

FARNHILL PARISH COUNCIL

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MINUTES OF AN EXTRAORDINARY MEETING OF FARNHILL PARISH COUNCIL HELD ON WEDNESDAY 24TH JULY 2019 AT 7.30PM AT KILDWICK /FARNHILL INSTITUTE.

PRESENT Councs. D Atkinson (Chairman), Councs. M Scarffe, D Akrigg, S Nelson, & Clerk S Harding-Hill.

98/19 PUBLIC PARTICIPATION

No members of the public present.

99/19 COUNCILLORS APOLOGIES FOR ABSENCE.

Councs. J Waring, & S Wood

100/19 APOLOGIES FOR ABSENCE

NYCC & CDC Representative Counc P Mulligan & CDC Representative Counc A Brown

101/19 DISCLOSURE OF INTERESTS

None

102/19 PLANNING

- a. **Application No:** 2017/18659/FUL
Proposal: Construction of 7 no, dwellings with associated off street parking and infrastructure (Re submission of refused application)
Location: Skipton Road, Kildwick
The Parish Council previously sent their comments on the application and the application is on the agenda at the next Planning Committee meeting at CDC on the 30th July.
- b. **Application No:** 2019/20752/HH
Proposal: Removal of existing skylight with installation of 2 velux windows.
Location: 28 Main Street, Farnhill.

The Parish Council had no objections to the above proposal.

c. Appeal to the Secretary of State

Site Address: Fairmount, Starkey Lane, Farnhill
Original Application reference: 2018/19738/FUL
Appeal Reference APP/C27
Appeal start date: 21st June 2019

Counc M Scarffe & Counc D Atkinson both contributed to provide a draft response to the Planning Inspectorate for the appeal at Fairmount and after a few minor alterations it was resolved that the Parish Council send the document (see appendix 1) + a copy of the presentation that Counc D Atkinson gave at Planning Committee (Appendix 2)The Parish Council thanked Councs M Scarffe and D Atkinson for all the hard work they had recently done regarding planning applications.

