

PLANNING COMMITTEE

(Online meeting)

Monday, 15 February at 1.30pm

Committee Members: The Chairman (Councillor Brockbank) and Councillors Brown, Handley, Heseltine, Lis, Morrell, Place, Pringle, Rose, Shuttleworth and Sutcliffe.

Substitute Members: Councillors Barrett, Ireton, Madeley, Noland, Solloway and Whitaker.

AGENDA

Please note that due to Covid-19, this meeting will be held remotely and will be livestreamed here: <https://www.youtube.com/channel/UCdfb6ZRbYnZ1-rRiILmjUwg>

Comfort Break: A formal comfort break of 15 minutes may be taken at an appropriate point in the Committee's consideration of the Schedule of Plans.

- 1. Apologies for Absence and Substitutes** – To receive any apologies for absence
- 2. Confirmation of Minutes** – To confirm the minutes of the meeting held on 22 December 2020.
- 3. Public Participation** – In the event that any questions/statements are received or members of the public wish to ask questions or address the Committee **in respect of matters not appearing on this agenda**, the public participation session will proceed for a period of up to fifteen minutes.
- 4. Declarations of Interest** – All Members are invited to declare at this point any interests they have in items appearing on this agenda, including the nature of those interests.

(Note: Declarations should be in the form of:

a “**disclosable pecuniary interest**” under Appendix A to the Council's Code of Conduct, or “**other interests**” under Appendix B or under Paragraph 15 where a matter arises at the meeting which relates to a financial interest of a friend, relative or close associate.

A Member of Council who has a disclosable pecuniary interest must leave the room and not take part in the discussion or vote. When declaring interests under Appendix B or Paragraph 15 of the Code, Members must move to the public seating area, not vote, and speak only if members of the public are also allowed to speak at the meeting.)

5. Schedule of Plans – Attached. The schedule is comprised of the following:

- (a) Applications to be determined by the Committee.
- (b) Details of applications determined by officers under the Scheme of Delegation.
- (c) Enforcement - New complaints registered / complaints closed.

If Members have any queries regarding individual applications dealt with under the Scheme of Delegation, or if they have any queries regarding an enforcement matter, then please contact Neville Watson, Planning Manager (email: nwatson@cravendc.gov.uk or telephone: (01756) 706402)

6. Any other items which the Chairman decides are urgent in accordance with Section 100B(4) of the Local Government Act, 1972.

7. Date and Time of Next Meeting – Monday, 15 March 2021 at 1.30pm

Agenda Contact Officer:

Vicky Davies, Senior Democratic Services Officer
E-mail: vdavies@cravendc.gov.uk
5 February 2021

Additional Information

The circulation of materials cannot be accepted during the meeting. Any additional information has to be submitted to the Case Officer in advance of the meeting by 12 Noon on the last working day before the meeting date.

The Government COVID 19 regulations enable local authorities to meet remotely so that we can adhere to Government advice. This meeting is being live streamed on the Council's YouTube channel and will be archived for later viewing.

Procedural information for Members –

- Please use the virtual hand button on your screen to indicate that you wish to speak and then wait to be asked. Please do not speak over one another.
- However, you may interrupt to make any procedural points of order, if you have arrived late and need to tell us that you are present, or if you leave the meeting before it concludes.
- Please turn your microphone on and off before and after speaking, just as you would in a face-to-face Planning Committee meeting. If you do not turn it off, the moderator will mute it for you, to avoid background noise. Please also turn off your virtual hand button after speaking.

PLANNING COMMITTEE (on-line)

22 December 2020

Present – The Chairman (Councillor Brockbank) and Councillors Brown, Lis, Morrell, Place, Pringle, Rose, Shuttleworth, Solloway (substitute for Heseltine) Sutcliffe and Welch.

Officers – Planning Solicitor, Planning Manager, Senior Democratic Services Officer and Democratic Services and Scrutiny Officer.

An apology for absence was received from Councillor Heseltine.

Ward Representative : Councillor Pringle (2020/21829/MMA); Councillor Sutcliffe (2020/21855/HH); Councillor Brown (2019/21202/FUL).

Start: 1.31pm

Finish: 4:56pm

Councillor Sutcliffe joined the meeting at 1.38pm.
Councillor Handley joined the meeting at 1.40pm.
Councillor Welch joined the meeting at 2.53pm.

A short comfort break was taken at 3.36pm.

Duration of Meeting : In accordance with Council Procedure Rule 9, the Committee agreed that the meeting should continue beyond three hours.

The minutes of the 23 November 2020 were confirmed.

PL.1007

DECLARATIONS OF INTEREST AND LOBBYING

a. Declarations of Interest

Members were invited to declare any interests in the business before the Committee. Councillor Pringle declared a Paragraph 15 interest in application 2019/21202/FUL as he knew the landlord well and consequently took no part in the debate or voting thereon.

b. Lobbying

Application 2020/21829/MMA – Councillors Brown and Pringle (in that he was the Ward Councillor) had both been lobbied for the application.

Application 2020/21855/HH – Councillor Brown stated he had been lobbied both ways in respect of the application.

Application 2019/21202/FUL – Councillor Brown indicated that he had been lobbied against the application.

PL.1008

PUBLIC PARTICIPATION

The following persons had their statements read out on their behalf or addressed the Committee in person under its public participation scheme:

Application 2020/21829/MMA:	Mr John Birtwistle (agent for the applicant)
Application 2020/21855/HH:	Mrs Sharon Bedford (applicant)
Application 2019/21202/FUL:	Mr Jim Cairney (objector)

PL.1009

APPLICATIONS FOR PLANNING PERMISSION

1

Planning Committee 22 December 2020

a. Delegated Matters

The Strategic Manager for Planning and Regeneration reported the following applications for planning permission which had been dealt with under delegated authority:

2019/21249/FUL Application to demolish existing barn and reconstruct as two dwellings pursuant to full planning permission 2018/19704/FUL (demolition of outbuildings to the north of the existing barn; conversion of existing barn to 2 dwellings including rebuilding eastern gable end; and construction of 6 dwellings) Barn off A65, Bell Busk Lane, Coniston Cold, BD23 4EA. Application withdrawn.

2020/21557/MMA Variation of condition no. 2 (Approved Plans) of planning application 45/2016/17387 to revise the residential curtilage of plot 4 and divert the footpath. Sunnybank House, Greta Drive, Ingleton, Carnforth, LA6 3FS. Approved with Conditions.

2020/21605/FUL Change of use of paddock (agricultural land) to domestic and siting of domestic garage at Damstones, Pennine Way, Cowling, Keighley, BD22 0DE. Approve with Conditions

2020/21679/VAR Application for removal or variation of a condition following grant of planning permission, in respect of Condition 10 (Contamination) and 24 (Drainage) from previous approved application referenced 45/2010/10758 granted 25 September 2012 County Council Depot, Back Gate, Ingleton, Carnforth. Approved with Conditions.

2020/21681/MMA Minor material amendment application for variation to condition number 2 (Approved Plans) on application referenced 2019/21092/FUL granted 12 December 2019 to allow a variation in design. Land at Thorlby House, Stirton, BD23 3LQ. Approved with Conditions.

2020/21699/CND Application to discharge condition no. 3(c) (Contamination Remediation Strategy) on planning appeal decision referenced APP/C2708/W/18/3210340 allowed 17 May 2019 on land North of Kings Mill Lane, (former NYCC Depot), Settle. DOC satisfactory

2020/21771/TPO T1 & T2 Cherry - Remove. T3 Poplar - 1no. branch to draw back. T4 Poplar - Remove. T5 Poplar- 1no. branch to draw back. Holly Tree House, Skipton Road, Low Bradley, Keighley. BD20 9EF. Approved Tree Work under TPO.

2020/21785/FUL Agricultural building and access tracks at Panbeck Farm, Hellifield, Skipton. BD23 4LQ. Approve with Conditions.

2020/21796/MMA Minor material amendment to condition no 2 (Approved Plans) on application referenced 2019/20310/FUL granted 15 May 2019 to allow variations in the design to relate to revised plan 100 Rev A. Crag Side Farm Cottage, Dick Lane, Cowling, Keighley. BD22 0JZ. Approved with Conditions.

2020/21810/TPO Fell 5 no. Copper Beech. Prune 1 no. Yew to clear the fence at Manor View, Church Road, Thornton-in-Craven, Skipton. BD23 3TU. Split Decision.

2020/21827/FUL Construction of building to house dairy cattle. Ridding Lane Farm, Clapham Road, High Bentham, Lancaster. LA2 7AH. Approved with Conditions.

2020/21835/FUL External and internal alterations at The Old Bank, Main Street, Cross Hills, Keighley. BD20 8TB. Approved with Conditions.

2020/21836/LBC Listed building consent for internal and external alterations at The Old Bank, Main Street, Cross Hills, Keighley. BD20 8TB. Approved with Conditions.

2020/21867/TPO Pruning of 1 no. Cherry and 1 no. Field maple and cutting back of smaller trees beyond the fence. Oldfield Electrical, Unit 6B Snaygill Industrial Estate, Keighley Road, Skipton. BD23 2QR. Approved Tree Work under TPO.

2020/21840/FUL Proposed storage unit within the existing site curtilage at Unit 2, New Road, Sowarth Industrial Estate, Settle, BD24 9AF. Approved with Conditions.

2020/21841/CND Application to discharge condition 2 (hard landscaping scheme), 3 (surface water drainage) and 4 (soft landscaping scheme) on application referenced 2018/18958/REM granted 31 May 2018 at Valyn, The Acres, Sutton-in-Craven, Keighley. BD20 7AT. DOC satisfactory.

2020/21722/MMA Minor material amendment to planning consent reference 19/2014/14948 granted 18 February 2015 and listed building consent reference 19/2014/14951 granted 18 February 2015 to extend the approved excavation area further back into the hillside, Stainton Cotes, Moorber Lane, Coniston Cold, Skipton. BD23 4EN. Approved with Conditions.

2020/21887/FUL Erection of portal frame agricultural building at High Bottom Farm, Birkwith Lane, Low Bentham, Lancaster. LA2 7DG. Approved with Conditions.

2020/21871/CND Application to discharge condition No 3 (Floor Levels) and No. 4 (Access) of planning permission referenced 2019/20944/VAR. Land at 42 East Lane, Embsay, Skipton. DOC satisfactory.

2020/21897/REM Application for approval of reserved matters (appearance and landscaping) of outline planning permission ref: 2018/19376/OUT - 4 houses and new access drive. Land to South West of Beauty House, Main Street, Rathmell, Settle. Approved with Conditions.

2020/21890/LBC Listed building consent for internal and external alterations at Devonshire House, 27 Duke Street, Settle, BD24 9DJ. Approved with Conditions.

2020/21942/HH External alterations - two new windows, replacement rear door and retention of two windows at Devonshire House, 27 Duke Street, Settle. BD24 9DJ. Approved with Conditions.

2020/21987/FUL New agricultural entrance into a field on land to South of Gill Head Farm, Robin Lane, High Bentham, Lancaster. Approved with Conditions.

2020/21932/CND Application to discharge condition no. 3 (External Lighting) of planning permission referenced 2019/21267/VAR granted 19 March 2020 at former High Bentham Community Primary School, Main Street, High Bentham. Lancaster. LA2 7JY. DOC satisfactory.

2020/21957/TCA Fell 1 no. Ash (T3 in report). Remove large branch overhanging the road on 1 no. Sycamore (T4 in report). Land off Netherghyll Lane, Cononley, Keighley. BD20 8PB. Approved Tree Works in Conservation Area.

2020/21960/HH Erection of external staircase at College End, College Road, Bradley, Keighley, BD20 9DT. Approved with Conditions.

2020/21961/FUL Conversion of barn to single dwelling at Greenbank Farm, Keighley Road, Low Bradley, Keighley. BD20 9HB. Approved with Conditions.

2020/21963/LBC Replacement window frames at 14 Barden Road, Eastby, Skipton. BD23 6SN. Approved with Conditions.

2020/21989/OFFRES Prior notification for change of use from office to residential to form one dwelling at Unit 5A, Craven Mews, Skipton, BD23 2AQ. Prior Approval Not Required.

2020/21970/CND Application to discharge condition 3 (Archaeological Watching Brief) parts A.i - A.vi on planning permission referenced 2018/19986/HH granted 28 March 2019 at Kirk Sink Farm, Gargrave, Skipton. BD23 3NJ. DOC satisfactory.

2020/21988/HH Proposed side/rear extensions and loft conversion/rear dormer at 3 Fell View, Embsay, Skipton. BD23 6RX. Approved with Conditions.

2020/22016/FUL Formation of new access track to Barn 2, Low Bawes Farm, Cowling, Keighley. BD22 0NA. Approved with Conditions.

2020/21990/HH Rear extension and garage conversion at 44 Princes Drive, Skipton. BD23 1HL. Application Withdrawn.

2020/21994/FUL Construction of agricultural building at Pemberton Farm, Ingleton, Carnforth. LA6 3DS. Approved with Conditions.

2020/21995/HH Single storey rear extension to provide garden store / shelter at Beck Side, Lawkland, Lancaster. LA2 8AT. Approved with Conditions.

2020/21998/HH Demolition of existing conservatory and rebuild on same footprint with single storey flat roof extension at Brentwood, 40 Church Street, Giggleswick, Settle. BD24 0BE. Approved with Conditions.

2020/21999/TCA T1 Maple-Crown reduction to 4 metres. T2 Willow-30% reduction. 1 no. Hawthorn-Crown reduction to 4 metres from ground level. T3 Holly-Crown reduction by 4 metres. T4 Beech-Crown reduction to 8 metres from ground level. 10 Main Road, Kildwick, Keighley. BD20 9BD. Approved Tree Works in Conservation Area.

2020/22000/TCA T1 & T2 Rowan - Crown reduction and crown thinning at 2 Centenary Row, Emsay, Skipton. BD23 6RJ. Approved Tree Works in Conservation Area.

2020/22002/HH Construction of single storey front extension at Meadow View, Main Street, Carleton, Skipton. BD23 3BY. Approved with Conditions.

2020/22009/CPL Proposed side extension under permitted development at Sunnyside, Low Bentham Road, Low Bentham. Lancaster. LA2 7BU. Approved Cert. Lawful Devt.

2020/22011/FUL Construction of workshop, stable and store building, associated excavation and formation of yard on land adjacent to Haws Barn, Cowling Hill Lane, Cowling, Keighley. BD22 0JL. Approved with Conditions.

2020/22029/VAR Application to vary condition no's 2 (Approved Plans), 4 (Materials) and 5 (Doors) on listed building consent referenced 2018/19803/LBC. Barn at Low Windhill House, Cowling, Keighley. Approved with Conditions.

2020/22013/TPO T1 Sycamore - reduce the canopy by 30% at High Barn Cottage, Draughton, Skipton. BD23 6DU.

2020/22015/FUL Upgrading and extending existing access track and formation of 2no car parking spaces. Barn 3, Low Bawes Farm, Cowling, Keighley. BD22 0NA. Approved with Conditions.

2020/22020/TCA T1 Russet Apple Tree - prune. T2,T3 & T4 Elderberry - prune. T5 Holly Bush - prune. T6 Birch - remove a third, branches only. Kings House, Crosshills Road, Cononley, Keighley. BD20 8LA. Approved Tree Works in Conservation Area.

2020/22021/HH Demolition of toilet, construction of first floor side extension, formation of raised patio and other alterations at 9 Rook Street, Lothersdale, Keighley. BD20 8EH. Approved with Conditions.

