



CRAVEN DISTRICT COUNCIL

PLANNING COMMITTEE – SITE VISIT

7th April 2014

AGENDA

Please note that the Committee will visit the following site on Monday, 7th April 2014. Members are asked to meet in the layby on Skipton Bypass - south bound - overlooking the site at **11.30am**, or alternatively at the Belle Vue Square Offices car park no later than **11.20am**.

63/2013/14114 Hybrid planning for employment led mixed use development comprising of outline consent for a mix of B1, B2, B8, C1, A3, A4 and A5 uses together with associated car parking, landscaping etc. Detailed planning consent for company headquarters and distribution centre (B8), eight business innovation units (B1, B2, B8), retail supermarket (A1) including petrol station and associated parking, re-profiling of the existing ground to create a development plateau, internal roads and footways and associated roadside landscaping, a new roundabout providing access to the site from the A629 bypass, a new mini roundabout providing access to the site from Carleton Road, a sustainable drainage system (sud) including two balancing ponds, water pumping station and electricity sub station, diversion of existing and installation of new services (sewage, mains electricity, gas supply etc), land north of A629 and west of Carleton Road Skipton BD23 3BT (Skipton West Ward)

Note : Following the site visit refreshments will be available at the Belle Vue Square Offices.

Agenda Contact Officer:
Chris Waterhouse, Committee Officer
Tel. 01756 706235
Skipton, 28th March 2014

Planning Committee Site Visit Procedure

- A. On arrival, the Chairman will call the Members of the Planning Committee, any Ward Representative(s) and others invited to be present to order. The Chairman will explain the purpose of the site visit so that all are aware that it is a fact finding exercise only and that no decision will be taken until the Committee meeting.
 - B. The Chairman will then ask the appropriate officer to describe the proposal to Members, identify relevant features of the site, and raise the principal planning considerations. The Officer may also draw Members' attention to the relevant points regarding objections/observations received.
 - C. The Chairman will then ask any other officer, e.g. Highways Officer, Environmental Health Officer, to address the Members.
 - D. Members will then be invited through the Chairman to ask any questions or seek clarification of facts from the Officers present. Members should not direct these questions to the applicant or others present. Any matters not to hand will be reported at the Committee meeting. Discussion on the merits of the application will not be permitted, and Members should refrain from making comments on the proposal.
 - E. A representative of the Parish or Town Council or Parish Meeting will be invited to advise Members on matters of fact relating to the application site.
 - F. The applicant and others present will not be allowed to speak unless he or she is specifically asked by the Chairman or a senior officer to
 - point out particular matters on site, or
 - to clarify or respond to Member's questions in respect of particular factual matters, relevant to the site of the planning application/planning matter.
- Applicants/agents will be given prior notice of the time and date of the site visit.
- G. When the Chairman considers that the purpose of the site visit has been achieved, (s)he will declare the site visit finished and Members will promptly leave the site.
 - H. Whilst conducting the site visits Members will have due regard to the health and safety of themselves and others and will follow appropriate safety instructions on site, including any guidance on parking and access. Under no circumstances will Members or Officers enter a site without wearing the appropriate safety equipment (if any) required.
 - I. A note will be taken by the appropriate officer of those present at each site visit.
 - J. Members should be aware at all times that site visits mainly take place on privately owned land. They should be careful not to damage any property or do anything that may cause problems for or distress to the landowner.
 - K. Where arrangements have been made for a site visit to take place on land which does not form part of the specific area under consideration/application site, the appropriate officer will have sought the necessary permission from the occupier of that land in writing.