Appendix 1

Appeal Reference APP/C2708/W/19/3229554

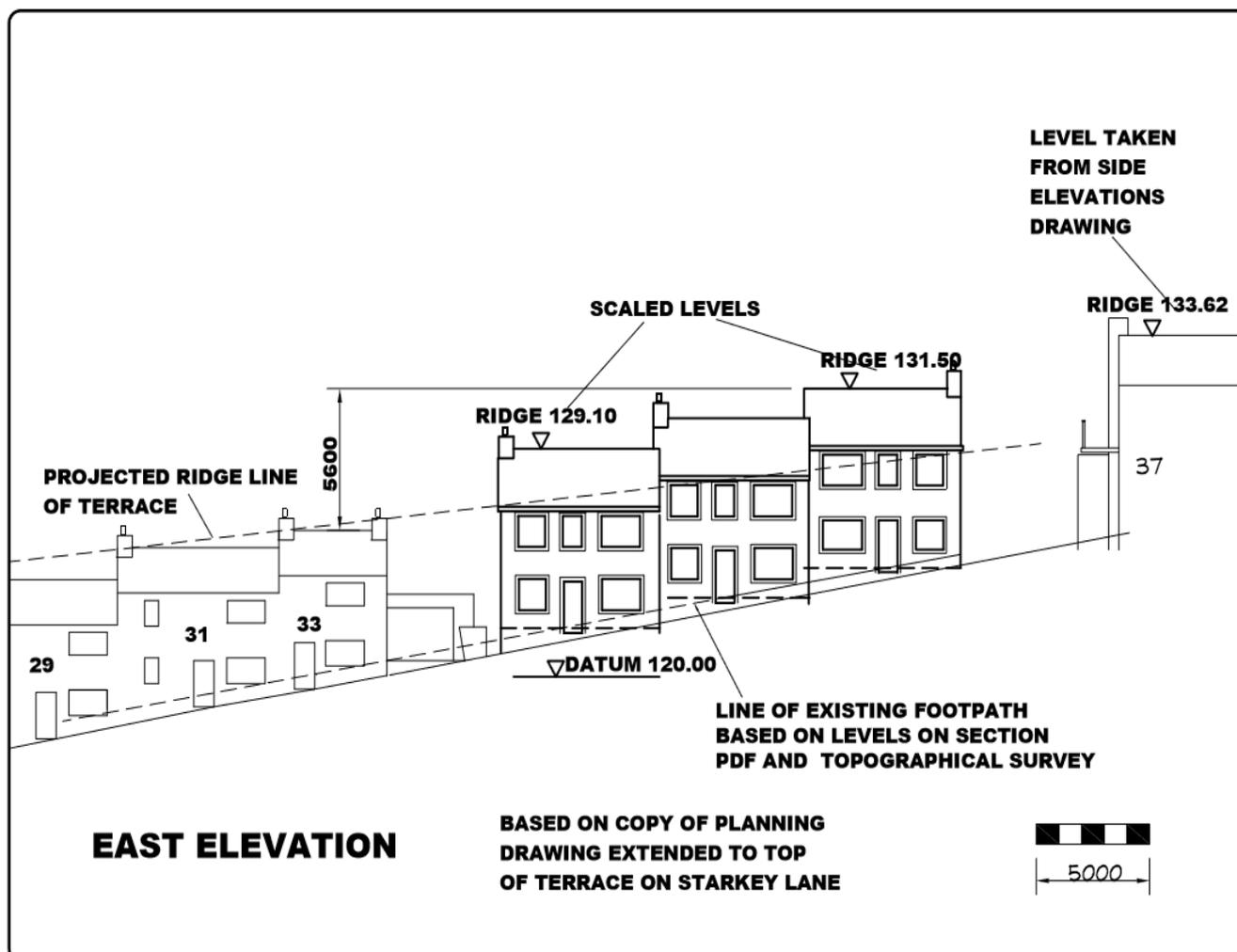
Farnhill Parish Council opposed the redevelopment of this site at planning stage, submitted a number of responses to Craven District Council Planning outlining their concerns, made a presentation to the Planning Committee and fully supported their decision to reject the Application. The Council have reviewed the Planning Appeal documentation, including the Appeal Statement prepared by Rural Studies Ltd, but can find no reason to reconsider the original opinion that the Application should be rejected.

As the Planning Inspectorate will have been provided with copies of the Councils written objections, there is no benefit in reiterating all of those objections here. (The position with the oral presentation is not clear so a copy of the transcript is attached) Nevertheless, there are areas of importance with the proposals which it is felt should be brought to the Planning Inspector's attention. The dwelling which occupies the site of the proposed development is described in the Appeal statement as "a poor quality bungalow of low architectural merit". This is an entirely subjective viewpoint which could probably be used to describe many properties in Craven and should not be used as a justification for demolition. The important point with Fairmount is its positioning at the junction between the older iconic terraced houses on Starkey Lane and the much newer, generally detached, houses of High Croft Way and upper Starkey Lane. The angular positioning of the bungalow, the relatively large plot as well as the attractively planted landscaped garden provide a much welcomed change after the narrow confinement of the Starkey Lane terracing. If the bungalow is replaced by the terrace of three two storey houses, positioned roughly in line with the existing terrace, this benefit will be lost and the Village will be the worse for it.

The submitted planning drawings do not show any dimensions or any meaningful detail of the houses in close proximity, especially along Starkey Lane. As such they do not illustrate the impact the development will have on those houses and it is to the credit of Craven District Council Planning Committee that they made the decision to have a site visit. It is clear that their decision to refuse Planning Permission for the development was taken as a direct result of the visit which enabled the Committee members to see for themselves the overbearing nature of the proposals and the detrimental impact it would have had on the immediate neighbourhood. To put aside the recommendations of their own Planning Officer is not a decision to be taken lightly and the fact that the Planning Committee did this clearly reflects the concerns they had.

As noted, the planning drawings do not give any dimensions for the new houses or levels for the ridges. (the latter point is very surprising in view of the concern raised locally about the height of the houses) The side elevations drawing does give some levels on adjacent buildings and that has provided a basis for the production of the following front elevation drawing, extended from the planning drawing to include the upper end of the terracing on Starkey Lane.