2020/22025/HH Demolition of conservatory and shed, and erection of a single storey rear extension at 15 Carleton Avenue, Skipton. BD23 2TE. Approved with Conditions.

2020/22028/HH Proposed sun room extension at 1 Mickle Hill Mews, Gargrave, Skipton. BD23 3RR. Approved with Conditions.

2020/22037/LBC Re-point front elevations; North Range: replace under floor air grates to North Range; North Garage: convert to kitchen and storage areas; remove roof to outhouse; Rear Middle Range partial re-roof; re-plaster internal walls; strip out and replace staircase and flooring timbers; remove partition and sanitary fittings to first floor; South Range: remove boiler and boiler room partitions; install accessible platform lift to serve three floors; fit new boiler and relocate disabled WC in redundant kitchen; form new staircase to second/first floor; remove external metal escape bridge; South Garage: re-roof. The Folly, Victoria Street, Settle. BD24 9EY. Approved with Conditions.

2020/22038/HH Loft conversion to create living accommodation above the existing garage, insertion of a new window on gable and roof-lights. Internal changes to ground floor layout and alterations to existing chimney at Church Close Barn, Church Street, Gargrave, Skipton. BD23 3NE. Approved with Conditions.

2020/22039/LBC Loft conversion to create living accommodation above the existing garage, insertion of a new window on gable and roof-lights. Internal changes to ground floor layout and alterations to existing chimney at Church Close Barn, Church Street, Gargrave, Skipton. BD23 3NE. Approved with Conditions.

2020/22043/TPO 20% crown thin 2 No. Sycamores at 83 Clayton Hall Road, Cross Hills, Keighley. BD20 7TA. Split Decision.

2020/22055/TCA 3 No. Fir trees remove and replace at Church Farm Barn, Church Lane, East Marton, Skipton. BD23 3LR. Approved Tree Works in Conservation Area.

2020/22045/TCA Tree works 1 No. Sycamore at 9 Heber Drive, East Marton, Skipton. BD23 3LS. Approved Tree Works in Conservation Area.

2020/22046/TPO Crown lift group of trees for Highway clearance. Hayfield Mills, Glusburn, Keighley. BD20 8TD. Approved Tree Work under TPO.

2020/22051/TCA T1 Birch – remove at 17 Mill Croft, Cowling, Keighley. BD22 0AJ. Approved Tree Works in Conservation Area.

2020/22056/HH Construction of single storey rear and side extension at 19 Hazel Grove, Sutton-in-Keighley. BD20 7QR. Approved with Conditions.

2020/22058/CND Application to discharge condition no. 4 (External Lighting), no. 7 (Materials) and no 8 (Soft Landscaping Scheme) on planning permission referenced 2019/20262/VAR granted 05 August 2019 on site of former St. Monica's Convent, Raikes Road, Skipton. DOC satisfactory.

2020/22059/FUL Proposed Equestrian Development including Change of Use of existing agricultural buildings, removal of a dilapidated cow shed erection of stables and formation of an outdoor arena. Bowker House, Mewith Lane, Low Bentham, Lancaster. LA2 7DQ. Approved with Conditions.

2020/22060/HH Demolition of porch and garage, construction of two storey side extension and garage, and replacement of canopy at 45 Regent Drive, Skipton. BD22 1BB. Approved with Conditions.

2020/22062/FUL Change of use of pasture house from a children's nursery to a wellness retreat house (specialising in behavioural and addiction change).
Change of use of the existing barn at the property into residential / visitor accommodation (use class C3 x4) to be used in conjunction with Broughton Hall Estate wellness programme. Change of use of the small agricultural store to a communal facility for visitors to the site. Pasture House and Barn, Broughton, Skipton. BD23 3AH. Approved with Conditions.

2020/22063/HH Construction of first floor rear extension at Chapel House, Holme Lane, Sutton-in-Craven, Keighley. BD20 7LL. Approved with Conditions.

2020/22064/TPO T1 Sycamore - remove epicormic shoots, light crown lift to balance crown base. Clean through of crown to remove dead, dying or rubbing branches. 3 Haw Grove Court, Hellifield, Skipton. BD23 4JB. Approved Tree Work under TPO.

2020/22065/TCA Fell 3. No Cypress at 1 Marton Close, Gargrave, Skipton. BD23 3PG. Approved Tree Works in Conservation Area.

2020/22099/HH Small side single storey infill extension at 39 Station Road, Cross Hills, Keighley. BD20 7DT. Approved with Conditions.

2020/22068/VAR Application to vary condition no 5 (Site opening season), consent referenced 68/2016/17240 granted 22nd November 2016. We have had many people wanting to holiday in the area and would like to extend our season for the dates shown below to allow the visitors to continue to come to the area and support our local economy. Extend the siting of touring caravans up to and including 31st October and from 20th December to 6th January. Caravan Site, Lund Holme Farm, New Road, Ingleton, Carnforth. LA6 3HN. Approved with Conditions.

2020/22070/NMA Non-material amendment on planning permission referenced 2019/20561/HH granted 22 July 2019 for the addition of "Velux type" roof light to front aspect of garage roof to allow natural light and ventilation to interior of garage extension at 2 High Croft, High Bentham, Lancaster. LA2 7FE. Approved no conditions.

2020/22073/HH Single storey flat roof extension to rear of the existing building with balcony above at Greenhow, 47 Park Road, Cross Hills, Keighley. BD20 8BG. Approved with Conditions.

2020/22080/HH Garden room to rear at 3 Cross Lane Court, Bradley, Keighley. BD20 9QD. Approved with Conditions.

2020/22091/TPO Crown lift all trees in the play area up to a maximum of one third of their overall height. Low Bentham Play Area, off Ellergill Lane, Low Bentham, Lancaster. LA2 7DZ. Approved Tree Work under TPO.

2020/22210/TPO T1 Oak - Remove 6 No. lowest downward swooping branches at 2 Carla Beck Stables, Carla Beck Lane, Skipton, BD23 3BU. Approved Tree Work under TPO

2020/22077/CND Discharge condition 3 (mud precautions) and 4 (surface water) of 2020/21688/FUL on land to the rear of Westfield House, Matthew Lane, Low Bradley, Keighley. DOC satisfactory.

2020/22079/HH 2 storey side extension at 37 Aire Valley Drive, Low Bradley, Keighley. BD20 9HY. Approved with Conditions.

2020/22082/TCA T1, T2 & T3 Apple Tree - prune. G1, G2 & G3 Birch - require a small reduction at Donkin House, 10 Leeming Lane, Burton-in-Lonsdale, Carnforth. LA6 3LD. Approved Tree Works in Conservation Area.

2020/22083/HH Proposed decking and canopy to south west elevation at Rock Royd Farm, Keighley Road, Low Bradley, Keighley. BD20 9HF. Approved with Conditions.

2020/22089/TCA T1 Ash - Reduce and crown thin. T2 Plum – Fell at 1 Spences Court, Main Street, Carleton, Skipton. BD23 3BY. Approved Tree Works in Conservation Area.

2020/22094/OUT Outline application with some matters reserved for proposed dwelling at Stubbin Hill Farm, West Lane, Sutton-in-Craven, Keighley. BD20 7AU. Refused.

2020/22096/LBC Replace 2 no. internal doors with fire doors; add fire protection boarding to underside main stairs (retrospective). Install replacement fire resistant loft hatches. The Folly, Victoria Street, Settle. BD24 9EY. Approved with Conditions.

2020/22102/HH First floor level external balcony accessed from the existing first floor level doors at 8 Navigation Square, Skipton. BD23 1XB. Approved with Conditions.

2020/22103/TCA 6 No. Leylandii - Fell at 17 Gledstone Road, West Marton, Skipton. BD23 3UE. Approved Tree Works in Conservation Area.

2020/22105/CND Retrospective application to vary the approved details under condition no. 4 (drainage details) of planning approval referenced 2018/18965/FUL granted 17th May 2019 on appeal (APP/C2708/W/18/3210340). Land North of Kings Mill Lane, (formerly NYCC Depot), Settle. DOC satisfactory.

2020/22118/TCA 2 No. Prunus Serrulata – Fell. Carleton Endowed Church of England Primary School, School Lane, Carleton, Skipton. BD23 3DE. Approved Tree Works in Conservation Area.

2020/22107/TCA T1 Sycamore – fell. Somerville, Marton Road, Gargrave, Skipton. BD23 3NL. Approved Tree Works in Conservation Area.

2020/22108/FUL Extend an existing livestock building to cover an existing muck midden at Linghamwaite, Garnet Brow Lane, Austwick, Lancaster. LA2 8AP. Approved with Conditions.

2020/22111/HH Proposed single storey rear extension, new boundary treatment, and monocouche render to existing walls at Ryedale, 2 Ryecroft Road, Glusburn, Keighley. BD20 8RT. Approved with Conditions.

2020/22114/TCA G1 Chestnut trees - crown lift to 5.2m. T1 & T2 Elm – remove. Christ Church Vicarage, Carleton Road, Skipton. BD23 2BE. Approved Tree Works in Conservation Area.

2020/22115/TCA T1 Willow – remove at The Rectory, Rectory Lane, Skipton. BD23 1ER. Approved Tree Works in Conservation Area.

2020/22123/TCA Removal of 1 Ash. Various crown lifting and reduction as per the submitted report. Burnside House, Carleton Road, Skipton. BD23 2BE. Approved Tree Works in Conservation Area.

2020/22124/TCA T1 Willow - removal of branches at 3 Water Street, Gargrave, Skipton. BD23 3LY. Approved Tree Works in Conservation Area.

2020/22141/HH Single storey extension to rear of 27 Gainsborough Court, Skipton. BD23 1QG. Approved with Conditions.

2020/22165/CND Application to discharge condition no. 6 (soft landscaping) and no. 9 (highways verge crossing) on planning permission referenced 2019/20416/FUL granted 01 August 2020 on land to West of the Old Smithy, Skipton Road, Farnhill, Keighley. DOC satisfactory.

2020/22168/CND Application to discharge condition no. 3 (Construction Travel Plan) and condition no. 5 (Wheel Washing Facilities) on planning permission referenced 2019/21002/FUL granted 28/08/2020. Aireville Park, Gargrave Road, Skipton. BD23 1UD. DOC satisfactory.

2020/22186/HH Demolition of existing rear outbuildings and construction of a single storey extension to form utility and separate bike store. External alterations to include installing new roof light to rear roof slope and conversion of window to door. 20 Lambert Street, Skipton. BD23 2DR. Application Withdrawn.

2020/22188/HH To convert the integral store within the building footprint to a bedroom with En-suite facility. To also construct a replacement store in the front garden which will be used for bikes and gardening equipment . 107 New Village, Ingleton, Carnforth. LA6 3DJ. Application Withdrawn.

2020/22193/CPL Application for certificate of lawful development for proposed formation of enlarged projecting window in side elevation serving kitchen. Dunbrewin, Main Street, Farnhill, Keighley. BD20 9BW. Refuse Cert. Lawful Development.

2020/22194/CND Discharge condition 3 (mortar mix) and 4 (sample materials) of 2018/19673/HH at Westfield House, Matthew Lane, Low Bradley, Keighley. BD20 9DF. DOC satisfactory.

2020/22209/CND Discharge condition 3 (external colour) of 2020/21784/HH granted 18 September 2020 at 23 Clayton Hall Road, Cross Hills, Keighley. BD20 7TA. DOC satisfactory.

2020/22258/PNAG Prior Notification for a steel frame structure with lean to for the storage of fertilisers, animal feeds, fodder, straw and machinery at Brentwood Farm, Barnoldswick Lane, Burton-in-Lonsdale, Carnforth. LA6 3LZ. Prior Approval Not Required.

2020/22250/CND Application to discharge Condition 7 - Proposed boundary treatments to be installed as per approved site plan. Replacement fence along SW boundary and new plot boundary and Condition 8 - Proposed external materials please refer to the following documents; - 799-01(--)002-O_Proposed Site Plan (Approved) - 799-01_Proposed Fencing to Site Boundaries- 799-01(SCH)001_Proposed Materials. Original planning permission referenced 2018/18873/FUL, granted 09 May 2018. Land at Holly Tree House, Skipton Road, Low Bradley, Keighley. BD20 9EF. DOC satisfactory.

b. Applications

Permission Refused

Application 2020/21829/MMA minor material amendment of 2020/21447/HH to allow a roof terrace with external staircase at West Croft Cottage, West Road, Carleton. BD23 3EJ – refused for the following reasons:

1. The proposed amendments by virtue of their overtly domestic character would not respond to the context nor respect the form of existing building. Therefore, the proposed amendments do not represent good design. Consequently, the proposed amendments conflict with Policy ENV3 of the Craven Local Plan 2012 to 2032 and paragraphs 124 and 130 of the National Planning Policy Framework.
2. The proposed amendments would have an overtly domestic character that would contrast with the agricultural character of the former traditional barn. This would result in less than substantial harm to the adjacent Carleton Conservation Area. However, there are no public benefits that outweigh or justify the harm identified. Therefore, the proposed amendments would not conserve Craven's historic environment. Consequently, the proposed amendments conflict with Policy ENV2 of the Craven Local Plan 2012 to 2032; Paragraphs 124, 184 and 196 of the National Planning Policy Framework; and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
3. The proposed amendments by reason of overlooking would have a significant detrimental impact on the privacy of existing residents. Therefore, the proposed amendments would not protect the amenity of existing residents. Consequently, the proposed amendments conflict with Policy ENV3 of the Craven Local Plan 2012 to 2032; and Paragraph 127 of the NPPF.

Application 2020/21855/HH proposed garage extension and orangery over therapy pool at Raven Flatt Barn, Bell Busk, Skipton BD23 4DT – the principle was acceptable but a revised design was needed and therefore the application was refused for the following reason:

The proposed development by virtue of its overtly domestic appearance with no public benefits would have an adverse impact on the Conservation Area and the ambiance and setting of the adjacent listed building to the West and would, therefore, conflict with Policy ENV3(b) of the Craven Local Plan 2012 to 2032.

Application 2019/21202/FUL construction of rear extension, new steps to rear, new timber fence and timber boxed planters and minor alteration at the White Lion Hotel, Priest Bank Road, Kildwick BD20 9BH – whilst the principle was accepted, the scheme required amending and the application was therefore refused for the following reason:

The proposed development, by virtue of its siting, size and design, would have an adverse impact on the residential amenities of the dwelling to the east of the site and would, therefore, conflict with Policy ENV3(3) of the Craven Local Plan 2012 to 2032.

PL.1010

PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of closed enforcement cases and new enforcement complaints registered in the period from 13 November 2020 to 13 December 2020.

PL.1011

SITE VISITS

Under item 6 on the agenda, the Chairman raised the issue of planning site visits which had been stopped as a result of the Covid-19 pandemic. Current Government guidance was not to undertake site visits unless a scheme could be devised that was Covid safe and protected all Members, officers and observers.

The Planning Manager's view was that unless Government guidance changed it was unlikely that site visits in the normal format would be re-introduced in the near future. In acknowledging the importance of site visits the Planning Manager stressed that local authorities were very wary of holding such visits because of health and safety and insurance implications.

The Planning Manager suggested that a working group could be the way forward and officers from Planning, Legal and Democratic Services would consider all options very thoroughly as well as taking into account data that had recently been gathered on how other local authorities were dealing with site visits and alternatives, if any, they had put in place.

In noting that the Yorkshire Dales National Park had held a vital site visit for a very major scheme of importance, the Legal Services Manager highlighted some of the issues that could arise if individual Members undertook independent site visits and ventured onto private land. This could not be advocated as there were issues surrounding insurance liabilities, probity and public perception. The Legal Services Manager said that everything would be done to ensure that all Members had the full information needed to make a decision whilst respecting current Government guidance.

