

CRAVEN SPATIAL PLANNING SUB-COMMITTEE

28th January 2019

Present – The Chairman (Councillor Dawson) and Councillors Barrett, Brockbank, Rose, Shuttleworth, Staveley and Sutcliffe.

Officers – Strategic Manager for Planning and Regeneration, Spatial Planning Manager and Committee Officer.

Start: 6.30pm

Finish: 7.37pm

The minutes of the Sub-Committee's meeting held on 28th August 2018 were confirmed and signed as a correct record.

Minutes for Report

CSP.165

PUBLIC PARTICIPATION

The following persons addressed the Sub-Committee

a. Mrs J Aldersley of Gargrave addressed the Sub-Committee expressing concerns regarding equalities, accessibility for wheel chair users and highway safety in Marton Road and Church Street, Gargrave and disabled access from / to the northbound platform at Gargrave Station. Particular concerns associated with highway safety were the absence of footpaths / footpaths that were not wheelchair accessible, poor lighting / absence of street lighting and the 60mph speed limit on the stretch of Church Street at Gargrave Station with no footpath for those leaving the north bound platform. She requested the Sub-Committee's advice regarding the possibility of conditions to address her concerns being imposed on any proposed development involving the housing site allocated for Marton Road within the proposed Gargrave Neighbourhood Plan and draft Craven District Local Plan. She understood there to be no funding available to upgrade Gargrave Station and Gargrave Parish Council had indicated it could not do anything regarding the speed limit in Church Street.

The Chairman explained that unfortunately none of the issues raised by Mrs Aldersley fell within the terms of reference of the Sub-Committee, but suggested she raise her concerns regarding the speed limit in Church Street with the local County Councillor. Any planning conditions or obligations associated with development of the site in Marton Road would be a matter for the Council's Planning Committee in the event of an application for consent being forthcoming. The Spatial Planning Manager pointed out that any conditions attached to a planning consent had to be necessary, relevant to planning and the development in question, reasonable and enforceable.

b. In addressing the Sub-Committee Mr S Coetzer of Gargrave sought clarification of the position in respect of proposed development sites, in particular that situated in Marton Road Gargrave, in the event of a referendum on the proposed Gargrave Neighbourhood Plan returning a no vote.

In reply the Chairman explained that the Marton Road site was also allocated for housing within the proposed Craven District Council Local Plan, a no vote on the Neighbourhood Plan Referendum held no implications for the Local Plan and the site would remain allocated for development within that Plan once adopted. In the event of an application for planning consent being submitted residents would need to engage with that process and make representations detailing their particular concerns. The application would be considered by the Council's Planning Committee, a spokesperson for those raising concerns would be afforded the opportunity to address the Planning Committee under its public participation scheme.

c. Mr J Adams of Gargrave addressed the Sub-Committee expressing concern in respect of the consultation carried out in preparation of the proposed neighbourhood plan for Gargrave. He had made the independent examiner for the draft Neighbourhood Plan aware of what he believed were inconsistencies and failings in the consultation process on the proposed plan, including site selection, and misinterpretation of consultation results. Aware of the inclusion of the site at Marton Road Gargrave within the draft Craven District Local Plan, he enquired on what basis had the Council come to the decision to allocate the site.

In reply the Spatial Planning Manager explained that assessments and the process, including consultation, carried out in preparing the Craven District Local Plan had been completely separate to that conducted in production of the draft Gargrave Neighbourhood Plan. Gargrave Parish Council would have had access to relevant information associated with the Local Plan. The examiner for the Gargrave Neighbourhood Plan would have considered whether the Plan met the basic tests and conditions for a sound plan, an element of which was whether the consultation undertaken had met reasonable requirements. If the examiner concluded the Plan met the basic conditions he would recommend that it be taken forward, with or without modifications, to referendum. For the Craven District Local Plan all sites proposed for allocation had been the subject of a rigorous assessment and the draft Plan had been the subject of three periods of public consultation over the course of its preparation. Information on site sustainability and consultation was available on the Council's website. Mr Adams would be forwarded details of how to access to that information.

