

Observation of: Coniston Cold Parish Council

Application No: 2020/21855/HH

Development Proposal: Proposed garage extension & orangery over therapy pool

Location: Raven Flatt Barn, Bell Busk, Skipton, BD23 4DT

Applicant: Mr & Mrs Bedford

The above application has been reviewed by Coniston Cold Parish Councillors.

While the Parish Council are not against development at the site they raise the following objections:

CONSERVATION AREA

The proposed development is completely alien to adjacent styles of architecture and seriously damages the ambiance of the Grade 2 listed farm house. The tubular steel structure connecting the buildings over the pool looks more like a greenhouse than an orangery!

WASTE WATER TREATMENT

All the properties in Bell Busk are on septic tanks discharging to Otterburn Beck, and there is a history of problems. The Parish Council would seek re-assurance that the prevailing arrangements at Raven Flatt Barn and proposals for dealing with additional chemical discharge from the pool, are all fully compliant with latest current legislation. When an up to date report is brought to committee, we would request a report from Graham Tarn, our drainage engineer, addressing this issue to be included.

SITE LAYOUT

The extension on the garage appears to extend beyond the boundary wall with the neighbouring property and if the garage extension was allowed would additional cars at the property block access to the right of way, in-front of the garages.

The Parish Council request this application is refused but would be sympathetic to any further application more in keeping with the conservation area.

Coniston Cold Parish Council
07 December 2020