Yorkshire Dales National Park Authority

Planning Committee 15 April 2025

Late Consultations Summary Sheet
(Received by 11 April 2025)

PLEASE NOTE: this is a brief summary of the additional comments received since the agenda was published and Members are advised to view consultee/neighbour comments on the website via the links below (then scroll down to responses)

Item 5

1	C/52/38F	**9 Main Street (The Boars Head), Long Preston, Skipton, BD23 4ND**
	1 Resident letter	Comments raised regarding a private right of access and location of drainage infrastructure. Members have been sent a copy of the correspondence directly by Cllr Myers on 25/03/25 and it is also available on the application file.
	Correspondence from Applicant's Agent	Correspondence addressing comments made by third parties, including confirmation that a private right of access is to be retained. Members can read the comments on the application file to understand the full range of comments addressed.
	LLFA Comments	Reuse of existing combined sewer acceptable, condition recommended regarding peak flow rates. Overall proposals demonstrate a reasonable approach to management of surface water.
	1 letter from neighbour	A neighbour reiterates objections on the following grounds: Loss of community facility, impact of dwelling at Plot 5 on residential amenity (light and outlook), concerns over their private right of way being maintained, increase in traffic with highway safety and parking concerns, concern over damage to sewer and drainage systems, lack of affordable housing and strength of local objections. An Officer response to the issues raised is attached as a separate document.
	Head of Development Management	Committee Site Visit 04 April 2025 see attached note.

2	C/44/181C	**Colt Park Barn, Chapel Le Dale, CARNFORTH, LA6 3JF**
	Ingleton Parish Council	Whilst the Council appreciates the amendments to the application it still has grave concerns regarding access to the site. It was felt that as a serious accidents and numerous near misses had occurred in the past and that, if the application were to be approved, it would result in an increase in traffic accessing the site , NY Highways should be asked to consider lowering the speed limit on the affected section of road and that the height of the walls at either side of the entrance should also be reduced to improve the current extremely limited views in both directions is considered.
	One letter of comment from a local resident	One letter has been received from a local resident commenting on the draft construction management plan which was sent out for comment. The points raised will be discussed with the applicant in considering the final draft.
	4 letters from neighbours (previous respondents)	Objections on grounds that the access is unsafe, condition of the lane, water supply, access for residents and concern over damage to sewerage pipe. Requests for speed limit and warning signs, traffic lights, restrictions on traffic using the lane. A series of questions raised about timing of works, parking, access and pedestrian safety.
3	C/71/215B	**Old Hall Farm, Threshfield, Skipton, BD23 5PL**
	Revised Plan	Amendment to the proposed drawing to remedy the omission of roof lights from the proposed roof plan. They had been shown on the elevations but not the corresponding proposed roof plan.
	Letter from applicant	Correspondence from the applicant which was also sent directly to Committee Members, providing a personal account of the role the proposal will play in the diversification of the farm and providing photographs of historic built form in the location of the proposed extension. A copy of the full correspondence has been placed on the application file and can be viewed there.

Response from Parish Council	The Parish Council supports the application and considers that the proposal would not cause any harm. Members are advised to read the Parish Council's letter.

Richard Graham
Head of Development Management

Planning application C/52/38F 9 Main Street (Boars Head), Long Preston

An objector has submitted late representations that raise a number of technical points.

1. Loss of Community Facility

This issue is dealt with in the report however the objector asserts that : "*The Officer's acceptance of the loss is premature and unwarranted. The proper course would have been to require a full viability study and proof of exhaustive marketing."*

Policy C9 does not require 'a full viability study and proof of exhaustive marketing' rather that applications should 'be supported by appropriate and proportionate independent evidence'. Officers consider that the evidence set out in the report is both appropriate and proportionate in the circumstances.

