

# Late Information Report –

## Planning Committee 28<sup>th</sup> September 2020

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. 2019/20463/FUL**

**Proposal. Development of site to form 53 residential dwellings with off street parking and all associated works.**

#### Additional Information Received

Information about financial benefits of the proposal that would be secured through a Legal agreement:

- A financial contribution of £79,500 towards highway improvements.
- A financial contribution of £62,500 towards off site open space provision

16 Affordable Dwellings will also be secured through a Legal agreement

Deletion of Hours of construction informative (*conflicts with condition 8 and written ministerial statement on planning and construction working hours issued May 2020*).

Representation received from Cllr Pringle

For clarification please find the following information in relation to points raised within the representation received

- The proposed improvements to the junction at Hurrs Road and Airedale Avenue were requested by the Highways Authority.
- A scaled drawing was submitted to the Council ref:19164 PWA 00 XX DR C 6000
- NYCC Highways reviewed the submitted drawing and recommended a condition to ensure that works would be completed as per the submitted drawing (condition 15)
- There are also scale drawings relating to the proposed works at the junction of Hurrs Road/Airedale Avenue contained within the AMA Highways Technical

Note Document.

Condition 15 is considered to be a practicable condition that has been tailored to tackle a specific issues identified by the Highways Authority and it is considered that the visibility splays can be achieved.

Copy of email from NYCC Highways Officer following meeting with members.

Amendments to the Report or Recommendation

Rewording of condition 15:

There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 24m measured along both channel lines of the major road Hurrs Road from a point measured 2m down the centre line of the access road. The eye height will be 1.05m and the object height shall be 1.05m. This can be achieved with the installation of new junction markings as per the proposed offsite Highway works showing on drawing 6000\_P02 dated 8.8.2019. Once recreated, these visibility areas shall be maintained clear of any obstruction and retained for their intended purposes at all times.

Inclusion of additional Highways Conditions (*due to technical issue*)

HC-08: There shall be no movement by construction or other vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until that part of the access(es) extending 10 metres into the site from the carriageway of the existing highway has been made up and surfaced in accordance with the approved details and the published Specification of the Highway Authority.

All works shall accord with the approved details unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority. Any damage during use of the access until the completion of all the permanent works shall be repaired immediately.

REASON: In accordance with policy INF7 of the Craven Local Plan and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

HC-12a: Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:

(i) The details of the following off site required highway improvement works, works listed below have been submitted to and approved in writing by the Local Planning Authority in

consultation with the Local Highway Authority:

Junction improvement works to improve required visibility

(ii) A programme for the completion of the proposed works has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.

REASON: In accordance with policy INF7 and to ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

HC 18a: There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal

REASON: In accordance with policy INF7 and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

HC 21: Unless otherwise approved in writing by the Local Planning Authority, there shall be no HCVs brought onto the site until a survey recording the condition of the existing highway has been carried out in a manner approved in writing by the Local Planning Authority in consultation with the Highway Authority.

REASON: In accordance with policy INF7 and in the interests of highway safety and the general amenity of the area

HC 24: Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

- a. on-site parking capable of accommodating all staff and sub-contractor's vehicles clear of the public highway
- b. on-site materials storage area capable of accommodating all materials required for the operation of the site.

c. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

REASON: In accordance with policy INF7 and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

HC 25: Unless otherwise approved in writing by the Local Planning Authority, there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until details of the routes to be used by HCV construction traffic have been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. Thereafter the approved routes shall be used by all vehicles connected with construction on the site.

REASON: In accordance with policy # and in the interests of highway safety and the general amenity of the area.

HC 26: Prior to the development being brought into use, a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:

- a. the appointment of a travel co-ordinator
- b. a partnership approach to influence travel behaviour
- c. measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site
- d. provision of up-to-date details of public transport services
- e. continual appraisal of travel patterns and measures provided through the travel plan
- f. improved safety for vulnerable road users
- g. a reduction in all vehicle trips and mileage
- h. a programme for the implementation of such measures and any proposed physical works
- i. procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the Travel Plan.

REASON: In accordance with policy INF7 and to establish measures to encourage more sustainable non-car modes of transport

HC 27: There shall be no access or egress by any vehicles between the highway and the application site until full details of a safe and satisfactory access to the adopted highway have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The development shall not be brought into use until the approved access is available for use.

REASON: In accordance with policy INF7 and in the interests of highway safety.

Inclusion of 2 informatives advising the developer of the necessary agreement and licences to be obtained from NYCC Highways.

**Planning Ref. 2020/21310**

**Proposal. Two Affordable homes and associated infrastructure.**

Additional Information Received

N/A

Amendments to the Report or Recommendation

Following the writing of the Officer Report, it transpires the details of the photovoltaic panels are yet to be provided. Consequently, it is proposed to impose an additional condition requiring the details of the photovoltaic panels to be submitted to and approved in writing by the LPA. The recommendation to Approve the application remains the same

Condition.

Notwithstanding the plans approved under Condition 2 (Approved Plans) of this permission details of the photovoltaic panels to be inserted into the roof of the proposed development shall be submitted to and approved in writing by the local planning authority. The photovoltaic panels shall be constructed in accordance with the approved details prior to the occupation of the proposed dwellings and thereafter retained.

Reason: To ensure a satisfactory standard of development in accordance with Policy ENV3 of the Craven Local Plan and the requirements of the NPPF.

**Planning Ref. XXXX**

**Proposal. XXXX**

Additional Information Received

N/A

Amendments to the Report or Recommendation

N/A

**Planning Ref. XXXX**

**Proposal.**

Additional Information Received

Amendments to the Report or Recommendation

N/a

**Planning Ref. xxxxxx**

**Proposal. xxxxx**

Additional Information Received

N/A

Amendments to the Report or Recommendation

N/A