All Members were in agreement that site visits to view the site and its surroundings were often essential and welcomed the establishment of a Working Group.

Minutes for Decision

- None –

Chairman.



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D I S T R I C T

PLANNING COMMITTEE AGENDA

DATE: 15th February 2021

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REPORT TO PLANNING COMMITTEE ON 15th February 2021

Application Number: 2020/21878/FUL

Proposal: Conversion of existing workshop to form 2no. residential dwelling with detached garages, off street parking provision and re-alignment of access

Site Address: Workshop Park Lane Carleton BD23 3DJ

On behalf of: RN Wooler & Co Ltd

Date Registered: 13th October 2020

Expiry Date: 8th December 2020

EOT Date, if applicable: 25th February 2021

Case Officer: Andrea Muscroft

The application is referred to Planning Committee by Councillor Pringle on the grounds of local concerns relating to visibility and parking.

1. Site Description

- 1.1 The application site is a large detached former Victorian mill located in the village of Carleton. Evidence available seems to demonstrate that this building has been vacant since 2010.
- 1.2 The application site has been granted planning permission previously for the conversion of the existing building to residential in 2012 and 2016 (ref: 17/2012/13169 & 17/2016/17039).
- 1.3 The building is three storeys with a single storey extension projecting off the northern elevation. To the southern elevation is a dilapidated greenhouse. The mill is slightly elevated with the access sloping westwards towards Park Lane Terrace. A single storey garage/store is located to the west of the mill.
- 1.4 The application site is located within the main built up area of Carleton but adjacent to the designated conservation area of Carleton.

2. Proposal

- 2.1 The proposal seeks permission for the conversion and extension of an existing workshop to form 2no. Residential dwellings with detached garages, off street parking provision and re-alignment of access with associated works.
- 2.2 **Officer note:** Additional drawings supplied to Highways and the Council showing the visibility splays. Drawings also include a construction of a dry-stone wall; this has since been omitted from the drawings based on discussions with the highways engineer. The proposal has been based on the omission of the dry-stone wall.

3. Planning History

- 3.1 5/17/365 – Demolition of existing wood store and garage and construction of new wood store – Approved 28.06.1993.
- 3.2 17/2012/13169 - Conversion & Extension Of Existing Workshop To 2 No. Houses – Approved January 2013

- 3.3 17/2015/15753 – A certificate of lawfulness is required to confirm that foundations have been laid as planning application 17/2012/13169 - Refused May 2015
- 3.4 17/2016/17039 – Conversion and extension of existing joiners’ workshop to 2 no. houses – Approved August 2016
- 3.5 2019/20105/CND - Application to discharge condition 9 (Surface Water Drainage Scheme) of planning approval referenced 17/2016/17039 – Approved April 2019
- 3.6 2019/21000/CPE - Application for Certificate of Lawful Development to confirm that works have lawfully commenced on planning application referenced 17/2016/17039 – Withdrawn February 2020.
4. Planning Policy Background
- 4.1 Craven Local Plan 2012 – 2032
- SD1: The presumption in favour of sustainable development
 - SD2: Meeting the challenge of climate change
 - SP1: Meeting the housing need
 - SP3: Housing mix and density
 - SP4: Spatial strategy and housing growth
 - SP11: Strategy for Tier 4A and 4B villages with basic services and bisected villages with basic services
 - ENV3: Good design
 - ENV4: Biodiversity
 - ENV7: Land and air quality
 - ENV8: Water resources, water quality and groundwater
 - INF4: Parking provision
 - INF7: Sustainable transport and highways
- 4.2 National Policy
- The National Planning Policy Framework – NPPF
 - Planning Practice Guidance – PPG
5. Parish/Town Council Comments
- 5.1 Carleton Parish Council (13.9.2020): Objects to the proposal on the following grounds that the plans are too small and impossible to scale, lack of information, over development of site. Home office not needed, inadequate parking or turning areas and the conversion would bring the loss of existing business that is currently used by the wood turning group in the village. Heritage statement is inadequate, and the proposal does not comply with LP policies.
- 5.2 **Officers note:** Home offices have been omitted from the scheme. The site lies outside of the designated conservation area and thus there is no requirement for a detailed Heritage Statement and thus the submitted document is acceptable.
- 5.3 Carleton Parish Council: (16.11.2020): The Parish understands that NYCC Highways have been to examine the proposed new layout of the entrance/exit including visibility splays.
- 5.4 The Parish have no objection to the planning application subject to the entrance/exit and visibility splays fully meet the necessary requirements of Highways.
6. Consultations

- 6.1 **NYCC Highways:** (14.9.2020): Confirmation of receipt of details and advising Council that once the internal consultation with colleagues has been undertaken the highway authority will provide a formal response.
- 6.2 **Officer note:** The highways officer has confirmed that the omission of the drystone wall means that the original recommendation remains unchanged.
- 6.3 **NYCC Highways:** (17.11.2020): No objection subject to the attachment of appropriate conditions 3 & 10.
- 6.4 **NYCC LLFA Officer** (16.11.2020): The proposal is a minor development and therefore outside of the authorities remit.
- 6.5 **Yorkshire Water:** No comments received within the statutory consultation period.
- 6.6 **Officer note:** YW have verbally confirmed that they have no observations to make in relation to this proposal as it does not require comments to be provided.
7. Representations
- 7.1 Site Notice posted 28th August & 20th October 2020
- 7.2 Press Notice published 27th August & 5th November 2020.
- 7.3 21 Notification letters circulated (24th August 2020 & 28th October 2020)
- 7.4 16 letters of objection have been received (7 from 4 Park Lane Terrace, 2 from 3 Park Lane and 3 from Park House) with comments summarised below:
- 7.5 Visual impacts.
- Visual impact of refuse bins
 - Proposal would require the removal of the listed wall to Grundy Farm
- 7.6 **Officer note:** The proposal would not require any alterations nor is it seeking permission for works to this wall.
- 7.7 Amenity issues.
- Concern over loss of privacy.
 - Concern that the repositioned streetlight would result in light shining directly into residential property
- 7.8 **Officer note:** The repositioning of a new streetlight would be subject to separate agreement between the applicant and NYCC Highways and thus is outside of planning control. It is noted that any replacement streetlight would be provided with a full cut off shield which limits the light spread to down towards the highway as per current guidance.
- 7.9 Highway issues
- Concern over whether the visibility splays proposed are achievable.
- 7.10 **Officer note:** The highways engineer has visited the application site in excess of 3 times and conducted a details survey considering a number of factors and has confirmed that the visibility splays are achievable.
- Demand that the highway officer provided his site drawings and calculations to support his position.
- 7.11 **Officer note:** The response by the Highway Engineer includes reasons for the consultee's recommendation and thus the Highways Authority has complied with its statutory responsibility as set out in Article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 with regards to providing the Council with a substantive response and does not need provide evidence to support their recommendation.

- Concerns ref complaints over assessment of previous application
- 7.12 **Officer note:** Following concerns raised by residents over application 17/2017/17886 (Grundy Farm) an investigation looked at the responses provided for application ref: 17039. Notwithstanding this, each application is assessed upon its own merits.
- Is the proposed parking sufficient?
- 7.13 **Officer note:** The level of parking proposed meets the NYCC Parking Standards Interim Guidance.
- Concern that the proposal will put pressure for more on street parking.
 - The Parish have concerns over the safety at the junction.
- 7.14 **Officer note:** The Parish have confirmed that following a site visit by the Highways Engineer and subject to the visibility splays meeting the necessary highway requirements as defined by the highways authority they have no objection to the proposal.
- Concern that the development would result in the loss of off-street parking.
- 7.15 **Officer note:** It is not considered that the improvements to the existing access which would result in any unacceptable loss of on street parking given the current existing access and on street parking.
- 7.16 Drainage
- Concern over the disposal of foul and surface water.
- 7.17 **Officer note:** The development of this site with greater areas of permeable surfaces and the provision of water collection would reduce the current level of surface water run-off from this site thus improve the existing situation.
- Concern that existing sewage infrastructure will not be up under strain.
- 7.18 **Officer note:** Yorkshire Water have been advised on the application and have not objected on the grounds of the proposed integration with the existing infrastructure. Furthermore, the necessary discharge and connection to the sewerage infrastructure would be subject to separate legal agreements between the developer and Yorkshire Water.
- Concern that the proposal would result in an increase in flooding
- 7.19 **Officer note:** The application site lies outside of any designated flood zone as defined by the Environment Agency.
- 7.20 Other issues
- Concern over the potential impact of the development on the village infrastructure.
- 7.21 **Officer note:** There is no evidence to support this statement. Furthermore, statutory consultees have been consulted and have not raised any concerns that the proposal would have a negative impact on local infrastructure.
- Plans don't show location of bin storage
- 7.22 **Officer note:** Bins would be stored to the rear of the properties and brought down to the roadside for collection.
- Plans submitted are not accurate.

- 7.23 **Officer note:** A site inspection was undertaken, and the drawings have been considered acceptable. Furthermore, due to the site inspection the siting/location of buildings etc have formed part of the assessment accordingly.
- Concern that the Council did not notify neighbours of development.
- 7.24 **Officers note:** The application has been publicised in accordance with the legal requirements of the Town and Country Planning (Development Management Procedure) Order 2015. This has involved the display of site notices, notification letters sent to neighbours, and notices being displayed in a local newspaper advertisement detailed in paragraphs 7.1 – 7.3 7 of this report.
- Concerns over the lack of consultation following the receipt of plans dated 23.12.2020
- 7.25 **Officer note:** The revised drawings ref 2407.2C relate to changes to the proposed internal boundary design to the front of units 1 & 2. Therefore, as the revisions were judged to have no material consequences for neighbours there was no need to reconsult neighbours.
- The proposal should trigger affordable housing provision.
- 7.26 **Officer note:** Local Plan Policy H2 clearly sets out when the requirement for affordable housing provision will be sought by the Council. In this instance, those requirements are not triggered and therefore there is no policy requirement for the applicant to provide any affordable housing provision on this site.
- 7.27 Non-material observations
- Concern that the application makes ref to the resubmission of approved scheme.
 - Street gutters already flood at time of severe weather
- 7.28 **Officer note:** The maintenance of street gutters is covered by the Highway Act 1980 and thus is not a material planning consideration.
- Could yellow lines be put along Park Road
- 7.29 **Officer note:** The provision of yellow lines is covered by the Road Traffic Regulations Act 1984 and thus is not a material planning consideration.1
- 7.30 Following the circulation of this report the Council has also received comment from the Ward Member. These are summarised below:
- Revised Plans only received on the 23rd December 2020 and therefore not available when the Highway Officer made his recommendation.
- 7.31 **Officer note:** The revised drawings ref 2407.2C relate to changes to the proposed internal boundary design to the front of units 1 & 2. The drawings made no changes to the proposed vehicle access onto Park Lane and thus no further comment from the Highways Engineer was necessary as the acceptability of the access based on both information received and as a result of the Highways Engineer conducting several site visit had been provided to the Council.
- Plans received on the 23rd December 2020 are still not available to view as per the 9th January for residents to comment.
- 7.32 **Officer note:** Unfortunately, due to administrative difficulties there was a delay in the documents being made available to view. The information is now available to view online.
- Concern that the Highways Engineer has changed his recommendation on several occasions in the last few months on a site a 100m from this site means that he should ask him to provide a justification for this thoughts or at the least provide members with plans underlying his recommendation.
- 7.33 **Officer note:** Each proposal must be considered on its own merits and site constraints. The requirements for consultation with statutory consultees is set out in Article 22 of the Town and

Country Planning (Development Management Procedure) (England) Order and requires consultee's to provide a substantive response (as defined in that Article). The response by the Highway Engineer includes reasons for the consultee's recommendation and thus the Highways Authority has complied with its statutory responsibility as set out in Article 22 of the Development Management Procedure Order with regards to providing the Council with a substantive response.

- Concern that the highway engineer may have got it wrong as he will not of considered factors (such as parked cars) in his assessment.

7.34 **Officer note:** As outlined earlier the Highway Engineer has undertaken a detailed assessment on the acceptability of the proposal in terms of highway safety which involved internal assessments of details provided with professional colleagues, combined with undertaking several site visits to gain an understanding of the existing situation in terms of e.g. vehicle movements on and along Park Lane and the surrounding area and any potential impacts on highway safety in relation to the proposal including parked cars. Following those detailed assessments, the Highways Engineer has not recommended refusal of the proposal on highway safety grounds. It is therefore appropriate for the Case officer to advise members of any potential implications, including those for any appeal and award of costs if members overturn advice from officers in the absence of any evidence contrary to the Highways recommendation.

8. Summary of Principal Planning Issues

Principle of development

Visual impact of development

Sustainable design and construction

Accessibility

Impact of development on the amenity of neighbouring properties

Highway Safety

Drainage

Land and Air Quality

Water resources, water quality & ground water.

Biodiversity

Other issues

9. Analysis

9.1 **Principle of development**

9.2 Policy SP4 promotes a sustainable pattern of growth to deliver the spatial strategy of the Local Plan by directing proportionate levels of growth to Tiers 1 to 5 of the settlement hierarchy and by delivering growth on sites with planning permission and sites allocated for development. Policy SP4 also supports additional housing growth on non-allocated sites subject to several provisos. In Tiers 1 to 4, additional growth is supported within main built up areas (MBUAs) and, in specific circumstances, adjoining MBUAs. In this instance Carleton is in Tier 4a.

9.3 The application site is located within the centre of Carleton and thus lies within the main built up area of Carleton as defined by the Local Plan. Therefore, the conversion of the former mill to residential development complies with criteria H of policy SP4. Furthermore, it would help to address the negative settlement growth which currently shows that Carleton has a negative balance of -14 dwellings.

9.4 In conclusion, the proposal is considered acceptable in principle provided that the development accords with all other relevant local plan polices and complies with sections 5 in delivering a sufficient supply of homes and section 11 Making effective use of land of the NPPF.

