

PLANNING COMMITTEE

25th March 2019

Present – The Chairman (Councillor Sutcliffe) and Councillors Brockbank, Harbron, Morrell, Place, Rose, Shuttleworth and Whitaker.

Ward Representative – Councillor Moorby.

Officers – Legal Services Manager, Planning Manager, Principal Planning Officer and Committee Officer.

Apologies for absence were received from Councillors Baxandall, Lis and Thompson.

Note : Whilst not available at the meeting apologies from Councillor Heseltine had been received within the Democratic Services Office prior to the start of the meeting.

Start: 2.45pm

Finish: 4.05pm

Minutes for Report

PL.910

PUBLIC PARTICIPATION

The following persons were called to address the Committee:-

Parish Representative
Councillor Brian Hugill Hellifield Parish Council
Councillor John Goodall Long Preston Parish Council

On behalf of objectors
Roger Haffield
Katie Atkinson for CPRE

On behalf of the Applicant
Jo Steel

Note : The Chairman had relaxed the Committee's participation procedure to allow two persons to address the Committee for up to five minutes each on behalf of those who had submitted objections to the application. The applicant's spokesperson was allowed 10 minutes in total.

PL.911

LAND TO WEST OF HELLIFIELD – APPLICATION 42/2016/17496

The Strategic Manager for Planning and Regeneration submitted a report in respect of the following application for planning permission which the Committee was now asked to determine. A site visit had been held prior to the meeting.

42/2016/17496 Outline application for the development of a leisure centre, including swimming pool, hotel and visitor accommodation, including up to 300 lodges, a park and ride facility, pedestrian access to Hellifield Station, parking areas, bus and coach drop off point. Landscaping including ground modelling and water features, land to the west of Hellifield.

In presenting the report the Case Officer drew Members attention to relevant extant planning consents, policy considerations and the position in respect of the emerging Local Plan. An update to the summary of third party representations within the Officer's report was circulated at the meeting.

Following a brief discussion and, having heard the spokespersons for Hellifield and Long Preston Parish Councils, objectors and the applicant prior to that discussion, it was proposed, seconded and

Resolved – That application 42/2016/17496 is refused as recommended by the case officer, the reasons for refusal being as follows:

1. The proposed development which would be located in the open countryside as defined in the adopted Craven (outside the Yorkshire Dales National Park) Local Plan would:
 - a. Not be well screened by landforms and existing landscaping from roads, elevated viewpoints and other public spaces and would have an adverse effect on the character and appearance of the countryside,
 - b. Be out of scale in the context of its surroundings,
 - c. Would have an unacceptable impact on the character and setting of Hellifield,
 - d. The traffic generated by the development could not be satisfactorily accommodated on the local highway network.

For the above reasons the proposal would conflict with saved Local Plan policies ENV1 and EMP16 and national planning policy as set out in the National Planning Policy Framework.

2. The proposed development would give rise to significant traffic movements that would exceed the parameters of the existing access and immediate highway contrary to the requirements of saved Local Plan Policy T2: Road Hierarchy and the national planning policy requirements as set out in paragraphs 108 to 109 of the National Planning Policy Framework.

Declarations of Lobbying

The Chairman indicated that he had received lobbying both for and against the application; all other members indicated that they had received lobbying against. Councillor Shuttleworth drew the Committee's attention to his membership of the RSPB which had submitted representations.

Chairman.