It is immediately obvious that the proposed terrace is totally out of proportion to the existing and would not be a welcome addition to the street scene, especially with six vehicles parked in front. Whilst it is appreciated that there may be some inaccuracies in both the planning drawings and the extended elevations drawing, it would appear that the ridge of the top



house of the new terrace will be some five to six metres above the ridge of 33 Starkey Lane, which is equivalent to an **additional two storeys on that house. This drawing also suggests the new terrace is set below the existing footpath levels** something like half a metre. This is unlikely to be the case and it may be there is a drawing inconsistency which could result in the ridge levels being even higher than illustrated.

Much emphasis is given in the Appeal Statement of the changes made to the Proposals in response to local concerns. Reference is made to a substantially reduced height and a reduction of three storeys to two storeys. The Planning drawings are not dimensioned, but the reduction in height appears to be of the order of 300mm which is certainly not “substantial “ and would make no meaningful difference to the visual impact of the terrace. The reduction to two storeys is largely meaningless as the buildings are probably tall enough to accommodate third floors without the need for major external alteration.

It is quite clear from the plans and elevations that this development will have a highly detrimental effect on the surrounding properties. The relatively low separating distances plus the provision of timber screening will not be enough to prove acceptable to the residents of those properties. The seating area at the rear of 33 Starkey Lane will be presented with a gable wall some eight metres high within two metres of their boundary. How can that possibly be considered acceptable? Number 48 Starkey Lane will have fifteen new windows facing it across Starkey Lane and 12 Mary Street will have twelve new windows/glazed doors immediately behind it’s garden fence.

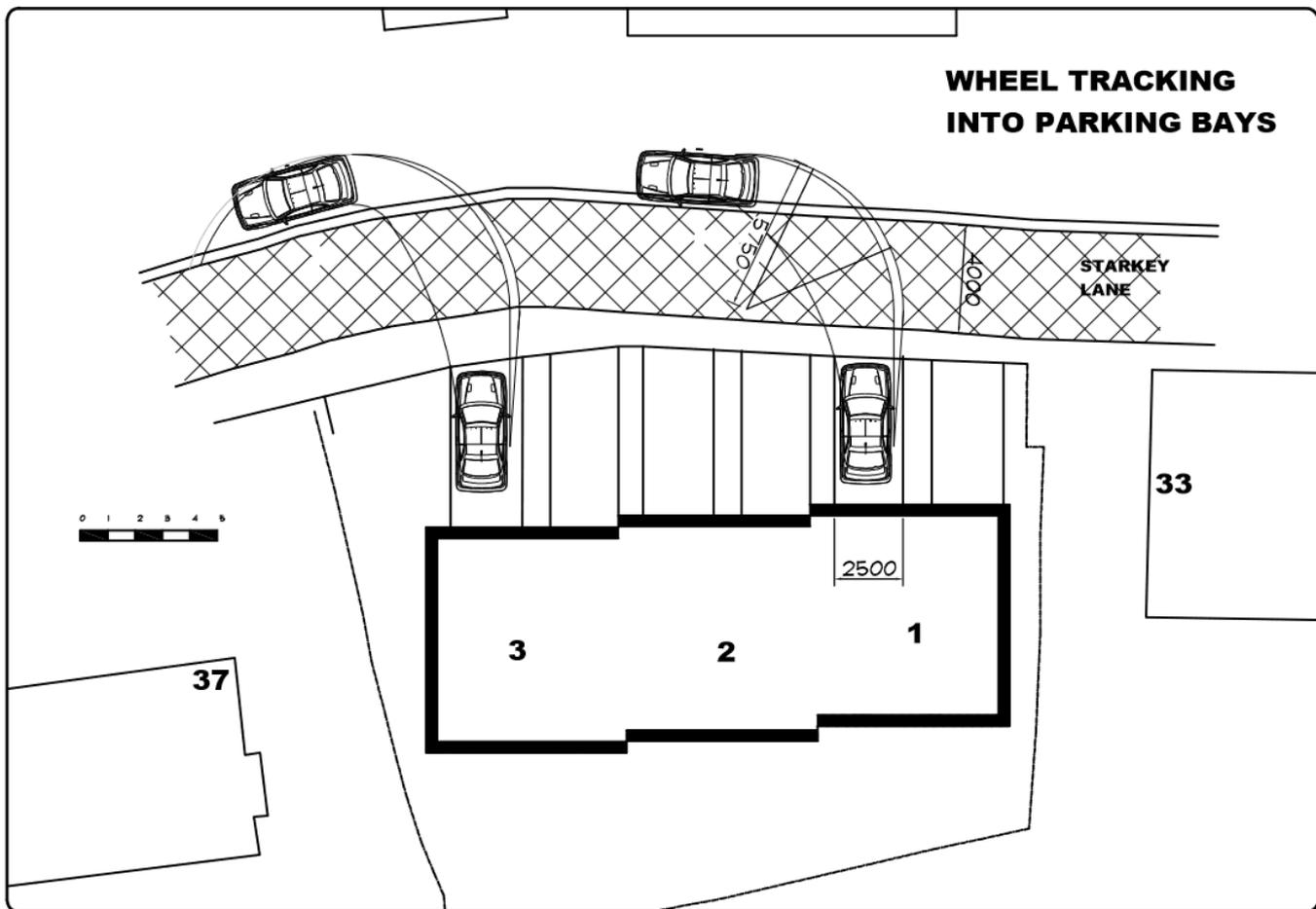
In the light of the foregoing, the Statements in the Appeal Document that the development “*does not have an unacceptable impact on the amenity of the neighbouring properties*” and “*there are no concerns in regards to overlooking or loss of privacy*” are very surprising and would certainly be disputed by the local residents.

