

## DECISIONS FOR WEEK 10<sup>TH</sup> TO 16<sup>TH</sup> MARCH 2008

### WARD: Otley & Yeadon

<b>Application Number</b>	<b>08/00240/CA</b>		
<b>Applicant:</b>	Chartford Homes Ltd.		
<b>Proposal</b>	Conservation area application to demolish public house and outbuildings		
<b>Site</b>	The Summercross Cross Green Otley LS21 1HE		
<b>Decision:</b>	Refused	<b>Decision Date</b>	11 March 2008
<b>Type</b>	Conservation Area Application	<b>Decision Type</b>	Delegated Decision

- 1) The Local Planning Authority consider that the existing public house makes a significant positive contribution to the character and appearance of the Otley Conservation Area due its substantial, stone built, period form and its occupation of such a prominent position at the entrance to the historic core of Otley. Its demolition would therefore result in a significant detrimental impact on the character and appearance of the Otley Conservation Area by removing a landmark building which provides an anchor to the Conservation Area. The applicant has also failed to make a reasonable case to justify the demolition of the property and alternative proposals for the site have not been approved. The proposal is therefore considered contrary to policies GP5, N18a and N18b of the Unitary Development Plan and the guidance contained within Planning Policy Guidance 15: Planning and the Historic Environment and Supplementary Planning Guidance 29: Otley Conservation Area Appraisal.
  
- 2) The Local Planning Authority consider that the wall along East Busk Lane makes a significant positive contribution to the character and appearance of the Otley Conservation Area due its substantial, stone built, period form. Its substantial alteration and partial demolition would therefore result in a significant detrimental impact on the character and appearance of the Otley Conservation Area by removing a landmark structure which forms the boundary of the Conservation Area at this point. The applicant has also failed to make a reasonable case to justify the substantial alterations and partial demolition of the wall and therefore the proposal is considered contrary to policies GP5 and N20 of the Unitary Development Plan and the guidance contained within Planning Policy Guidance 15: Planning and the Historic Environment and Supplementary Planning Guidance 29: Otley Conservation Area Appraisal.