

North Yorkshire Council

Skipton and Ripon Area Constituency Planning Committee

Minutes of the meeting held on Tuesday, 4th July, 2023 commencing at 2.00 pm.

Councillor Nathan Hull in the Chair. plus Councillors Barbara Brodigan, Andy Brown, Nick Brown, Robert Heseltine and David Ireton.

Officers present: David Smith and Glenn Sharpe, Solicitor, Vicky Davies, Senior Democratic Services Officer and David Smith, Democratic Services and Scrutiny Officer.

Copies of all documents considered are in the Minute Book

8 Apologies for Absence

Apologies: An apology for absence was received from Councillor Andrew Williams.

9 Minutes for the Meeting held on 6th June 2023

The minutes of the meeting held on Tuesday 6th June 2023 were confirmed and signed as an accurate record.

10 Declarations of Interests

Councillor Andy Brown declared that he had been lobbied both for and against granting permission in respect of application 2023/24786/FUL and he declared that he was the Division Member.

11 Public Questions and Statements

The Democratic Services Officer stated that, other than those that had indicated that they wished to speak in relation to the application below, there were no questions or statements from members of the public.

12 2023/24786/FUL - erection of detached dwelling on site of existing garage, replacement garage at detached dwelling and garage at Norwood House, Low Lane, Cowling, Keighley, BD22 0LE

Planning Application

The Committee considered a report of the Corporate Director – Community Development Services relating to an application for planning permission. The application was recommended for refusal. Members were also provided with a photograph of the application site that had been submitted by the applicant. During the meeting, the Planning Manager referred to additional information and representations which had been received.

In considering the report of the Corporate Director – Community Development Services regard had been paid to the policies of the relevant development plan, the National Planning Policy Framework and all other material planning considerations.

2023/24786/FUL – Erection of Detached Dwelling on Site of Existing Garage, Replacement Garage at Detached Dwelling and Garage at Norwood House, Low Lane, Cowling, Keighley, BD22 0LE.

Considered:

The Assistant Director – Planning - Community Development Services sought determination of an application for full planning permission to demolish an existing garage that served the Grade II Listed Norwood House and construct a detached dwelling and garage with associated curtilage, access and parking. The application had been recommended for refusal

A statement from the applicant Julian Wood, who could not attend in person, was read out by the Democratic Services Officer. Julian Wood's statement included the following comments:

- The house would be low lying
- The design approach was of a very high standard
- The house would be highly sustainable with high levels of thermal efficiency and minimal carbon footprint.

The Committee considered the application set out in the Assistant Director Planning's report, as well as taking into account the Planning Manager's presentation and the applicant's representations. Whilst Members noted that the high environmental standards were admirable, these did not override the fact that it would be a development in open countryside in an isolated rural area on a quiet lane where the listed building and converted barn was the only visible property. Furthermore, the proposed development would be a departure from the up-to-date Local Development Plan. In addition, it was also noted that the Council's independent heritage consultant considered that the impact upon the setting of the listed building was not at an acceptable level and did not comply with Local Plan Policy ENV2.

The decision:

That, planning permission be REFUSED.

Reason:

The Committee agreed with the reasons for refusal put forward by the Planning Manager as set out in section 12 of the report:

1. The proposal consists of housing development within the open countryside contrary to the criteria of Craven Local Plan 2012 to 2032 (November 2019) Policy SPK4 and paragraph 80(e) of the NPPF.
2. The proposal would be contrary to the aims of Section 16 of the NPPF (2021) and Policy ENV2 of the Craven Local Plan, by reason of its

inappropriate size, design, location and inadequate specification, which would harm the setting of the Grade II Listed Norwood House.

3. The proposal does not accord with Local Plan Policy SP3, in that the proposal is significantly below the suggested housing density and therefore does not represent an efficient use of land.

Voting Record

For 4; Against 2

Note: Councillor Andy Brown, having declared an interest as Division Member, remained in the meeting and took part in the discussion and voting on the above application.

13 Any other items

Although there were no urgent items of business, Members took the opportunity to ask why the number of applications submitted to Committee for determination seemed to have declined as they did not want to be alienated from the planning process. The Planning Manager responded by stating that the revised Scheme of Delegation was the primary reason and that applications coming before Members would be the larger and more contentious ones. However, he reassured Members that officers would not stand in the way of applications coming before Committee if there were strong planning reasons.

The Planning Manager also updated Committee on the current status regarding the complex 'Hellifield Flashes' application in that a legal opinion was being sought on the requirement for an Environmental Impact Assessment.

14 Date of Next Meeting

Tuesday, 1st August 2023.

The meeting concluded at 3.06 pm.