2. Residential amenity and overdevelopment

This issue is addressed at length in the report. However the objector contends that "*The Officer's conclusions on amenity are based on abstract standards and do not adequately consider the real-world impact on 2 Todd Styles and other adjacent properties."* Officers have considered separation distances and the physical relationship between the proposed dwellings and existing properties. The rule of thumb separation distances and 25 degree sections are tools that have been developed and applied by the planning profession for many years and are generally accepted by developers, planning authorities and inspectors as a useful guide to avoid new development significantly affecting daylight, direct sunlight, overlooking and obstructing outlook. Nevertheless Officers have visited the site and considered these potential effects on the ground. The report sets out conclusions in respect of daylight/sunlight and overlooking but does not expressly refer to 'outlook'. Planning case law has established that although there is no 'right to a view' the effect of development on the outlook from principal windows can be a material consideration. Development that would completely obstruct the outlook from a principal window such that the development would have an overbearing or enclosing effect could adversely affect the residential amenity of the occupants of the affected property. In the case of this proposal it is considered that, given the separation distances, the relative position of the buildings, the open outlook across the access and parking areas, and the softening effect of landscape planting, the effect of the proposed dwelling at plot 5 would not so enclose or obstruct the outlook from 2 Todd Styles that the residential amenity enjoyed by its occupants would be harmed to a degree that would warrant refusal of permission.

3. Legal right of way

The objector stresses that their right of way must be protected and that Committee should ensure that an approved scheme explicitly maintains the right of way. Members will see from the proposed drawings that vehicular and pedestrian access to 2 Todd Styles from the public highway is not prejudiced by the proposed development.

4. Highways and parking concerns

The objector contends that the level of traffic is underestimated and the parking provided is insufficient. This point is dealt with in the report. The parking and access proposed are considered to be appropriate for residents and visitors and the Highway Authority has no objection to the proposals.

5. Sewer infrastructure and drainage concerns.

The objector is concerned over the implications for damage to the sewerage system and the capacity of the drainage system. The objector is not satisfied that approval of details would be the subject of a condition which is considered to be appropriate and common practice given that neither the Lead Local Flood Authority or United Utilities have objected.

6. Housing mix and lack of affordable housing.

The objector considers that the applicant has avoided providing for affordable housing by reducing the number of dwellings from 6 to 5 to bring the proposal under the threshold prescribed by policy C1. Firstly the number of dwellings was reduced on the request of Officers to avoid an over development of the site. Secondly policy C1 would require a commuted sum rather than on-site affordable housing. The proposal secures 5 local occupancy dwellings on site, which could reduce the price of the dwellings by 20% for people with a local connection.

YORKSHIRE DALES NATIONAL PARK AUTHORITY

Note of Planning Committee Site Visit

Date & time of visit: 4th April 2025 at 10.30 am.
Application site: 9 Main Street (The Boars Head), Long Preston, Skipton, BD23 4ND
Application ref : C/52/38F

Present
Members – A Murday, D Ireton, D Noland, D Twine, I Mitchell (Chair), J Hutton, L Bateman, M Corner, R Heseltine, Y Peacock.

Officers – C Bland (Senior Planning Officer), R Graham (Head of Development Management).

IM Opened site visit, explained procedure and purpose of visit.

CB Explained plans showing copies of the drawings. CN pointed out:

- Access arrangements.
- Details of conversion of pub building including removal of porch.
- Position of proposed dwellings on plots 4 & 5.
- General parking arrangement explained.
- Extent of site ownership explained and right of access to properties on Todd Stiles although residents do not have right to park on the application site.
- Privately owned parcel of land next to site pointed out.
- Pavement route.

DN Asked whether pavement would be kerbed and if anything to stop parking on the site buy general public.

CB Explained that parking on private land is a civil matter. The proposals do not include any physical barrier preventing parking.

The group moved further into site next to plots 4&5

CB Explained plans showing proposed houses, design with lower ridge height and physical relationship with surrounding houses. The parking area was pointed out.

IP Queried ownership of the parking area.

CB Explained that the land associated with the pub has reduced over recent years as parcels have been sold off and developed for housing. The parking area is in the applicant's ownership but can not be developed due to an easement protecting the drainage system. Explained rough route of drainage system.

MC Queried which trees were to be removed/retained.

CB Pointed out trees for removal/retention and area for new planting to provide a biodiversity net gain and a buffer between the new houses and those on Todd Stiles.

Pointed out plot 5 position and proximity to properties at the rear and on Todd Stiles

Clarified which site buildings were to be removed.

LB Queried windows facing Todd Stiles properties.

CB Explained only bathroom and landing windows which would be glazed with obscured glass and fixed shut. This would be controlled by condition.

MC Queried solar panels and EV charging points.

CB Proposal doesn't include solar panels but does include EV charging points on the houses.

DI Queried enforcement on BNG contribution.

RG Explained that this would fall to the Authority to enforce over a 30 year period.

The group moved into the former pub building to view the rear part of the building, the lean-to and the neighbouring houses.

Site visit ended at 11.00am