9.5 **Visual impact of development**

- 9.6 Policy ENV3 sets out several general principles to be followed in the design of new development. These principles are aimed at achieving positive change through good design – including benefits for the local economy, environment and quality of life – and cover such aspects as context and amenity and accessibility.
- 9.7 Whilst the architecture of the mill is rather plain and utilitarian, the building is a good example of the use of commercial brick which is common feature of numerous mills and warehouses located within the local area. The windows situated in the principal elevation are symmetrically positioned both horizontally and vertically and give the building its uniform appearance.
- 9.8 The proposal would require some minor alterations to the external appearance of the building including the removal of unsympathetic 20th century additions which are not considered to contribute positively to the character of the building or wider street scene. These minor external alterations are appropriate and would not result in any visual harm to either the building, the wider street scene, the adjacent conservation area or the setting and significance of the nearby listed buildings.
- 9.9 The proposal also includes the construction to two detached single garages. These buildings given their scale, location and design would not result in any visual harm to their immediate surroundings for the wider surrounding area, adjacent conservation area or the setting and significance of the nearby listed buildings.
- 9.10 The proposed materials to be used in the external alterations to the building, the construction of the lean-to single storey extension and the detached single garages would be of high quality and would be appropriate in the context of the existing building and the wider surrounding area. Samples of the proposed materials to be used are required to be submitted for approval under proposed condition 5
- 9.11 The boundary treatments would consist of 1.2m dry-stone walls fronting onto Park Lane and along the boundary between unit 1 & unit 2 of the converted building with timber gates. The existing boundary treatments along the north, east and south would remain untouched. It is considered that the boundary treatments are appropriate and would not result in any visual harm.
- 9.12 The proposal also includes the provision of soft landscaping which would consist of grassed public and private areas with additional planting of shrubs/flowers. Given the lack of soft landscaping on the site this is considered to result in a visual enhancement.
- 9.13 The proposal would see the installation of PV panels to the western roof slope. It is considered that due to their elevated position, size and continuous run that the PV Panels would not have an unacceptable visual impact on either the building, the wider street scene, the adjacent conservation area or the setting and significance of the nearby listed buildings.
- 9.14 It is also important to note that under Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) the installation of PV Panels would be permitted development on completion of the conversion to residential accommodation in any event.
- 9.15 In terms of the quality of accommodation for any further occupants it is important to consider whether the conversion is of sufficient size etc to meet the needs of any further occupant. To assist in this assessment the national described space standard (NDSS) sets out the minimum gross internal area. For a 3 bed, 5 people house the table states that a GIA of 99sqm. The proposed floor area would be approximately 105.44sqm. This figure exceeds the prescribed standards in the NDSS and therefore it is considered that the proposal would provide a satisfactory level of residential accommodation. The proposal would also provide a good level of natural light and privacy.
- 9.16 In conclusion, the proposal has been designed sympathetically to the character and appearance of the surrounding area and thus would not have a negative visual impact on the street scene, adjacent conservation area or on the setting and significance of the nearby listed buildings. The proposal

accords with the requirements of policies ENV2 & ENV3 of the Local Plan in particular section 12 Achieving well-designed places of the NPPF .

9.17 **Sustainable design and construction**

9.18 Policy ENV3, criteria t) requires that new residential development contributes towards dealing with climate change, including opportunities to reduce energy use, water use, carbon emissions and minimise waste. To achieve this, developments need to comply with the relevant Building Regulation such as Part L which deals with carbon reduction.

9.19 This complies with the NPPF in which the Government sets out the framework within section 14 how planning can support the transition to a low carbon future through shaping places in ways that contribute to radical reductions in greenhouse gas emissions, including the encouragement of reusing existing resources which includes the conversion of existing buildings.

9.20 Details submitted outline the opportunities for effective improvement to the energy efficiency of the existing building, these include cavity wall insulation, loft insulation, draught stripping to doors and letter boxes, heating controls, double glazing and low energy/consumption fixture/fittings. In addition, the proposal also includes SV solar panels which as outline report could be carried out as permitted development on completion of the conversion to residential accommodation. It is also proposed that local materials are used with opportunities to recycle materials on site were appropriate.

9.21 In addition, to reducing carbon emissions the sale of new conventional petrol and diesel cars and vans will end by 2040, by which time most new cars and vans sold will be 100% zero emission and all new cars and vans to have significant zero emissions capability.

9.22 Planning has a part to play in facilitating this transition to zero emissions vehicles, whilst also facilitating development that makes best use of walking, cycling and public transport to enable people to go about their lives without having to rely on the use of private cars. The site is within easy walk of the village centre and a public transport link which connects the village with nearby villages/towns.

9.23 The site is also considered to be within easy cycle distance of the nearby villages/town which provide a wide range of services and facilities with proposed cycle parking provided on site within the proposed garages.

9.24 The site would also provide electric charging points.

9.25 To ensure the requirements of policy ENV3 are met, it is considered that an Energy Statement should be submitted for approval under condition 11

9.26 Whilst the Council desire is to become Carbon Neutral by 2030 – 20 years ahead of the Government's target, it will be appreciated that policies within the Local Plan do not require developments to be carbon neutral and thus to withhold consent on the basis that a development is not carbon neutral could not be defensible at appeal.

9.27 It is therefore considered that the applicant has taken all reasonable opportunities to meet the requirements of policy ENV3. The proposal therefore accords with the requirements of the Local Plan and section 14 Meeting Climate Changes of the NPPF.

9.28 **Accessibility**

9.29 Policy ENV3, criteria l) requires that reasonable provision is made to ensure buildings and spaces are accessible and useable irrespective of age, gender or disability.

9.30 Therefore to comply with the requirements of policy ENV3 proposals need to show that where possible opportunities have been taken to enable buildings to be accessible in line with Building Regulations Part M such as a flat access into the buildings, hardstanding that is firm and even, external door openings which are sufficient to accommodate a pram/wheelchair and internally the provision of handrails.

- 9.31 In this instance, the proposal would provide flat access into the buildings, accessed via firm and even hardstanding. Furthermore, external door opening would be enough to accommodate a pram/wheelchair.
- 9.32 It is therefore considered that the applicant has demonstrated that all reasonable opportunities have been explored with regards to meeting the requirements of policy ENV3.
- 9.33 It is important to note that conditions requiring compliance with other regulatory regimes will not meet the test of necessity as set out in the NPPF for imposing condition. Therefore, it is considered appropriate to use an informative to remind the applicant of the requirements to comply with Building Regulations Part M.
- 9.34 **Impact of development on the amenity of neighbouring properties**
- 9.35 Policy ENV3 seeks to protect the amenity of existing residents and create acceptable amenity conditions for future occupants. This is broadly consistent with the aims and objectives of paragraph 127 (f) of the NPPF.
- 9.36 The nearest dwelling to the application site has been identified as Grundy Farm located to the north of the site at a separation distance of approximately approx. 19m between the rear gable and the northern gable end of the existing former mill. This separation distance complies with national guidance with regards to space between residential developments. In addition, this separation distance combined with the orientation, and that the northern gable would remain blank would ensure that the occupants of Grundy farm do not experience any unacceptable loss of privacy or amenity.
- 9.37 The next nearest group of dwellings are 1 – 4 Park Lane which are located to the west of the site at separation distances ranging from approximately 23 -21m. These separation distances are enough to ensure no loss of privacy would occur through the conversion of the former mill to residential development. In addition, partially screening between the application site and these properties would be provided by the construction of single detached garages. As such, the proposal would ensure that the occupants of these properties would not experience any unacceptable loss of privacy or amenity as a result of the conversion of the former mill to residential accommodation.
- 9.38 In terms of noise, it is considered that noise raised from the use of the former mill to residential within an established residential area would not result in any unacceptable negative impacts to warrant a refusal.
- 9.39 It is considered therefore that the use of the site for residential would not have any amenity implications or result in any adverse impact on the neighbouring amenity and thus the proposal complies with policy ENV3 and paragraph 127(f) of the NPPF with regards to residential amenity.
- 9.40 **Highway Safety**
- 9.41 Policy INF4 seeks to ensure that development have enough parking arrangements. Also, of relevance is policy INF7 which seeks to ensure that developments incorporate sustainable transport solutions, whilst recognising that this can be achieved through a range of different approaches. These policies are consistent with the aims and objectives of the NPPF.
- 9.42 Another key paragraph of the NPPF is paragraph 109 of the Framework which indicates that *“development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*
- 9.43 The existing access serves Whiteoak & Son Joiners a commercial unit located within the site.
- 9.44 Unlike previously approved schemes relating to this site which did not propose any changes to the existing vehicle access, the current proposal would see the vehicle access relocated southwards along Park Lane and the entrance relocated back from the highway edge by approx. 2m. These works are required to ensure the necessary visibility splays are achieved. The submitted drawings

also demonstrate that there is enough space within the site for vehicles to manoeuvre into and out of this area and onto the highway. The proposal would provide 2 off street parking spaces per residential unit (total 4 spaces).

- 9.45 Concerns have been expressed that the provision of visibility splays cannot be met. NYCC Highways upon whom the council relies for professional advice, have reviewed the submitted information and have conducted several site visits. Based on the assessment and the proposed alterations to the access NYCC Highways have confirmed that the proposal would provide adequate visibility splays subject to the proposed alterations to the access and thus have not objected to the proposal. Details in relation to ensure the provision of the visibility splays is secured via condition 3.
- 9.46 Comments has been raised in relation to the previous permissions granted on this site, in particular the visibility splays. Whilst each application is rightly assessed on its own merits having regard to site specific circumstances, it should be noted that those previous approvals did not seek any improvements to the existing access, unlike to the current proposal.
- 9.47 It is important also to note that the proposed revised access would be an improvement to the current access which served a commercial use that operated from the Mill and which would have generated a significant greater level of vehicle movements than the current proposal in terms of staff vehicles, deliveries/collections and trade visitors. Also, of relevance and a material planning consideration is that whilst the current commercial activities from the Mill have ceased the Mill could resume activities which may involve any or all of the following uses: office use, research and development or an industrial process without the need to seeking planning permission nor without any of the proposed improvements to the existing vehicle access.
- 9.48 The proposed internal layout arrangement is considered acceptable. With regards to parking the proposed conversion to two residential units would actually result in a lower demand than the buildings former use and the amount of parking provided by the current proposal is therefore satisfactory. In addition, the proposed level of off-site parking meets the standards as set out in the NYCC Interim Guidance on Parking Standards. Details in relation to ensure the provision of on-site parking is secured via condition 10.
- 9.49 Concerns have been expressed with regards over the potential loss of on-street parking. It is acknowledged that in the absence of any existing parking restrictions that residents can park their vehicle on the public highway, although there is no legal right to use the road fronting their property boundaries. However, the Highway Code parking rules and regulations are also clear in that the parking of a vehicle in front of an entrance is prohibited.
- 9.50 Therefore, whilst these concerns are noted, the current proposal would not have an adverse impact in terms of parking. In contrast, should the industrial use commence on site then this may have an adverse impact on parking.
- 9.51 Concerns have also been expressed ref vehicles exiting the site. Park Lane is subject to a 20mph limit with on street parking along Park Road. There is also the junction with Park Lane, Carla Beck Lane and West Road located to the north of the site. It is considered that the junction, the on-street parking and speed limit act as existing traffic calming features along Park Lane.
- 9.52 The concerns raised by residents are however, not shared by the Highway Authority who have conducted several site visits with regards undertaking the necessary assessment in line with government standards and guidelines.
- 9.53 Therefore, in the absence of any supportive evidence that the proposal would have an adverse impact on highway safety the Council would be unlikely to be in a position to defend an appeal based on highway safety grounds, which could have significant adverse cost implications for the Council in any appeal scenario.
- 9.54 In the absence of any objection from NYCC Highways, the case officer is unable to conclude that the proposed revised access onto Park Lane would be prejudicial to pedestrian or highway safety. The proposal therefore accords with requirements of policies INF4 & INF7 of the Local Plan and is

considered acceptable in highway terms. The proposal also accords with paragraph 109 of the NPPF.

9.55 **Drainage**

9.56 Residents have expressed concerns about the ability of the site to be drained both with respect to surface water and foul drainage. The site is not identified by the Environment Agency as being within flood plain or an area of flood risk.

9.57 Details submitted indicate that foul water would be disposed via the main sewer.

9.58 With regards to concerns relating to surface water details supplied indicate that surface water would be disposed of via the existing sewer network with the hardstanding areas being constructed using block paving thus allowing the surface water to drain directly through the ground. This approach would improve the current situation.

9.59 The proposed redevelopment of this site would also see an increase in the level of permeable surfaces with the provision of front garden areas thus helping to improve the management of surface water run-off.

9.60 It is important to note that the necessary discharge and connection to the existing drainage infrastructure would be covered under separate legislation outside of the planning process and that this proposal after being reviewed by Yorkshire Water has not resulted in YW objecting to the proposal on the grounds that the existing infrastructure cannot cope with the development.

9.61 In the absence of any objection from the statutory consultee it is considered that the proposal would not result in any unacceptable drainage issues to nearby residents.

9.62 **Land and Air Quality**

9.63 Policy ENV7 seeks to safeguard and improve land quality by ensuring that grade 3 agricultural land is not developed where possible.

9.64 In this instance, the proposal relates to a brownfield site (previously developed) which has a low environmental value. As such, the proposal complies with criteria a) & b) of policy ENV7.

9.65 The proposal due to its location within the centre of the village of Carleton, within proximity to existing footpath and public transport and within easy cycling distance to neighbouring villages would help promote reduction in car use. As such, the proposal complies with criteria d) & e) of policy ENV7.

9.66 The application site does include the removal of a single storey side extension and a detached workshop which may have the potential for dust annoyance during demolition and the construction of two single side extensions and garages. However, with good dust mitigation measures any potential impacts could be mitigated using an appropriate condition. It is considered that the proposal would have a negligible impact on local air quality and thus complies with criteria f) of policy ENV7.

9.67 **Water resources, water quality and groundwater**

9.68 Policy ENV8 seeks to safeguard and improve water resources.

9.69 The proposal would be served by existing foul water infrastructure and the necessary discharge and connections to the water supply would be completed under separate legislation outside of the scope of the planning process.

9.70 The proposal has been designed to incorporate water conservation measures into its design e.g. reduced water consumption fixtures and fittings and the re-use of water within the site. The proposal therefore complies with the requirements of policy ENV8.

- 9.71 **Biodiversity**
- 9.72 Policy ENV4 states that growth in housing, business and other land uses will be accompanied by improvements to biodiversity. This means that wherever possible, development will make a positive contribution towards achieving a net gain in biodiversity.
- 9.73 The application site is a previously brownfield site with limited ecological value. It is not within any designated site, although there is an area of overgrown vegetation to the south of the site.
- 9.74 The proposal is seeking to increase the level of green space within the site with front and rear garden spaces with additional landscaping. The provision of green spaces with general planting of native species would help to increase the biodiversity within the site. In addition, bird and bat boxes would also be provided.
- 9.75 It is considered that the proposal has demonstrated that it would make a positive contribution towards achieving a net gain in biodiversity as per the requirements of policy ENV4. To ensure the requirements of ENV4 are met, it is considered that a Biodiversity Enhancement Statement be submitted for approval under condition 7
- 9.76 **Other issues**
- 9.77 Whilst acknowledging comments expressing concern over the growth of the village, it is the officer's opinion that a proposal of this scale would not significantly impact on the village to warrant a refusal.
- 9.78 **Conclusion.**
- 9.79 Paragraph 14 of the NPPF advises that LPA's should be 'approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- Specific policies in this Framework indicate development should be restricted.*
- 9.80 The proposal would see the conversion of a vacant building to form two residential units in the main built up area of Carleton on a site that has been granted planning approval for its conversion on two previous occasions. These previous planning permissions are material considerations in support of this proposal. In addition, the settlement growth monitoring indicates that Carleton has a negative housing balance of -14 and thus the conversion of this mill to two residential dwellings would help address this deficit.
- 9.81 The proposal would bring back into use a vacant building providing new housing stock into the village within the main built up area of Carlton.
- 9.82 NYCC Highways, Yorkshire Water and LLFA have been consulted and they have not raised any objections or concerns to the proposed development. It is therefore not considered that the proposal would create any highway or drainage issues in the near locality.
- 9.83 In terms of consistency in decision making, the site has been granted planning approval for its redevelopment to residential on two previous occasions and this is a key relevant material consideration in the acceptability of the proposal.
- 9.84 The Highways Authority have assessed the impacts arising from the development and given the improvements to the existing access have not recommended refusal. Therefore, to refuse the proposal based on highway grounds contrary to advice from the Highways Authority would be considered unreasonable based on inconsistent decision making.
- 9.85 Finally, NYCC Highways have been consulted for their views on the grounds for a refusal and have advised that they do not consider there is evidence to support the view that the proposal would have an adverse impact on the highway.

