

# **Late Information Report – 13 April 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. 48/2014/15278. Development at Langcliffe Caravan Park.**

##### Additional Information Received

Two additional letters of representation have been received, both are objecting to the application, but neither raise any new point that hasn't already been considered.

##### Amendments to the Report or Recommendation

In the preparation of information for this Planning Committee meeting it has come to Officers attention that the submitted plans indicate that the existing boundary screening along the northern elevation is to be thinned and partially removed. It seems the purpose for this change is to allow more static caravans to be sited within the application site.

Supporting written information submitted with the application does not acknowledge that this thinning out of existing landscaping is proposed. Indeed on several occasions within the applicants planning statement comments are made regarding the good existing screening to the north west boundaries of the park (paragraphs 3.6, 4.5, 4.6 and 4.40 of the applicants supporting statement).

In Officer opinion this reduction in screening would result in increased visibility of the northern part of the site from open countryside and public viewpoints both within and outside the Yorkshire Dales National Park. The introduction of permanent structures in the form of static caravans on this northern part of the site, when the existing permitted use is for tenting, is such that it is important that the existing landscaping be retained in full rather than reduced. In particular, the reduction in screening would allow increased visibility of permanent structures in the northern part of the site in the winter months when trees are not in leaf (when currently the site is unoccupied during the winter months). Saved Local Plan Policy EMP16 requires that static

caravans be well screened by landforms and/or existing landscaping from roads, elevated viewpoints and other public places. By reducing the existing landscaping in place, the proposal fails to comply with this policy.

Officer's therefore recommend that an additional reason for refusal be added to the existing reason for refusal, that reads as follows;

2. *The application proposes to reduce the level of existing mature screening along the northern boundary of the site. This reduction in screening would result in increased visibility of the northern part of the site, from open countryside beyond, particularly in the winter months when trees are not in leaf. This reduction in screening, along with the introduction of static caravans (which will be a permanent addition in place of the approved tenting use) is such that the application would result in harm to the character and appearance of the open countryside, in particular views from the nearby Yorkshire Dales National Park. The proposed redevelopment of this part of the site therefore fails to comply with Saved Policy EMP16 of the Craven District (Outside the Yorkshire Dales National Park) Local Plan, which requires that sites for static caravans be well screened by landforms and/or existing landscaping from roads, elevated viewpoints and other public places. The harm to the open countryside from the redevelopment of this part of the site is considered to significantly and demonstrably outweigh the benefits of approving the development. Paragraph 14 of the National Planning Policy Framework therefore advises that planning permission should be refused.*

**Planning Ref. 08/2014/15067. Residential Development at Felstead, High Bentham.**

Additional Information Received

Consultation advice has been received from the Lead Local Flood Authority (North Yorkshire County Council).

They state that the applicant's indicate that surface water will be disposed of to the mains sewer and comment that this would only be acceptable if it could be demonstrated that surface water could not be dealt with by infiltration or discharge to a watercourse.

However, they comment that providing an acceptable drainage scheme is something that can be controlled by condition and go on to recommend an appropriate

condition. The condition recommended is very similar to that proposed by Officers and it is not necessary to alter the recommendation made to the Planning Committee.

Amendments to the Report or Recommendation

N/A