

# DRAUGHTON PARISH COUNCIL

1 Meadowcroft  
Draughton  
Skipton  
North Yorkshire  
BD23 6EG

19 March 2024

Development Management (Craven)  
North Yorkshire Council  
Attn: Mr S Binney

Dear Sirs

Application Ref: ZA24/25708/FUL - Barn To North, Draughton Hall, Low Lane, Draughton

Thank you for consulting us on the above planning application, which concerns the part demolition and rebuilding of redundant barn, with extension to form a C3 residential dwelling, laying out of access, car parking and landscaping.

The council is aware of some strong views regarding the proposed barn development both in opposition and support of the plans, which were discussed in detail at the meeting on 18th March 2024 when 18 members of the public attended. There are however 101 households in the village, so we cannot assume that the discussion at the meeting reflects the view of the whole village.

The Parish Council does not wish to object to the development as such, but would like to make a number of comments and observations.

The Parish Council appreciates that there is a balance to be struck, in that the site as it stands is not only unsafe, but unsightly in the village Conservation Area, with the barn in need of urgent repairs if planning was to be refused. If planning was to be approved, the Parish Council feels that the site should be developed sensitively with attention focused on the barn's historic place in the village's history. The Parish Council suggests that the planning authority considers whether the developer's plans adequately preserve the character of the site and its building. It may be helpful if a site visit by a planning officer could be arranged.

*Clerk to the Parish Council: Mrs Anna Crewe  
1 Meadowcroft, Draughton, Skipton, BD23 6EG  
Tel: 01756 711689  
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## **Material planning considerations**

- The size of the plot is small and the structure is unsafe.
- There is concern over a reduction in privacy and overlooking, particularly from near neighbours.

## **Considerations relating to plans and proposed construction works**

- Road safety issues at the site, particularly around the junction into Low Lane where a number of residents have reported near misses. The Parish Council suggests that these concerns are followed up in more detail by Highways officers.
- Limited parking and access for works vehicles in an already congested part of the village. Some residents have raised issues relating to the legal aspects of access to the site. The Parish Council suggests that the developer is invited to explain this further and take up any matters with nearby property owners if there are restrictions in their deeds.
- Conditions of development, such as working times for contractors, should be considered.
- To ensure that biodiversity at the site has been considered and that some trees (including a silver birch) should be left in place and undisturbed.

Yours faithfully

Anna Crewe  
Clerk to the Council

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