9.86 It is acknowledged that the proposal has generated some opposition from residents who live close to the site. These concerns have been considered in the report and notwithstanding the points raised it is felt that sufficient benefits and mitigation measures are contained within the proposal to render it acceptable in planning terms.

10. Recommendation

10.1 Approve with Conditions

Conditions

Time Limit for Commencement

1 The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2 The development hereby permitted shall be carried out wholly in accordance with the plan 2407.1b & 24702c received by the Local Planning Authority on 6th October 2020 and 5th January 2021. The development shall be completed in accordance with the approved plan except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: To specify the approved plans for the avoidance of doubt.

Before you Commence Development

3 There must be no access or egress by any vehicles between the highway and the application site at Workshop, Park Lane, Carleton, Skipton, BD23 3DJ until splays are provided giving clear visibility of 25 metres measured along both channel lines of the major road from a point measured 2 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In the interest of highway safety and to comply with Craven Local Plan policy INF7 and the National Planning Policy Framework.

4 No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved plan.

The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:

1. areas for storage of plant and materials used in constructing the development clear of the highway;
2. details of site working hours;
3. contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

Reason: In the interest of public safety and amenity and to comply with Craven Local Plan policy INF7 and the National Planning Policy Framework.

During Building Works

- 5 Notwithstanding any description of materials in the application, no above ground works shall take place until full details of all materials to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: To ensure use of appropriate materials which are sympathetic to the character of the rural area and the site's surroundings in the interests of visual amenity in accordance with the requirements of Policy ENV3 of the Craven Local Plan and the National Planning Policy Framework.

- 6 The site shall be developed with separate systems of drainage for foul and surface water on and off site.

Reason: In the interest of satisfactory and sustainable drainage and to accord with the requirements of the National Planning Policy Framework.

- 7 Notwithstanding the plans approved under condition 2 (Approved Plans) of this permission, details for the improved biodiversity and expansion of green infrastructure shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented in their entirety prior to the occupation of the dwellings and shall thereafter be retained.

Reason: To ensure an improvement to the environment to accord with policies ENV4 and ENV5 of the Craven Local Plan and the requirements of the NPPF.

Before the Development is Occupied

- 8 The development must not be brought into use until the access to the site at Workshop, Park Lane, Carleton, Skipton, BD23 3DJ has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:

The access must be formed with 4 metres radius kerbs, to give a minimum carriageway width of 4.5 metres, and that part of the access road extending 5 metres into the site must be constructed in accordance with Standard Detail number A1 and the following requirements.

All works must accord with the approved details

Reason: To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users and to comply with Craven Local Plan Policies INF4 and INF7 and the National Planning Policy Framework.

- 9 No part of the development must be brought into use until the access, parking, manoeuvring and turning areas for all users at Workshop, Park Lane, Carleton, Skipton, BD23 3DJ have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development and to comply Craven Local Plan policy INF4 & INF7 and the National Planning Policy Framework.

- 10 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: To provide for adequate and satisfactory provision of off street accommodation for vehicles in the interest of safety and the general amenity of the development and to accord with Policy INF4 of the Craven Local Plan and the National Planning Policy Framework.

- 11 No converted dwellinghouse hereby approved shall be occupied unless an Energy Statement applicable to that dwellinghouse has been submitted to and approved in writing by the planning authority. The Energy Statement shall include the following items:

- a) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
- b) Calculations using the SAP or SBEM methods which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed.

The development shall not be occupied unless it has been constructed in full accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and fully operational thereafter.

Reason: To ensure this development complies with the on-site carbon reductions required in Craven Local Plan Policy and National Planning Policy Framework.

Ongoing Conditions

- 12 The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellings.

Reason: To reduce the risk of flooding and pollution and increase the levels of sustainability of the development.

Informatives

1. Adherence to approved plans/conditions

Failure to adhere to the details of the approved plans or to comply with the conditions contravenes the Town and Country Planning Act 1990 and enforcement action may be taken.

2. Charging Points

The applicant/developer is advised that in the interests of promoting sustainable travel opportunities electric vehicle charging points should be provided.

3. Your attention is drawn to the attached note relating to demolition and the requirements of The Building Act.

4. Hours of Construction

The hours of operation during the construction phase of development and delivery of construction materials or equipment to the site and associated with the construction of the development hereby permitted should be limited to 0730 hours to 1800 hours on Monday to Fridays and 0730 hours to 1300 hours on Saturday. No work should take place on Sundays or Bank/Public Holidays.

5. Noise

The applicant needs to have regard to the BS8233:2014 Guidance on 'Sound Insulation and Noise Reduction for Buildings' which presents guideline noise levels for both inside and outside dwellings.

6. Topsoil

The applicant is advised it is the responsibility of the developer to ensure that any topsoil brought on site is free from metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils as specified in BS 3882: 2015 Specification for Topsoil. Supplier(s) details and confirmation on the source(s) of any topsoil materials brought on site should be made available for inspection at the request of the Council's Environmental Health Department.

7. Your attention is drawn to the requirements of Building Regulations Part M regarding the accessibility of developments for all.

8. The applicant is advised with regard to the safe removal of any potential asbestos containing material present on site, that it is removed by a suitably qualified, competent contractor/registered waste carrier, licenced in the removal and offsite disposal of asbestos to a registered hazardous waste landfill site.

9. The applicant is advised that advice regarding permeable and porous hard surfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens' which can be accessed on the DCLG website).

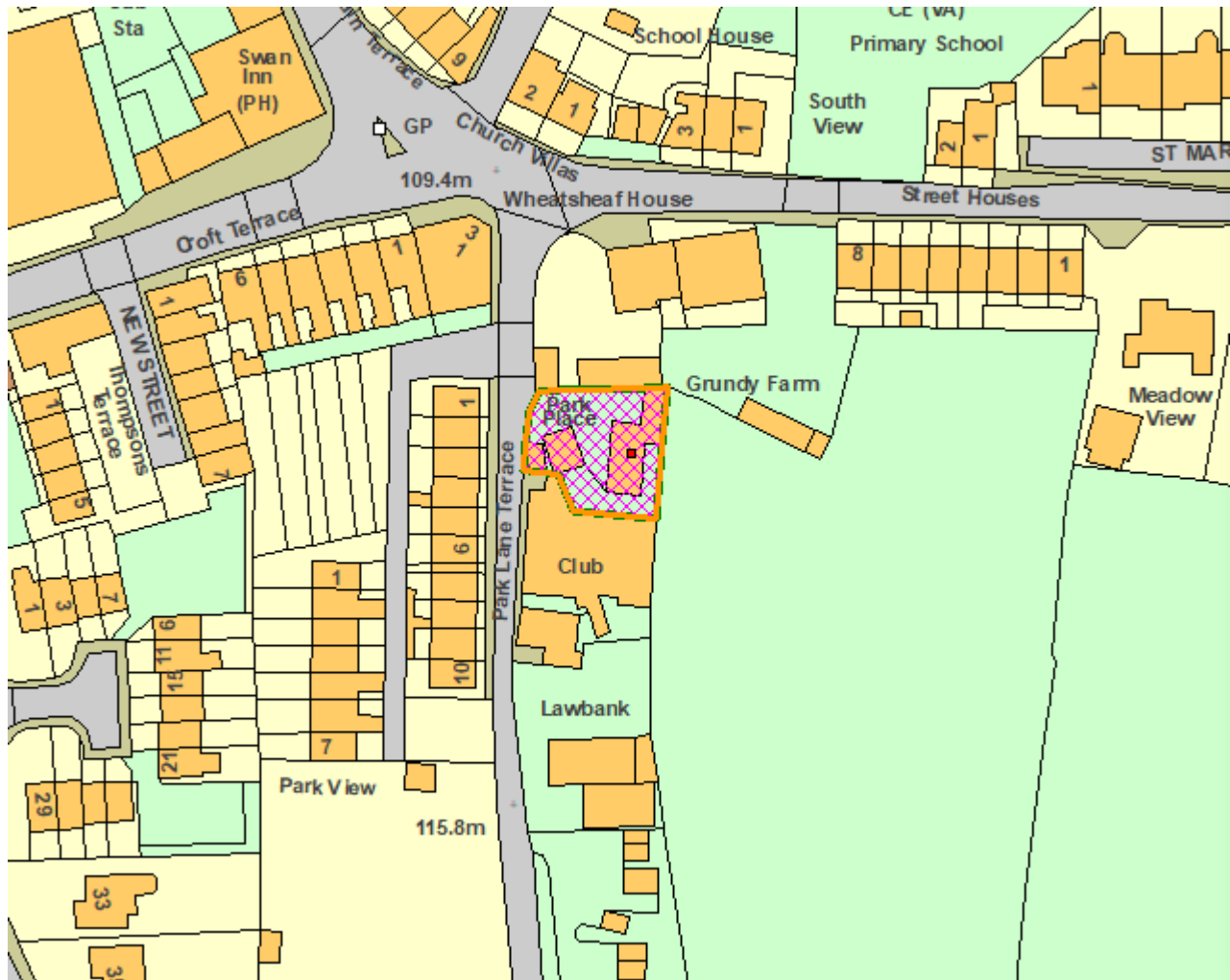
10. Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site:
[https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification for housing and industrial estate roads and private streets works 2nd edi.pdf](https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification%20for%20housing%20and%20industrial%20estate%20roads%20and%20private%20streets%20works%202nd%20edi.pdf).

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

11. Statement of Positive Engagement:

In dealing with this application Craven District Council has sought to approach the decision making process in a positive and creative way, in accordance with the requirements of paragraph 38 of the NPPF.

12. The proposals should cater for all types of vehicles that will use the site. The parking standards are set out in North Yorkshire County Council's 'Interim guidance on transport issues, including parking standards' and subsequent amendments available at



Application Number: 2020/21878/FUL

Proposal: Conversion of existing workshop to form 2no. residential dwelling with detached garages, off street parking provision and re-alignment of access

Site Address: Workshop Park Lane Carleton BD23 3DJ

On behalf of: RN Wooler & Co Ltd

REPORT TO PLANNING COMMITTEE ON 15th February 2021

Application Number: 2020/22173/HH

Proposal: Installation of 8 no Solar Panels to front facing pitched roof

Site Address: 2 St Stephens Mews Skipton BD23 1RB

On behalf of: Mr Paul Whitaker

Date Registered: 13th November 2020

Expiry Date: 8th January 2021

EOT Date, if applicable: 20th February 2021

Case Officer: Andrea Muscroft

This application has been referred to Planning Committee under Part 5 of the Scheme of Delegation as the applicant is a District Councillor

1. Site Description

- 1.1 The application site is located within the main built up area of Skipton, in an area of mixed commercial and residential character on the edge of the town centre. The site forms a small, enclosed, area to the rear of commercial premises fronting the northwest side of Water Street/Gargrave Road (shop, restaurant and public house), and is further bounded by houses on St Stephen's Close and Elliot Street to the west and north, and the garden to the rear 30 Water Street to the northeast. Levels rise quite steeply from south to north.
- 1.2 The site falls within the Skipton Conservation Area with vehicle access to the site is from a short cul-de-sac off Gargrave Road – to the side of the Commercial Public House.

2. Proposal

- 2.1. This application seeks householder consent for the installation of 8no. Solar Panels to the front facing pitched roof slope.
- 2.2. Officer note: Such development is normally permitted by Class A of Part 14 of the General Permitted Development Order 2015 as amended; in the case of a building in a Conservation Area where the solar PV equipment would be installed on a roof slope and not project non more than 200mm from the roof slope. However, planning permission 63/2006/6923 removed permitted development rights and thus the need to apply for planning permission.

3. Planning History

- 3.1 63/2004/4717 & 4718: demolition of the existing buildings and construction of 4 houses. Planning and Conservation Area Consent applications withdrawn December 2004.
- 3.2 63/2004/4856- Construction of 3 houses. Refused and subsequent appeal dismissed
- 3.3 63/2004/4857- Conservation Area Consent for the demolition of the workshops. Granted March 2005.
- 3.4 63/2006/6923 – Construction of 3no. Houses – Approved Jan 2007

4. Planning Policy Background
 - ENV2 – Heritage
 - ENV3 – Good Design
 - ENV9 – Renewable and Low Carbon Energy
- 4.1 National Policy
 - The National Planning Policy Framework
 - Planning Practice Guidance
- 4.2 Other relevant documents
 - Skipton Conservation Area Appraisal
5. Town Council Comments
 - 5.1. Skipton Town Council: No comments received within the statutory consultation period.
6. Consultations
 - 6.1. N/A.
7. Representations
 - 7.1. Site Notice posted 11th December 2020
 - 7.2. Press Notice published 10th December 2020
 - 7.3. Notification letters circulated to neighbouring properties on the 7th December 2020
 - 7.4. No third-party representations received within the statutory consultation period.
8. Summary of Principal Planning Issues
 - 8.1 The effect of the development on the character and appearance of the conservation area.
9. Analysis
 - 9.1. Policy ENV2 seeks to ensure that Craven’s historic environment is conserved or enhanced, and its potential is fully exploited. Broadly, this means conserving those elements that contribute most to the District’s distinctive character and sense of place; ensuring that proposals affecting heritage assets conserve those elements which contribute to the significance of the assets in line with their importance; supporting proposals that preserve or enhance the character or appearance of Conservation Areas; and supporting proposals that help to secure a sustainable future for heritage assets.
 - 9.2. Policy ENV3 sets out several general principles to be followed in the design of new development. These principles are aimed at achieving positive change through good design – including benefits for the local economy, environment and quality of life.
 - 9.3. Policy ENV9 supports RLCE developments that offer a good balance of benefits, provided these are not outweighed by negative impacts, including cumulative impacts, on the natural or historic environment.
 - 9.4. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states a general duty of a Local Planning Authority as respects conservation areas in exercise of planning functions. In the exercise, with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
 - 9.5. The National Planning Policy Framework (NPPF) is a material consideration and reflects the above policy context. It goes on to set out in Section 16 at Paragraph 193 that ‘when considering the impact of a proposed development on the significance of a designated heritage asset (conservation areas and listed buildings), great weight should be given to the asset’s conservation. The more

important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.'

- 9.6. Significance is defined as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.
- 9.7. The Skipton conservation area acts as a reference and guide for all those who make decisions which may impact on the special character of Skipton. The document acknowledges that the roofscape of the surrounding area are a prominent part of the conservation area.
- 9.8. It is acknowledged that PV panels would introduce a modern feature to a traditional roofing material. However, in this instance, the enclosed surrounding streets and heights of surrounding buildings hides the application sites roof slopes from view in both short distances and from the wider area and thus the proposed solar PV panels would not be prominent in the street scene.
- 9.9. The installation of solar PV panel would provide the following benefits: -
 - Slow climate change
 - Reduces energy carbon footprint and dependence on fossil fuels
 - Emits no gases or by products that contaminate the environment or the air.
- 9.10. Therefore, it is considered that the proposal would lead to less than substantial harm to the significance of the designated conservation area. This harm needs to be weighed against the public benefit of the proposal.
- 9.11. There is a balance to be struck between the conservation of the historic built environment and the promotion of opportunities for renewable and low-carbon energy generation and the wider benefits.
- 9.12. The application site is not located in a prominent location with views of any panels restricted by changes in ground levels and surrounding buildings heights and thus on balance it is considered that the environmental gain attributed from the proposal outweigh any potential visual harm to the conservation area.
- 9.13. The proposal is therefore considered to comply with the requirements of policies ENV2, ENV3 and ENV9 of the Local Plan.

