

West Craven Area Committee Update Report 4th March 2025

24/0810/FUL - Land to the West of White Leys Close

Additional drainage information has been submitted to address the objections of the Lead Local Flood Authority and Yorkshire Water. They have been reconsulted and their responses are awaited.

Plans of visibility splays, proposed footway on Earby Road have been submitted to address LCC Highway's remaining comments. LCC Highways have responded confirming they are satisfied with the submitted details and raise no objection subject to conditions for a construction code of practice, construction traffic access works, visibility splays, off site highway works, estate road management and maintenance, highway engineering details, completion of estate road parking and cycle storage.

Revised layout and levels plans have been submitted to address the reasons for refusal related to impact on trees and residential amenity.

In relation to trees, following further discussion with the applicant the Council's Environment Officer is now satisfied that the amended plans would not result in unacceptable impacts on the protected trees to be retained. Subject to conditions for an arboricultural method statement and replacement trees for those lost the development is now acceptable in terms of its impact on trees.

In relation to residential amenity, the amended plans have relocated plots and reduced the height of the proposed retaining wall to the rear of White Leys Close. The lower retaining wall, or up to 1.2m would be achieved by having a sloped bank in the rear gardens leading down to the retaining wall. This would essentially create a raised platform which would have views fencing on the boundary into the gardens, and both upper and ground floor habitable rooms to the rear of White Leys Close at distances that would result in unacceptable privacy impacts. Furthermore, standard 1.8m fence would result in a combined height of up to 3m with the retaining wall, which would still result an unacceptable overbearing impacts.

This has been discussed with the applicant and they are considering how to address these matters and intend to submit further amended plans.

It is recommended that the determination of the application be **deferred** to allow for the consultee responses and submission of amended plans to address the residential amenity issues, the applicant has agreed an extension of time to allow for that.