

Late Information Report – 24 November

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. 63/2015/15792

Proposal. Outline application for mixed use development at land to the north of the A692, and west of Carleton Road, Skipton.

Additional Information Received

An addition letter of representation has been received. The correspondence was addressed to the Ward Councillors, but copied in the Planning Department.

The letter raises a number of issues that are already addressed in the report and the following additional issue:

- Inadequate consultation has been carried out. The objector was unaware of the proposal until reading an article in the Craven Herald.

Officer Comments: -

The application was advertised appropriately. Publicity comprised the posting of 5 site notices, a Press Notice in the Craven Herald, and neighbour notification letters.

Amendments to the Report or Recommendation

None necessary.

Planning Ref. 08/2015/16248

Proposal. Outline application for the development of 4 dwelling houses, all matters reserved except access.

Additional Information Received

3 additional letters of representation have been received. These raise a number of issues that have already been included in the Committee report and additional issues that are summarised below:-

- Concern that any mud disposed on banks of Greenfoot Beck may lead to debris and block the culvert.
- Concern that the approved improvements at the junction of Greenfoot Lane & Cross Lane will not be implemented.
- Question why the existing access to the north has not be used given the proposed improvements to Greenfoot Lane & Cross Lane with regards to highway safety.

Officer Comments: -

Should implementation of the development result in mud or debris impacting upon a nearby culvert or watercourse, there are more appropriate powers under other legislation to remedy the matter. Similarly mud on the public highway can also be controlled through other legislation.

Improvements are indicated on the plans to Greenfoot Lane that were recently proposed as part of a separate scheme for a new dwelling towards the western end of Greenfoot Lane. Those improvements are not considered to specifically form part of this application, but are presumably indicated to demonstrate that the proposal does not impact on their provision.

With regards to comments questioning why the existing access to the north was not used for the development. The use of this access is likely to raise landownership issues. NYCC Highways have been consulted and have raised no objections to the access proposed by this application on highways grounds.

Amendments to the Report or Recommendation

None necessary.

Planning Ref. 32/2015/16220

Proposal. Proposed residential development of three, two storey, two bedroom town houses starter homes with associated off street parking.

Additional Information Received

1 letter of representation from Mr Sanderson the Flood Warden for Shielings Estate concerning the importance of maintaining a storage facility for sandbags.

Amendments to the Report or Recommendation

None necessary.

Enforcement Ref. 2079/2015

Development. Alleged unauthorised wind turbine at West Thornber, Wigglesworth.

Additional Information Received

Following the publication of the Enforcement Report the applicant has indicated that they will submit an application for the wind turbine and this application will be submitted before the end of December 2015. The applicant also asked that the report be taken off the Committee Agenda to allow this process to take place.

Officers have written to the applicant and welcomed the offer to make an application in principle, but declined to take the report off the Committee agenda. In Officers opinion more than adequate opportunity has already been given to the applicant to make an application and they are concerned about further delay in the process. However, this matter is brought to Committee Members attention should they choose not to accept Officers recommendation.

Amendments to the Report or Recommendation

N/A