The Rural Studies document points out that CDC do not have adopted standards for minimum distances between dwellings, which on the face of it seems somewhat unusual bearing in mind the standards required by other authorities (a 20 metre minimum seems fairly common between facing windows) However, the lack of fixed dimensions does allow for some flexibility to suit different site layouts and locations and it seems clear that the Planning Committee took this into account when deciding the old and new buildings were too close resulting in over development.

The implication in the Appeal Statement that the close proximity of dwellings in the older parts of the Village can be used as justification for this overbearing development should not be accepted.

The Appeal Statement also suggests the new development will not be visible from the top or bottom of Starkey Lane. This is clearly not the case with ridge levels 5-6 metres higher than the existing. The view from the bottom of the lane, especially from the canal towpath is extremely important to the Village and is referred to specifically in the Conservation Area appraisal .It will certainly be damaged if this Development goes ahead. The photographs of Starkey Lane included in the Appeal Document make no attempt to show the new construction, so are rather meaningless.

In it’s role as a Statutory Consultee, the Farnhill Parish Council provided CDC Planning with technical advice obtained from external sources on the proposed parking layout for the development illustrating it did not comply with accepted layouts for parking, which would inevitably lead to difficulties for both new and existing residents, with a probable knock on effect on road safety. The following drawing is a modified (rotated) version of the drawing.



The Appeal Statement suggests NYCC Highways have considered FPC’s submission but still consider the layout satisfactory. However, there appears to be no written justification supporting this, which seems rather odd. The approach of NYCC Highways appears to be at variance with other Authorities in the County. The following extract is from a Highways Officer in West Yorkshire relating to a small development in nearby Oakworth.

2. The car parking area appears to be fairly tight for manoeuvring vehicles into forward gear. A vehicle tracking plan should be submitted to confirm that the parking area is operationally practical.

This is the sort of approach this Council would have expected for the proposed development.

As with many small villages, vehicle access and parking is a growing problem and Farnhill is no exception. Access to Fairmount is not simple, especially from the Kildwick side of the village, requiring either a 180 degree turn onto Newby Road or along the congested Main Street to Grange Road. Whilst six additional vehicles is not a lot it will lead to increasing problems and the inevitable increase in animosity between neighbours.