10. Recommendation

- 10.1 Approve with Conditions

Conditions

Time Limit for Commencement

- 1 The development must be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

- 2 This permission relates to the following plans: -

Site Location Plan and Block Site Plan received on the 23rd October 2020
Proposed Layout received on the 23rd October 2020

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings except where conditions indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Craven Local Plan 2012-2032 and the National Planning Policy Framework.

- 3 The external finish of the solar panels shall be dark grey or black to match the approved roof finish, with no silver or light coloured edging or detailing which contrasts with the main dark grey or black finish of the panels, unless agreed otherwise in writing by the Local Planning Authority. The panels shall be retained as such thereafter.

Reason: In the interest of the visual amenity and to comply with policies ENV2 and ENV3 of the Craven Local Plan and the National Planning Policy Framework.

Ongoing Conditions

- 4 The solar panels hereby permitted and associated infrastructure hereby permitted shall be removed from the application site within 3 months of becoming redundant to its designated use, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of the visual amenities and character of the area and to comply with policies ENV2, ENV3 and ENV9 and the National Planning Policy Framework.

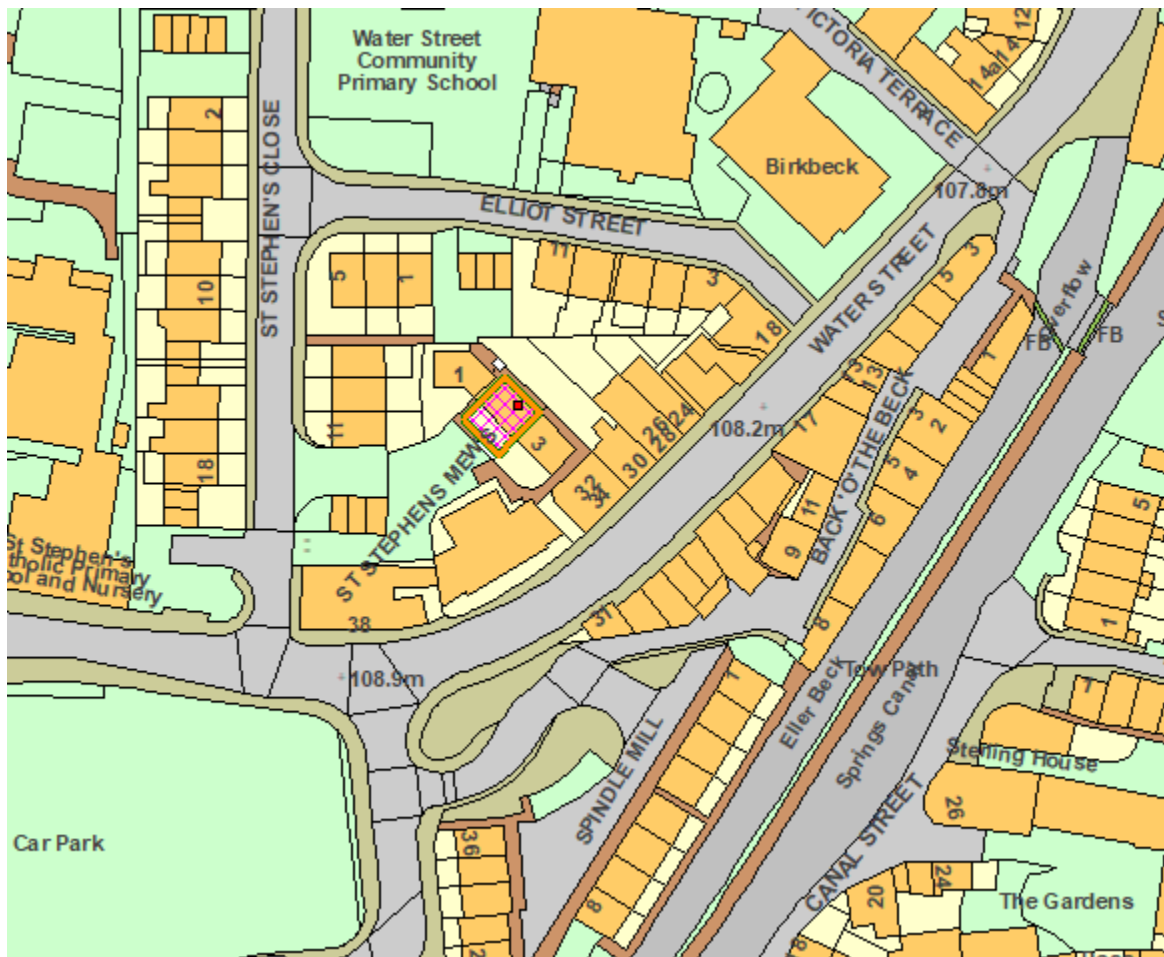
Informatives

1. Adherence to approved plans/conditions

Failure to adhere to the details of the approved plans or to comply with the conditions contravenes the Town and Country Planning Act 1990 and enforcement action may be taken.

2. Statement of Positive Engagement:

In dealing with this application Craven District Council has sought to approach the decision making process in a positive and creative way, in accordance with the requirements of paragraph 38 of the NPPF.



Application Number: 2020/22173/HH

Proposal: Installation of 8 no Solar Panels to front facing pitched roof

Site Address: 2 St Stephens Mews Skipton BD23 1RB

On behalf of: Mr Paul Whitaker

REPORT TO PLANNING COMMITTEE ON 15th February 2021

Application Number: 2020/21883/FUL

Proposal: Proposed change of use and rear extension, following demolition of existing rear single storey extension, to former Natwest Bank, to provide retail or cafe / restaurant use (A1/A3) at ground floor with 4 no. residential apartments (C3) above, and the conversion of existing outbuilding to a store (resubmission of previous application referenced 2019/20759/FUL)

Site Address: Natwest Market Place Settle BD24 9EF

On behalf of: ARBA Group

Date Registered: 31st July 2020

Expiry Date: 25th September 2020

EOT Date, if applicable: 29th January 2021

Case Officer: Mr Mark Danforth

This application is referred to Committee by Councillor Staveley to consider heritage impacts.

1. Site Description

- 1.1 The application site relates to the former NatWest bank, located on Market Place in Settle. The property is currently standing vacant, and comprises of three storeys, garden and storage building to the rear.
- 1.2 The application site is located within the main built up area of Settle, the Core Retail Area and Settle Conservation Area. The site is also located within an Article 4 Direction Area.
- 1.3 The site is also a Grade II Listed Building, the listing description is outlined below:
- 1.4 SETTLE MARKET PLACE SD 8063-8163 (north side) 10/26 National Westminster Bank GV II House, now bank. C18 with mid C19 refenestration. Watershot masonry, stone dressings, stone slate roof. 3 storeys, 3 bays. Central entrance has plain surround and C20 door. All windows have plain surrounds and projecting sills. Ground floor windows have C20 sashes. Outer windows on first and second floors have sashes; central windows are blind. Projecting quoins. Modillions at eaves and kneelers at gables. Gable end ridge stacks. C18 stair window at rear has 2 lights with flat-faced transoms and mullions. C18 queen post roof.

2 Proposal

- 2.1 This proposal is a re-submission of a previously refused scheme. The main element of difference is the omission of the new dwelling. Proposed change of use and rear extension, following demolition of existing rear single storey extension and erection of two-storey replacement, to former NatWest Bank, to provide retail or cafe / restaurant use (A1/A3) at ground floor with 4no. residential apartments (C3) above, and the conversion of existing outbuilding to a store.
- 2.2 The proposal would result in the creation of 4 apartments as follows;

- 2.3 Apartment 1 comprises of living, kitchen and dining area, 1 bedroom and bathroom. The apartment measures approximately 37.5m².
- 2.4 Apartment 2 comprises of living room, kitchen/dining area, 1 bedroom and bathroom. This apartment measures approximately 51.5m².
- 2.5 Apartment 3 comprises of kitchen/dining area, living room, 2 bedrooms and bathroom. This apartment measures approximately 66m².
- 2.6 Apartment 4 comprises living, kitchen, dining area, 1 bedroom and bathroom. This apartment measures approximately 36.5m².
- 2.7 The application site is accessed to the front from Market Place in Settle. To the rear the site is accessed via Howson's Yard. To the rear car parking is to be provided for 3 cars, to enable this parking area a section of the existing dry-stone wall is to be removed. The car parking area is to be finished with resin bound gravel.
- 2.8 Materials include through coloured render, reclaimed natural stone slate roof, stone walls, natural stone quoins, timber sash windows and timber doors painted Anthracite Grey.

3 Planning History

- 3.1 62/2002/2454 – Non-illuminated business signs. Permission not required 17th October 2002.
- 3.2 62/2004/4379 – Internal and external alterations to improve disabled access and new external lighting. Approved 30th June 2004.
- 3.3 62/2002/2455 – External signage alterations. Approved 16th October 2002.
- 3.4 62/2013/13820 – Replacement of corrugated cement based roofing sheets with composite insulated roofing sheets to rear elevation roof slope of main building (retrospective). Refused 30th October 2013.
- 3.5 62/2014/14520 – Replacement of corrugated cement based roofing sheets with composite insulated roofing sheets, creation of coping stone roof verge to rear elevation roof slope – re-submission of 62/2013/13820. Refused 22nd May 2014.
- 3.6 62/2015/15497 – Listed Building Consent for replacement signage. Listed Building Approval 13th April 2015.
- 3.7 62/2015/15494 – Advertisement consent for replacement signage. Advert approval 13th April 2015.
- 3.8 2017/18204/LBC – Remove existing NatWest brand signage and ATM. Infill existing ATM aperture with stonework to best match existing. Approve with conditions 21st August 2017.
- 3.9 2017/18203/FUL – Remove existing NatWest brand signage and ATM. Infill existing ATM aperture with stonework to best match existing. Approved with conditions 21st August 2017.
- 3.10 2019/20760/LBC – Listed Building Consent for proposed internal alterations to the former NatWest Bank comprised of demolition of existing single storey extension with the erection of a new extension to the rear, insertion of 3 conservation rooflights to rear elevation and proposed conversion of curtilage outbuilding to create a store. Granted 12th March 2020.

3.11 2019/20759/FUL- Proposed change of use of former NatWest Bank, to provide retail or cafe / restaurant use (A1/A3) at ground floor with 4no. residential apartments (C3) above, and the erection of a detached dwelling to the rear with conversion of existing outbuilding to a store REFUSED 11TH June 2020.

4 Planning Policy Background

4.1 Craven Local Plan

SD1: The Presumption in Favour of Sustainable Development

SP1: Meeting Housing Need

SP2: Economic Activity and Business Growth

SP3: Housing Mix and Density

SP4: Spatial Strategy and Housing Growth

SP6: Strategy for Settle – Tier 2

ENV2: Heritage

ENV3: Good Design

ENV4: Biodiversity

ENV5: Green Infrastructure

Land and Air Quality

ENV8: Water Resources, Water Quality and Groundwater

ENV12: Footpaths, Bridleways, Byways and Cycle Routes

EC5a: Residential use in Town, District and Local Centres

INF4: Parking Provision

INF7: Sustainable Transport and Highways

NPPF as Amended 2019

Planning Practice Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990.

Settle Conservation Area Appraisal 2008.

5 Parish/Town Council Comments

5.1 Settle Town Council- Settle Town Council-objected

- Development too high
- Inadequate access
- Inadequate parking provision
- Loss of light
- Loss of parking
- Loss of privacy
- Out of keeping with character of area
- Over development

5.2 Commented: Town Council strongly objects to this application.

The Council take the view that the development of the building constitutes over development and impacts significantly on the adjoining and neighbouring properties in terms of loss of light loss of privacy and maintenance issues.

The first-floor apartment entrance will create a communal entrance which has clear privacy issues for neighbouring bedrooms.

The proposed Cafe will create noise and smells from the extractor fans.

Studio Apartments in the eaves is still over development

There are concerns about the inaccuracies of the plans in particular the location of the windows and the position of the walls.

6 Consultations

6.1 NYCC Highways:

6.2 There are no objections to the proposals as the site is located within close proximity to a number of public car parks as well as being well connected to public transport. It is therefore considered by the officers that a refusal based on the lack of parking would be difficult to justify. A condition is recommended in relation to the proposed parking spaces.

6.3 Lead Local Flood Authority- In assessing the submitted proposals the Authority deems the application to be for a minor development and therefore one in which we do not usually comment on. The LLFA therefore have no comments to make on this application.

6.4 CDC Heritage Advisor: commented as follows;

6.5 The omission of the previously proposed new detached dwelling at the rear of the site. The proposal now relates only to the conversion and extension of the existing building.

6.6 The existing flat-roofed extension is an incongruous addition, although it is at least single storey and does not obscure the sight of the historic fabric of the rear elevation above ground floor level, especially the imposing staircase window. Officer note; The heritage officer's full comments can be found on the Council's website that can be accessed via the link: <https://publicaccess.cravendc.gov.uk/online-applications/applicationDetails.do?activ>

7 Representations

7.1 Site notice posted-18th September expiry 9th October 2020

7.2 Press notice published-17th September expiry 8th October 2020

7.3 Neighbour notification letters expired 9th September 2020 expiry 9th October 2020

7.4 6 have been received in objection to the proposals. The comments have been summarised below and relate to both the original and amended schemes:

- Close to adjoining properties
- Development too high
- Inadequate access
- Inadequate parking provision
- Increase in traffic
- Information missing from plans
- Loss of light
- Loss of parking
- Loss of privacy

- More open space needed on development
- Not enough info given on application
- Out of keeping with character of area
- Over development
- Residential Amenity
- Harm to heritage and conservation
- Applicants do not have right to access or park in Howson's Yard
- Proposals would result in a net loss of parking
- There are underground chambers beneath the bank – development would possibly give rise to stability issues that could adversely affect the adjoining property
- Adverse impact on access to rear of neighbouring properties and refuse facilities
- The proposals only provide 10% of the designated parking normally required for this type of development, whilst the highways consultant says that a refusal cannot be based on the lack of parking as the building is in close proximity to a number of public car parks. The applicants do not have a right to remove the wall to provide parking. Creation of 3 parking bays results in the loss of three roadside parking spaces.

7.5 North Craven Building Preservation Trust-object the extension is harmful to the setting of the listed building and its historic context within the town fabric. It is development on the garden which served the property, with a healthy apple tree, outhouse and garden walls, all providing historic context to the life of this former house. The supposed "public benefit" of the development does not outweigh the substantial harm to all this heritage asset, including its curtilage. The applicants are seeking to make their acquisition economically viable with this extension, to the detriment of the neighbouring properties and the Conservation Area. It is cynical for them to suggest that providing some small dwellings is sufficient justification.

We would not advocate the planning authority being coerced into approving an inappropriate development to achieve restoration. The view of the rear of the listed building would be lessened by the scale and massing of this extension and its relationship with its "garden" area would be lost.

Further comments regarding amenity have the general principles of planning been applied to the fenestration of the proposed dwellings, whereby there is a minimum of 21 metres between habitable rooms facing each other and 12 metres between a principle window and a gable elevation? Clearly there is substantial loss of privacy for neighbours.

Have the legal rights of access been clarified to the satisfaction of all the neighbours? The parking for three cars on the site, does not take into account the affects of access by the other yard users.

8 Summary of Principal Planning Issues

8.1 Impact on the setting and significance, and structural integrity of this Grade II Listed Building, and the visual impact upon the character and appearance of the area.

