

DRAUGHTON PARISH COUNCIL

The Pines
Draughton
Skipton
BD23 6DU
12 February 2021

Development Control Services
Craven District Council
Attn: Mr J Parkinson

Dear Sirs

Application Ref.2020/22376/FUL– Proposed replacement dwelling at East Berwick Farm

Thank you for consulting us on the above planning application.

We would draw your attention to the comments and concerns raised in our response to you in a letter dated 15 May 2020 on a prior application for development at this site reference 2020/21594/FUL.

The Council does not object, in principle, to the development of East Berwick Farm. However, we continue to have concerns with this application for a new build at this sensitive, highly visible site in open countryside, a development which for these reasons is not consistent with the adopted policies in Craven's Local Plan 2012-32, the national planning framework and Draughton's 2002 Landscape Appraisal. We would ask that the comments noted in our letter of 15 May 2020 are taken into account in the assessment of this new application (copy of our letter attached for ease of reference).

The Council would also invite the planning authority to consider the extent to which the original and traditional features of the homestead may be retained as part of any development, although we note the conclusions of survey reports on the current condition of the existing buildings on site. In the context of respecting the site's traditional place in this setting, the Council is pleased to note the applicant's intentions to use the building in part as office accommodation. We would draw the authority's attention to the original purpose of the site, when in use as a working farm, and would suggest that, if development at this site is to be permitted, this traditional feature of the settlement within the landscape should be respected by means of the inclusion of a planning condition relating to a live/work unit for the longer term benefit of the local economy.

Yours faithfully

Jane Markham
Clerk to the Council

Copies: Cty Cllr R Heseltine

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