d. Ms C Nash of Skipton expressed concern that the Council's decision to incorporate an area of local green space at Park Hill proposed by Skipton Civic Society with other adjoining areas of land had resulted in the Inspector conducting the Local Plan Examination reaching a view that the combined area was an extensive tract of land, contrary to the requirements of the National Planning Policy Framework on local green space designation. Ms Nash expressed the opinion that the alternative local green space now proposed in response to the Inspector's finding was of least benefit to the community and failed to include the most relevant parts of the area at Park Hill. The Council would hopefully produce an alternative solution.

The Chairman stated that the issue raised by Ms Nash would be picked up in the discussion at Minute CSP.166 below.

Note : Information submitted prior the meeting by Mrs Aldersley and Mr Adams had been forwarded to all Sub-Committee Members.

CSP.166

CRAVEN LOCAL PLAN EXAMINATION – PROPOSED MODIFICATIONS

Further to Minute CL.1065/18-19, the Strategic Manager for Planning and Regeneration submitted a report informing the Sub-Committee of proposed modifications to the Submission Draft Craven Local Plan. Details of the arrangements associated with publication of the proposed modifications, and remaining steps in the plan adoption process were also reported.

Members were reminded that, to resolve problems that would otherwise make a draft plan unsound or not legally compliant, an Inspector could recommend 'main modifications' to a submission draft plan. Main modifications were changes which either alone, or in combination with others, would materially alter the plan or its policies. The Inspector conducting the examination of the Council's Submission Draft Craven Local Plan had recommended over 100 main modifications to make the plan sound. The content of the majority of the proposed modifications involved changes to policy wording, including site allocation development principles to make them as effective and clear as possible. In consultation with the Inspector, officers had agreed the content of the proposed modifications. The Inspector had not recommended that any changes be made to the draft Plan's spatial strategy, housing, employment and retail growth levels and proposed sites, or to the

purpose/objectives of all the development management policies. Details of the most significant changes were summarised within the Strategic Manager's report.

The Council was required to publish the main modifications for public consultation, in addition to those modifications the need for a number of minor modifications had also been identified, and whilst not a requirement of the consultation process, those changes would also be published at the same time as the formal consultation on the main modifications. Minor modifications covered such things as correcting typographical errors, updates to supporting text to reflect factual changes, and ensuring there was consistency in plan and policy referencing, they did not materially affect the operation or meaning of policies in the Plan.

In introducing the Strategic Manager's report the Spatial Planning Manager explained that the intention had been to submit the main modifications to public consultation for a period of six weeks commencing 29th January 2019, however, the Inspector in proposing modifications to some local green space designations had indicated that he would re-visit the areas in question on receipt of pre-consultation representations from representors and hearing participants on the Council's alternative proposals. Those visits had to date not taken place and the Inspector's response was still awaited; the intended formal consultation had therefore been postponed.

In responding to the statement made by Ms Nash under public participation, the Spatial Planning Manager reported that the Civic Society's representations in respect of the Council's proposed main modification to the local green space designation for Park Hill, Skipton and neighbouring land had been received after the stated deadline, and the Inspector had declined to take them into account. The Civic Society would, however, be able to make representations on the modification under the formal six week public consultation period.

In responding to a Member's question during the course of the ensuing discussion, the Spatial Planning Manager undertook to review whether Bell Busk should be referenced as a Tier 5 Settlement within Policy SP4 : Spatial Strategy and Housing Growth.

Resolved – (1) That the Strategic Manager's report, arrangements and procedures for publication of the proposed modifications to the Submission Draft Craven Local Plan and beyond towards plan adoption are noted.

(2) That, when known, the Spatial Planning Manager notifies Members of Council of the intended date for commencement of the public consultation on the proposed main modifications.

CSP.167

DATE OF NEXT MEETING

To be arranged, if required, in consultation with the Chairman and Sub-Committee Membership.

Chairman.