

PLANNING COMMITTEE

17 May 2021

Present – The Chair (Councillor Brockbank) and Councillors Brown, Handley, Heseltine, Lis, Morrell, Place, Pringle, Rose, Shuttleworth and Sutcliffe.

Officers – Legal Services Manager, Planning Manager, Democratic Services Manager, Senior Democratic Services Officer and Democratic Services and Scrutiny Officer.

Apologies for Absence and Substitutes: There were no apologies for absence or substitutes. Councillor Place left the meeting at 4pm.

A short comfort break was taken at 3.25pm.

Confirmation of Minutes:

Resolved – That the minutes of the meeting held on 12 April 2021 were approved as a correct record.

Start: 1.30pm

Finish: 4.21pm

PL.1024

DECLARATIONS OF INTEREST AND LOBBYING

a. Declarations of Interest

There were no declarations of interest.

b. Lobbying

Application 2019/20076/FUL (Land North West of Clay Hall, Broughton Road, Skipton BD23 3AA) – Councillors Brockbank and Sutcliffe had been lobbied for and against the application. Councillors Brown, Lis, Morrell, Pringle, Rose and Shuttleworth had been lobbied against the application.

Applications 2020/22027/REM and 2020/22357/REM (Land at Ling Haw Hill/Brow Top, Cononley Road, Glusburn) – Councillor Brockbank had been lobbied for the applications.

PL.1025

PUBLIC PARTICIPATION

The following individuals addressed the Committee or had their statements read out on their behalf:

Application 2019/20076/FUL (Land to the North West of Clay Hall, Broughton Road, Skipton BD23 3AA) – Jenny Andrews for the Objectors, David Majoram, Applicant's Agent and Charlotte Green, Highways' Agent on behalf of the Applicant's Agent.

Application 2020/22027/REM (Land at Ling Haw Hill/Brow Top, Cononley Road, Glusburn) – Judith Spalls, objector (statement read out by the Democratic Services Officer).

Application 2020/22357/REM (Land at Ling Haw Hill/Brow Top, Cononley Road, Glusburn) – Jay Everett, Applicant's agent.

a. Applications determined by Planning Committee

Application ref: 2019/20076/FUL – Land to the North West of Clay Hall, Broughton Road, Skipton, BD23 3AA – Proposed erection of 42 no. dwellings with associated landscaping and public open space (revised number of dwellings) – Application **REFUSED FOR THE FOLLOWING REASONS:**

The applicant had not produced satisfactory information with regard to highways safety. Members highlighted that several deaths had occurred near or at the proposed development site and a formal comprehensive traffic/speed survey over a certain time period not just on one occasion should be undertaken at the location of the proposed site entrance. In addition, 70m visibility accepted with the previous scheme was not adequate and it should be 200m visibility.

Additional information and clarity was needed with respect to the proposed financial contribution for 'education provision'.

The site is also in a highly visible, out of town and significant location being on the edge of Skipton and the design and density were key elements of the scheme. This proposed development would have an adverse visual impact on the entrance to the town. Given the linear nature of the site, together with highway safety, the proposed development is considered too dense and would be over-developed.

Details regarding sustainable drainage for the surface water run-off at the site and elsewhere were insufficient given the nature of the site and its location next to the canal which was a flood risk. The applicant needed to provide specific details on how sustainable drainage would be achieved at the site as part of their planning application. Detailed information and evidence on how the flooding risk would be alleviated was inadequate given the flooding history of the site. The reasons why the Local Lead Flood Authority now found the scheme acceptable should be provided to the Committee.

The actual wording of the decision notice to be formulated by the Planning Manager.

(Councillor Lis requested that it be recorded that he abstained from voting in respect of the application above.)

Application ref: 2020/222027/REM – Land at Ling How Hill/Brow Top, Cononley Road, Glusburn — Application for 20 dwellings (reserved matters – appearance and landscaping) outline 2016/17327 as varied by 2019/21188 – (this application is subject to a non-determination appeal and this decision is taken on the basis of what the Planning Authority's decision would have been if determined by Planning Authority. This application is **REFUSED FOR THE FOLLOWING REASONS:**

In the absence of evidence to the contrary it has not been demonstrated that the proposed appearance of the development and landscaping as submitted as reserved matters would not result in demonstrable harm in terms of adverse visual effects to the locality due to the site's extremely prominent and highly visual location on the edge of the Aire Valley as well as harm to the existing settlement as the context to which the application site relates.

Application ref: 2020/22357/REM – Land at Ling Haw Hill/Brow Top, Cononley Road, Glusburn – Application for the approval of appearance and landscaping of outline planning permission 32/2016/17327 (granted on appeal APP/C2708/W/17/3178551) as varied by 2019/2188/VAR – **CONSIDERATION DEFERRED** and the Planning Manager be authorised to approve the application conditionally subject to a Deed of Variation to the Section 106 Agreement to secure the provision of 6 affordable dwellings. Conditions to be drafted by the Planning Manager taking into account the Inspectors decision and the Section 73 permission.

b. Delegated Matters

The Strategic Manager for Planning and Regeneration submitted a list of delegated planning decisions for the period 1 April 2021 to 6 May 2021.

c. Planning Enforcement

Craven District Council

The Strategic Manager for Planning and Regeneration submitted details of closed enforcement cases and new enforcement complaints registered in the period 26 March 2021 to 6 May 2021.

PL.1026

ANY OTHER ITEMS

There were no late items of business to consider.

Minutes for Decision

There were no items for decision requiring confirmation by Council.

Chairman.