The Appeal Document includes what is termed “A Public Consultation Response Analysis”. It is not obvious what it’s purpose is, but it certainly does not analyse the concerns each of the responses brought up and that would seem much more relevant than where the response came from. There were more than enough responses from local residents with totally relevant concerns about the proposed development to illustrate the level of genuine concern felt by the residents of Farnhill and we trust the Planning Inspector will support this village by refusing this appeal.

Appendix 2

Farnhill Parish Council Verbal Presentation to Planning Committee 11th March 2019.

Farnhill Parish Council has spent a good deal of time considering this proposed development but not one member of the Council can find a single good word to say about it.

And there is a staggering amount of ill feeling and objection within and outside the village, witnessed by the unprecedented number of posts to the CDC website.

Planning Committee may choose to put aside the opinions of half a dozen Parish Councillors, but to ignore the objections of an entire village would be an affront.

The Council's principal lines of objection are threefold.

The first is the effect on the neighbouring houses.

This will be covered in more detail by the representative of the local residents whose views we fully support.

However, we ask you to consider this:

48 Starkey Lane will have fifteen new sets of windows looking out across the road towards them Need we say more?

The second is the detrimental effect on the Conservation Area

It is interesting to note that the Planning Inspectorate when dealing with an appeal in nearby Kildwick made it clear, that the relevant legislation concerning the desirability of preserving and enhancing the character and appearance of Conservation Areas, is of **considerable weight and importance**.

And yet, we can find little evidence that this has been the case with this proposal.

The Planning Officer records that the CO provided the view that the existing dwelling provides no contribution to the character and appearance of the Conservation Area .

This has to be nonsense - all buildings in Conservation Areas, irrespective of their size or importance, must contribute to the character and appearance.

Fairmount is very important - it offers a welcome open space at the top of the Starkey Lane terracing as well as providing a link between the old terracing at the lower end of the lane and the newer High Croft Way and The Crofts at the upper end.

The Conservation Officer also appears to have said that a terrace of three houses with rear parking would be acceptable, but that has been rejected on the grounds that it would provide an "alien feature to the street scene"

Well, nothing could be more alien than the proposed development - there is nothing remotely similar to two or three storey terracing **with front car parking** within the Village.

The report states that the development "will sit well within the established street scene"

At the moment Starkey Lane has a clear break between the old terracing and the more modern generally detached dwellings.

That will be completely lost if the terracing is effectively continued as proposed so it will certainly not "sit well in the established street scene"

In addition what appears to have been conveniently overlooked is the fact that the gable of plot 1 will rise some three metres above the top house of the terrace, no 33, whilst the ridge of plot 3 will be in excess of five and a half metres higher.

From the top or bottom of Starkey Lane (a highly significant view in the Councils' own Conservation Area Appraisal 2016) this will stick out like a sore thumb. Overall, the proposal is a gross overdevelopment which will be to the detriment of the Conservation Area, the village and the residents, and the adverse effects will significantly and demonstrably outweigh any benefits.

The proposal should therefore be rejected in that it does not accord with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Chapter 16 of the NPPF

The third objection is the proposed parking arrangements for both new residents and visitors which, surprisingly, has not been technically assessed by either the Planning Officer or NYCC.

With linear parking bays, vehicles require manoeuvring space of the order of 6 metres to turn through 90 degrees onto the bays, but Starkey Lane is just 4 metres wide adjacent to the site.

This will inevitably lead to difficulties, especially when the consequences of the very steep gradient of 17 per cent along the lane are taken into account.

And how will the spaces be made level without stepping the pavement?

When a vehicle is parked between other vehicles, as will be the case here, visibility will be severely restricted.

Most vehicles, assuming of course they can manage to drive onto the bays, will drive on and reverse off, so they will be blind to anything on Starkey Lane.

This has to be a safety issue **and is not in accordance with saved plans T2 and H4 of CDC Local Plan.**

Inevitably new residents and visitors will try to seek out non-existent parking spaces in the village leading to animosity amongst residents and access difficulties for public service, delivery and emergency vehicles on our narrow streets.

Please do not inflict this development on the village.

DATE OF NEXT MEETING
THURSDAY 15TH AUGUST 2019 IN KILDWICK/FARNHILL INSTITUTE AT 7.30PM
All members of the village are welcome to attend