was born and reared in Skipton and wishes her girls to grow up in a safe environment, including an enlarged kitchen where internet access can be monitored.
- It is hope the Committee will focus on the plans and planning issues rather than what appears to be a concerted effort to deprive this family of a home.
- The family need a house that is suitable for modern day living.
- It is incredible that some objectors complain that the proposed extension will spoil the character of the area, when they themselves have extensions themselves that are out of character.
- It is notable that the adjoining neighbour at 81 has not objected, whilst objections have been made by others much farther away.
(Officer Note: Objections have been submitted by a solicitor on behalf of no. 81).
- The application is only at Committee due to the amount of 'noise' that the direct neighbours have managed to orchestrate.
- The supporter makes reference to Article 12 of the 1989 Convention on the Rights of Children.

Amendments to the Report or Recommendation

None necessary. Members will be aware that some of the comments summarised

above, whilst obviously of importance to those who have written in support of the application, are not material planning considerations.

Planning Ref. 19/201515952

Proposal. Two storey side and rear extension at Station Cottage, Bell Busk

Additional Information Received

The representations made by the Parish Council and adjoining neighbours that are reported in the Committee report are in response to the original scheme. The application has been amended since originally submitted as the first scheme was in Planning Officers view unacceptable. In response to the amended plans further comments from the Parish Council are reported below.

‘Our observations made previously still stand, but we accept that some of these are not necessarily planning concerns. Following the amendments, the Parish Council have no further objections to this application.

As a general policy, the Parish Council are keen to accept young people into our village as this is seen to be the way forward.’

Amendments to the Report or Recommendation

None necessary.