8.2 Impact on amenity.

8.3 Access and parking.

8.4 Bats/Ecology

8.5 Landscaping/Biodiversity

9 Analysis

9.1 Impact on the setting or significance, and structural integrity of this Grade II Listed Building, and the visual impact upon the character and appearance of the area:

- 9.2 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether or not to grant consent to undertake works to a listed building special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historical interest. Section 72 of the above Act highlights that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 9.3 Whilst it is acknowledged that the word 'setting' is not defined in planning legislation, it is understood that setting is 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and will usually be more extensive than the curtilage of an asset'. Furthermore, the contribution that a setting makes to significance does not depend on there being public rights of way or an ability for the general public to access or experience the setting.
- 9.4 Section 16 of the NPPF gives guidance on conserving and enhancing the historic environment. In particular paragraph 192 advises that Local Planning Authorities' should take account of the desirability of new development making a positive contribution to local character and distinctiveness. Paragraphs 193 & 194 advise that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the assets' conservation. Where a proposed development would lead to a substantial harm, local authorities should refuse consent, unless it can be demonstrated that the substantial harm is necessary to achieve substantial benefits that outweigh the harm (paragraph 195 refers). The NPPF advice is reflected in the Craven Local Plan Policy ENV2: Heritage which is discussed further below.
- 9.5 Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policy ENV3 also carries this interpretation in which Craven seeks to ensure that growth results in positive change which benefits the local economy, environment and quality of life, including health and wellbeing. This will be achieved by following general design principles such as; context, infrastructure, ensuring development is accessible, art and culture, designing out crime, shopfronts/advertisements, and sustainable design and construction.
- 9.6 Conversely, paragraph 130 of the NPPF states that permission should be refused where the development is of a poor design which fails to take the opportunities available for improving the character and quality of an area and how it functions. However, the NPPF also states that where the design of a development accords with clear expectations in plan policies, design should not be used as a valid reason to object to development by the decision maker.
- 9.7 Local Plan Policy ENV2 requires that Craven's historic environment will be conserved and, where appropriate, enhanced. In keeping with this objective, the policy requires that proposals affecting designated heritage assets 'conserve those elements which contribute to the asset's significance'. Furthermore, 'harm to such elements will only be permitted where this is outweighed by public benefits of the proposal'. This approach is consistent with that set out in paragraph 193 of the NPPF.
- 9.8 The proposed change of use of the existing building is considered to be an improvement to what currently exists and would provide a viable use for this currently vacant property. By converting the building the protection and restoration of the listed building would be secured and thereby the proposals would help to provide longevity to this particular heritage asset. The change of use proposed would not include major alterations to the property internally and it is therefore considered that the proposals are acceptable and, moreover, would not have a detrimental impact on the character and appearance of the conservation area or the setting and significance of this Listed Building.
- 9.9 To the rear of the property is a single storey detached outbuilding, the application seeks to retain this building to allow for bin and bike storage. The proposals also seek to extend out at first floor level, in part over the existing flat roofed extension to the rear of the property. The proposed extension was amended on the previous application and is considered by officers not to have a significantly adverse impact on the setting and significance of this listed building or to the character and appearance of the conservation area.

- 9.10 The materials proposed within the conversion and extension of the building include a mix of brickwork, through coloured render, natural stone quoins, reclaimed natural slate roof slates, timber sash windows and timber doors. These materials are considered to be sympathetic and in keeping with other properties within the vicinity.
- 9.11 CDC's heritage advisor was consulted on the previous proposals and concluded that the proposed extension adopts a traditional form and materials and 'aspires to a design quality which will be valued now and in the future'. The building at present is currently dis-used and its condition will deteriorate unless it is returned to beneficial use. The proposed commercial and residential uses are therefore welcomed in this instance. This proposal is no different apart from the omission of new two-storey cottage.
- 9.12 Comments have also been received on this proposal with support from the Heritage advisor being expressed as follows;
- 9.13 The revised location and design of the proposed extension will cause a low level of harm to the original building, particularly sight of it from Howson's Yard, but I consider that it is a big improvement on the original submission, in that it will retain sight of more of the rear elevation, especially the rear staircase window. The level of harm is now "less than substantial" and should be weighed against the wider benefits of the restoration of the original building (and any other public benefits). Indeed, it is what was presented at a meeting in the office and which I have previously indicated would be acceptable. Although a sensitively-designed more contemporary extension could also have been acceptable, the revised design adopts traditional form and materials and "...aspires to a design quality which will be valued now and in the future" (Historic England's Conservation Principles).
- 9.14 The overall conclusion in respect of the visual impact of the change of use and extensions/alterations to the building and impact on the listed building and its setting is that no significant harm would arise from the proposed works. It is therefore considered that the proposed conversion and alterations will not harm the fabric of the Grade II Listed Building, and that its significance is therefore conserved. On this basis the proposed works to the existing building are considered to accord with the requirements of Local Plan Policies ENV2 and ENV4, the NPPF, and the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 9.15 Impact on amenity:
- 9.16 The approach towards the question of amenity are set out under parts e) and f) of Local Plan Policy ENV3: Good Design as follows:
- 'e) Development should protect the amenity of existing residents and business occupiers as well as create acceptable amenity conditions for future occupiers;
- f) Development proposals should be able to demonstrate that they will secure a good standard of amenity for all existing and future occupants of land and buildings'.
- 9.17 In this instance there are three key elements to the application; the change of use, the rear extensions and the new dwelling, and the impacts of each of those elements need to be considered.
- 9.18 Change of use:
- 9.19 It is considered that the proposed mixed use of the vacant building would be compatible with the characteristics of the site surroundings which features both commercial and residential properties set within close proximity. It is also noted that the noise and activity associated with the proposed uses are unlikely to exceed that which would be generated from the existing lawful use of the building. Potential problems with noise emanating from the commercial elements of the scheme can be controlled by appropriate conditions as can the location and effects of essential equipment such as air conditioning units or extraction systems. Overall, the proposed use is not considered to be likely to give rise to a loss of amenity to the existing residential properties located nearby. Concerns have been raised regarding potential parking issues which are dealt with later in this report.
- 9.20 Proposed rear extension and conversion of outbuilding:

- 9.21 Concerns have been raised by third parties that there are errors in the submitted plans and that the proposed rear extensions would give rise to adverse impacts from visual impact, loss of outlook, overshadowing and loss of privacy. The plans at first floor show a door into apartment 1 which leads to the outer stairs. There are also two windows on the inner elevation facing the neighbours (Constantine Cottage). The nearest window to the neighbour's bedroom window is to a passage to the bedroom and living kitchen area. This window is not directly facing the neighbour's bedroom window so would not cause any significant adverse effect on privacy.
- 9.22 In coming to this view it is noted that the property to the east (Constantine Cottage) has a substantial rear extension with a balcony to that property which has a large side wall that forms the eastern boundary to the application site. The first- floor extension as proposed is not considered to create any significant impacts on the outlook of the eastern neighbour's windows beyond that which currently exists and is therefore considered to be acceptable. To the west the adjoining property is a commercial premises and it is considered that impacts to that property are acceptable particularly as there is a gap maintained to the boundary and there is no private garden space associated with that property.
- 9.23 At ground floor the impact of the proposed extensions it is important to note that the rear of the building faces north and therefore there is no direct sunlight and limited possibility of overshadowing during the day. Moreover, there is an existing flat roofed extension and outbuilding which in themselves impact upon the outlook and light to existing side facing windows on the adjoining property to the east. The revised proposals re-use the existing outbuilding and therefore this element of the scheme does not create any change in which the amenity of neighbouring properties can be affected. The proposals seek to use the existing rear extension as part of the commercial element of the scheme and do not introduce any changes that could impact on the neighbouring property.
- 9.24 The proposed new stairwell will provide a fire escape for the two new apartments to the rear and the two within the existing building this does not impact on any escape routes of the adjoining neighbour. The neighbour does not have a means of escape from their property to the bank side in any case.
- 9.25 With regards to the houses located on Howson's Yard further to the north of the site it is considered the interface distance and the intervening outbuilding are such that no significant amenity issues would arise.
- 9.26 Overall, it is considered that the proposed rear extensions and re-use of the outbuilding would not introduce amenity issues to an extent that would justify refusal of planning permission and as such are compliant with policy requirements set out above.
- 9.27 Access and parking:
- 9.28 Policy INF4 of the Local Plan states that development will provide proper parking of an appropriate quantity and type having regard to the nature of proposals. The Council will be flexible, enabling good design solutions, and will work with developers to avoid anti-social parking. Any likely impacts on public or on-street parking will be taken into account, low-emissions vehicles and electric charging points will be encouraged and SuDS permeable surfacing and protection of water quality will be ensured.
- 9.29 In this instance there are currently no parking spaces at the site and it clear that the previous commercial operations took place without the benefit of dedicated parking. The proposals show the provision of three car parking spaces post the removal of a boundary wall, for which Heritage officer advises is a later addition therefore would have minimal impact on the character of the conservation area. The parking situation for the remainder of the development would be unchanged and there would be no dedicated parking for the commercial premises but the three spaces would be made available to the new residential units.
- 9.30 NYCC Highways has been consulted on the application and have commented:
- 9.31 'The site is located within close proximity to a number of public car parks as well as being well connected to public transport. It is therefore considered a refusal based on a lack of parking would be difficult to justify'.

- 9.32 Given that NYCC Highways raise no objections to the proposals as they are of the opinion that the site is accessible without need for a car and associated parking it is not considered that a refusal of planning permission on the basis of parking provision is justified in this instance. In coming to this view the policy requirements outlined above are noted, however, in this instance there is no existing parking for the premises and therefore no change in respect of the change of use and alterations.
- 9.33 Third party representations regarding parking and issues with existing parking in Howson's Yard and the surrounding area are noted but represent civil issues which are outside of the scope of planning control. There is no doubt that the proposed development could give rise to a need for further parking but technically is no different than the present situation and in the overall planning balance it is not considered that a refusal of planning permission based on a lack of car parking spaces could be sustained in this instance.

Landscaping/Biodiversity

- 9.34 One tree will be removed at the rear of the property the agents advise this is a single small tree of limited interest, we feel that the information provided in the email note below provides you with an assessment of the tree's quality against the relevant British Standard, and suggests appropriate mitigation planting which would enhance visual amenity.
- 9.35 The lack of planting and landscaping has been criticised by officers therefore a partial landscaping/biodiversity condition will be imposed on any grant of approval.
- 9.36 Bats
- 9.37 The bat survey submitted with the application concluded; "No evidence of a bat roost was identified during this survey. The work undertaken has provided a high degree of confidence that bats are likely to be absent from both buildings and that therefore no further survey work is considered necessary. Bats were observed foraging within the property boundary close to sunset during the emergence survey. This could indicate the presence of nearby off-site roosts. Bats are a mobile and complex species group and could utilise either building on site on occasion, particularly if off site roosts are located in close proximity. The parts of the property of most use to bats are considered to be the gaps between stone slates on the roof of the main building".
- 9.38 The survey did however advise that parts of the property of most use to bats are considered to be the gaps between stone slates on the roof of the main building. It was recommended that all proposed works should be undertaken under caution that bats could be present and following a precautionary method of work which will need to be prepared in advance. All works should also take place outside of bird nesting season. If minded to approve the survey will be conditioned.

9.39 Conclusion

Paragraph 11 of the NPPF, which is reflected in Local Plan Policy SD1, advocates support for sustainable development and states that LPA's should be approving development proposals that accord with an up-to-date development plan without delay. The omission of the proposed new dwelling now results in minimal harm to the fabric and significance of the Grade II Listed Building in line with Policy ENV2.

- 9.40 The harm to neighbouring residential amenity is also not considered significant enough to warrant recommending refusal albeit there would be some loss of privacy given the nature of the use of the first floor bedroom however given that the use is an access point only this is easily mitigated against by the occupants of Constantine Cottage. The proposal would therefore comply with the criteria of policy ENV3.

10. Recommendation

10.1 Approve with Conditions

Conditions

Time Limit for Commencement

- 1 The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.

Approved Plans

- 2 The permission relates to the following plans:

Drawing No. 2018-ID-002-PL002d - Proposed Floor Plates, received 31st July 2020;
Drawing No. 2018-ID-002-PL003f - Proposed Elevations extended outbuilding received 31 July 2020;
Drawing No. 2018-ID-002-PL007 - Proposed Market Place Elevation, received 31st July 2020;
Drawing No. 2018-ID-002-PL009 - Proposed Demolition Plan, received 31st July 2020;
Drawing No. 2018-ID-002-PL010a - Proposed Site Layout Plan, received 31 July 2020;
Drawing No. 2018-ID-002-SURV - Existing Building Floor Plates, received 31st July 2020;
Drawing No. 2018-ID-002-LOC - Location Plan, received 31st July 2020;
Drawing No. P19-00108-MET-EXT-XX-ELE-M2-B-001-1 - Elevations, received 31st July 2020.
Drawing No. 2018-ID-002-PL008B - CGI Massing model - received 31st July 2020.

The development shall be carried out in complete accordance with the approved drawings except where conditions indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy ENV2 of the Craven Local Plan and the National Planning Policy Framework.

Before the Development is Occupied

- 3 Notwithstanding the plans approved under condition 2 (Approved Plans) of this permission, details for the improved biodiversity and the provision of bat and bird boxes shall be submitted to and approved in writing by the local planning authority. Details of a suitable replacement fruit tree shall also be provided. The approved details shall be implemented in their entirety prior to the occupation of the dwellings and shall thereafter be retained.

Reason: To ensure an improvement to the environment to accord with policies ENV4 and ENV5 of the Craven Local Plan and the requirements of the NPPF.

- 4 No dwelling must be occupied until the related parking facilities have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

Ongoing Conditions

- 5 The shadow dairy sign located on the rear elevation of the property indicates a former use of part of the building, this feature shall be retained as such as it contributes to the historical interest of the listed building.

Reason: To secure the retention of features which contribute to the listed buildings architectural and historic interest in order to preserve the significance of the heritage asset.

- 6 During development precautions and materials advised within the Preliminary roost assessment and bat emergence survey received by the Council 31 July 2020 shall be adhered to. Any repair/restoration works to the outbuilding shall take place outside of nesting season, when it can be confirmed that no birds are using the outbuilding as a nest.

Reason: In the interests of protected species i.e. bats/birds.

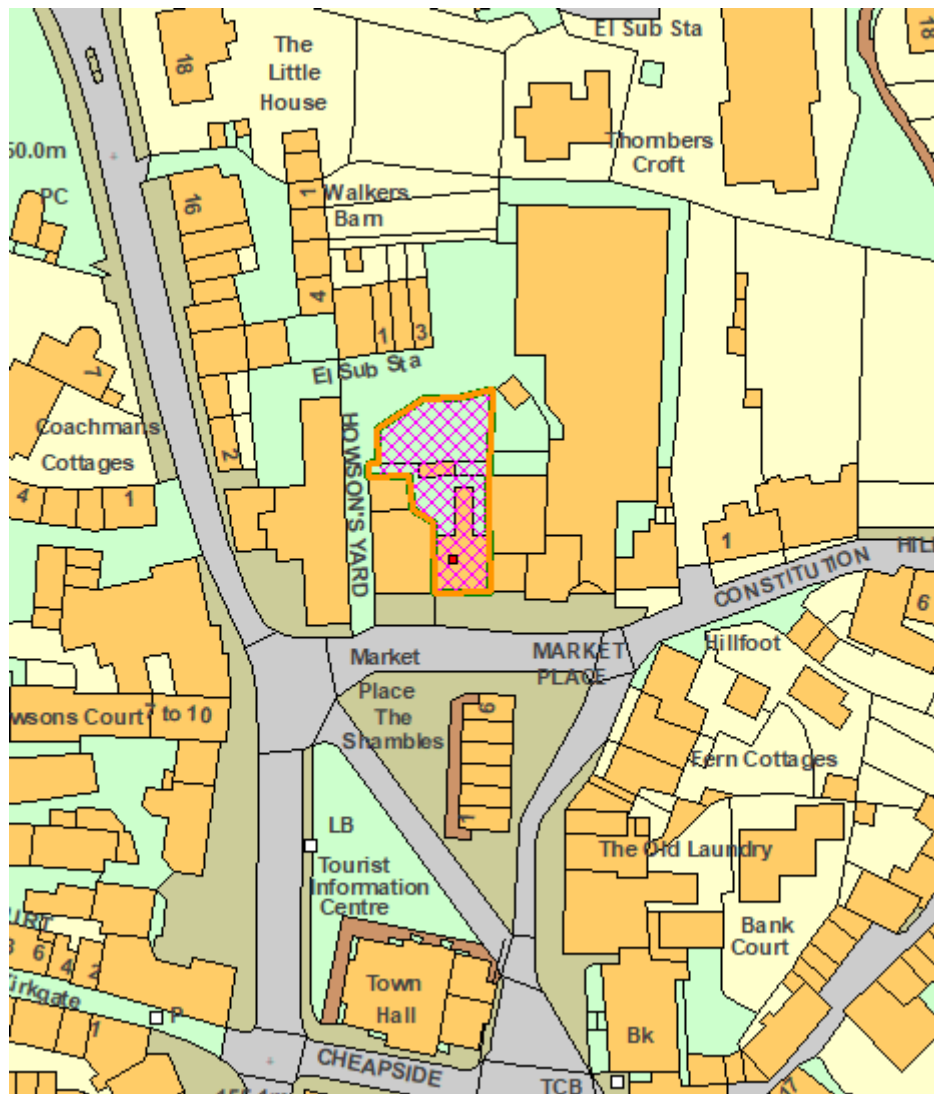
- 7 The 6-paneled door located on the front elevation of the listed building, shall be retained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure the retention of features which contribute to the listed buildings architectural and historic interest in order to preserve the significance of the heritage asset.

Informatives

1. Statement of Positive Engagement:

In dealing with this application Craven District Council has sought to approach the decision making process in a positive and creative way, in accordance with the requirements of paragraph 38 of the NPPF.



Application Number: 2020/21883/FUL

Proposal: Proposed change of use and rear extension, following demolition of existing rear single storey extension, to former Natwest Bank, to provide retail or cafe / restaurant use (A1/A3) at ground floor with 4 no. residential apartments (C3) above, and the conversion of existing outbuilding to a store (resubmission of previous application referenced 2019/20759/FUL)

Site Address: Natwest Market Place Settle BD24 9EF

On behalf of: ARBA Group

REPORT TO PLANNING COMMITTEE ON 15th February 2021

Application Number: 2020/21884/LBC

Proposal: Proposed change of use and rear extension, following demolition of existing rear single storey extension, to former Natwest Bank, to provide retail or cafe / restaurant use (A1/A3) at ground floor with 4 no. residential apartments (C3) above, and the conversion of existing outbuilding to a store (resubmission of previous application referenced 2019/20760/LBC).

Site Address: Natwest Market Place Settle BD24 9EF

On behalf of: ARBA Group

Date Registered: 31st July 2020

Expiry Date: 25th September 2020

EOT Date, if applicable: 29th January 2021

Case Officer: Mr Mark Danforth

This application is referred to Committee by Councillor Staveley to consider heritage issues.

1 Site Description

1.1 The application site relates to the former NatWest bank, located on Market Place in Settle. The property is currently standing vacant, and comprises of three storeys, garden and storage building to the rear.

1.2 The application site is located within the main built up area of Settle, the Core Retail Area and Settle Conservation Area.

1.3 The site is also located within an Article 4 Direction Area, outlined below:

Historic Areas of Settle Direction. Designated 1993.

Permission is required for the enlargement, improvement or other alteration of a dwelling consisting of: -

The enlargement or alteration of window and door openings, the addition of new windows and door openings and the replacement or renewal of windows or doors.

The alteration of any external wall by removal, alteration or application of any material.

The alteration to the roof of a dwellinghouse by removal, alteration or application of any material.

The erection or construction of a porch outside any external door of a dwellinghouse.

1.4 The site is also a Grade II Listed Building, the listing description is outlined below:

- 1.5 SETTLE MARKET PLACE SD 8063-8163 (north side) 10/26 National Westminster Bank GV II House, now bank. C18 with mid C19 refenestration. Watershot masonry, stone dressings, stone slate roof. 3 storeys, 3 bays. Central entrance has plain surround and C20 door. All windows have plain surrounds and projecting sills. Ground floor windows have C20 sashes. Outer windows on first and second floors have sashes; central windows are blind. Projecting quoins. Modillions at eaves and kneelers at gables. Gable end ridge stacks. C18 stair window at rear has 2 lights with flat-faced transoms and mullions. C18 queen post roof.

2 Proposal

- 2.1 The application seeks Listed Building Consent for the conversion of the existing vacant Natwest Bank in Settle (A2), to provide 4 no. apartments and a retail, cafe or restaurant space at ground floor level. The proposals also seek to demolish the existing single storey extension to the rear of the property and replace it with a new two storey extension. 3 no. conservation roof lights are proposed within the roof of the rear elevation and the existing store is to be converted into a bin and bike storage area.
- 2.2 The application site is accessed to the front from Market Place in Settle. To the rear the site is accessed via Howson's Yard. To the rear car parking is to be provided for 3 cars, to enable this parking area a section of the existing dry stone wall is to be removed. The car parking area is to be finished with resin bound gravel.
- 2.3 Materials include through coloured render, reclaimed natural stone slate roof, stone walls, natural stone quoins, timber sash windows and timber doors painted Anthracite Grey.
- 2.4 It is worth noting that the proposed two-storey rear extension has already been approved in February 2020. This was approved under a 7 day notice hence members had the opportunity to call the proposal to Planning Committee.
- 2.5 This proposals only real difference from a listed building perspective is the parking arrangements to the rear.

3 Planning History

- 3.1 62/2002/2454 – Non-illuminated business signs. Permission not required 17th October 2002.
- 3.2 62/2004/4379 – Internal and external alterations to improve disabled access and new external lighting. Approved 30th June 2004.
- 3.3 62/2002/2455 – External signage alterations. Approved 16th October 2002.
- 3.4 62/2013/13820 – Replacement of corrugated cement based roofing sheets with composite insulated roofing sheets to rear elevation roof slope of main building (retrospective). Refused 30th October 2013.
- 3.5 62/2014/14520 – Replacement of corrugated cement based roofing sheets with composite insulated roofing sheets, creation of coping stone roof verge to rear elevation roof slope – re-submission of 62/2013/13820. Refused 22nd May 2014.
- 3.6 62/2015/15497 – Listed Building Consent for replacement signage. Listed Building Approval 13th April 2015.
- 3.7 62/2015/15494 – Advertisement consent for replacement signage. Advert approval 13th April 2015.
- 3.8 2017/18204/LBC – Remove existing NatWest brand signage and ATM. Infill existing ATM aperture with stonework to best match existing. Approve with conditions 21st August 2017.
- 3.9 2017/18203/FUL – Remove existing NatWest brand signage and ATM. Infill existing ATM aperture with stonework to best match existing. Approved with conditions 21st August 2017.

- 3.10 2019/20759/FUL – Proposed change of use of former Natwest Bank, to provide retail or cafe/restaurant use (A1/A3) at ground floor with 4 no. residential apartments (C3) above, and the erection of a detached dwelling to the rear with conversion of existing outbuilding to a store. Refused 11 June 2020.
- 3.11 2019/20760/LB - Listed Building Consent for proposed internal alterations to the former NatWest Bank comprised of demolition of existing single storey extension with the erection of a new extension to the rear, insertion of 3 conservation rooflights to rear elevation and proposed conversion of curtilage outbuilding to create a store Approved with conditions 13 February 2020.

4 Planning Policy Background

4.1 Craven Local Plan (2012-2032):

- SD1: The Presumption in Favour of Sustainable Development
- SP1: Meeting Housing Need
- SP2: Economic Activity and Business Growth
- SP3: Housing Mix and Density
- SP4: Spatial Strategy and Housing Growth
- SP6: Strategy for Settle – Tier 2
- ENV2: Heritage
- ENV3: Good Design
- ENV4: Biodiversity
- ENV5: Green Infrastructure
- ENV7: Land and Air Quality
- ENV8: Water Resources, Water Quality and Groundwater
- ENV12: Footpaths, Bridleways, Byways and Cycle Routes
- EC5: Town, District and Local Centres
- EC5a: Residential use in Town, District and Local Centres
- INF4: Parking Provision
- INF7: Sustainable Transport and Highways

4.2 National Planning Policy Framework (as amended February 2019)

4.3 Planning Practice Guidance

4.4 Planning (Listed Buildings and Conservation Areas) Act 1990.

4.5 Settle Conservation Area Appraisal 2008

5 Parish/Town Council Comments

- 5.1 Settle Town Council objected to the concurrent planning application these concerns are carried over to this application please see full comments on: <https://publicaccess.cravendc.gov.uk/online-applications/search.do?action=simple&searchType=Application>

6 Consultations

- 6.1 NYCC-Highways- In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters: Our response is as 21st Aug 2019.

The site is located within close proximity to a number of public car parks as well as being well connected to public transport. It is therefore considered a refusal based on a lack of parking would be difficult to justify. Parking area conditions suggested.

- 6.2 CDC Heritage Advisor: commented as follows;
- 6.3 The omission of the previously proposed new detached dwelling at the rear of the site. The proposal now relates only to the conversion and extension of the existing building.
- 6.4 The existing flat-roofed extension is an incongruous addition, although it is at least single storey and does not obscure the sight of the historic fabric of the rear elevation above ground floor level, especially the imposing staircase window. The revised location and design of the proposed extension will cause a low level of harm to the original building, particularly sight of it from Howson's Yard, but I consider that it is a big improvement on the original submission, in that it will retain sight of more of the rear elevation, especially the rear staircase window.
- 6.5 Officer note; The heritage officer's full comments can be found on the Council's website that can be accessed via the link:
- 6.6 North Craven Building Preservation Trust-object the extension is harmful to the setting of the listed building and its historic context within the town fabric. It is development on the garden which served the property, with a healthy apple tree, outhouse and garden walls, all providing historic context to the life of this former house. The supposed "public benefit" of the development does not outweigh the substantial harm to all this heritage asset, including its curtilage. The applicants are seeking to make their acquisition economically viable with this extension, to the detriment of the neighbouring properties and the Conservation Area. It is cynical for them to suggest that providing some small dwellings is sufficient justification.

We would not advocate the planning authority being coerced into approving an inappropriate development to achieve restoration. The view of the rear of the listed building would be lessened by the scale and massing of this extension and its relationship with its "garden" area would be lost.

Other comments related to amenity and building regulations will be dealt with on the planning application.

Officer note a full version of all comments can be found at the following link below:

<https://publicaccess.cravendc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PUOXVZFKLQK00>

7 Representations

- 7.1 Site notice posted-18th September expiry 9th October 2020
- 7.2 Press notice published-17th September expiry 8th October 2020
- 7.3 Neighbour notification letters expired 9th September 2020 expiry 9th October 2020
- 7.4 6 letters of objection were received on the concurrent application some of these concerns are discussed within the report, in regards to the listed building appraisal the amenity issues have been assessed on the concurrent application.
- 7.5 Officer note the comments can be found on
<https://publicaccess.cravendc.gov.uk/online-applications/search.do?action=simple&searchType=Application>

8 Summary of Principal Planning Issues

- 8.1 Impact on the setting and significance, and structural integrity of this Grade II Listed Building, and the visual impact upon the character and appearance of the conservation area.

9 Analysis

- 9.1 Impact on the setting or significance, and structural integrity of this Grade II Listed Building, and the visual impact upon the character and appearance of the conservation area.
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- 9.4 Section 16 of the NPPF gives guidance on conserving and enhancing the historic environment. In particular paragraph 192 advises that Local Planning Authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 193 & 194 goes on to advise that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the assets conservation. Where a proposed development would lead to a substantial harm, local authorities should refuse consent, unless it can be demonstrated that the substantial harm is necessary to achieve substantial benefits that outweigh the harm (paragraph 195 refers).
- 9.5 Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policy ENV3 also carries this interpretation in which Craven seeks to ensure that growth results in positive change which benefits the local economy, environment and quality of life, including health and wellbeing. This will be achieved by following the general design principles such as; context, infrastructure, ensuring development is accessible, art and culture, designing out crime, shopfronts/advertisements, and sustainable design and construction.
- 9.6 However, paragraph 130 of the NPPF states that permission should be refused where the development is of a poor design which fails to take the opportunities available for improving the character and quality of an area and how it functions. Furthermore, where the design of a development accords with clear expectations in plan policies, design should not be used as a valid reason to object to development by the decision maker.
- 9.7 Local Plan Policy ENV2 requires that Craven's historic environment will be conserved and, where appropriate, enhanced. In keeping with this objective, the policy requires that proposals affecting designated heritage assets "conserve those elements which contribute to the asset's significance." Furthermore, "harm to such elements will only be permitted where this is outweighed by public benefits of the proposal." This approach is consistent with that set out in paragraph 193 of the NPPF.
- 9.8 The proposed change of use of the existing building is considered to be an improvement to what currently exists and provides a viable use for this currently vacant property. By converting the building, this ensures the protection and restoration of the Listed Building and helps to provide longevity. The change of use proposed would not include major alterations to the property internally and it is therefore considered that the proposals are deemed to be acceptable, and would not have a detrimental impact on the character and appearance of the conservation area, or the setting and significance of this Listed Building.
- 9.9 To the rear of the property is a single storey detached outbuilding, the application seeks to retain this building to allow for bin and bike storage. The proposed two-storey extension to the rear is no different to that already approved by the Council. This will be tied to the listed building by a single storey link.

The proposed extension will measure approximately 8.9m, with a width of 6.8m. the extension will measure approximately 7m in height to the ridge.

- 9.10 Comments have also been received on this proposal with support from the Heritage advisor being expressed as follows;
- The revised location and design of the proposed extension will cause a low level of harm to the original building, particularly sight of it from Howson's Yard, but I consider that it is a big improvement on the original submission, in that it will retain sight of more of the rear elevation, especially the rear staircase window. The level of harm is now "less than substantial" and should be weighed against the wider benefits of the restoration of the original building (and any other public benefits). Indeed, it is what was presented at a meeting in the office and which I have previously indicated would be acceptable. Although a sensitively-designed more contemporary extension could also have been acceptable, the revised design adopts traditional form and materials and "...aspires to a design quality which will be valued now and in the future" (Historic England's Conservation Principles).
- 9.11 Comments from the Ward Member have also been received who was concerned that the extensively original rear elevation of the current building, aside the single story carbuncle that was inherited from the buildings former owners, should be for the most part shrouded by a seemingly unnecessary rear annex that includes a first floor access to the building via a new external staircase. Thus completely changing the appearance and function of the exterior of the building.
- 9.12 The materials proposed within the conversion and extension of this building include, brickwork, through coloured render, natural stone quoins, reclaimed natural slate roof slates, timber sash windows and timber doors. These materials are considered to be sympathetic and in keeping with other properties within the vicinity. This provides a contrast with the original building and the new elements.
- 9.13 The proposal also involves the partial demolition of the rear stone wall but although the wall is of traditional materials, Heritage commented that this is of recent construction and the small amount of loss is acceptable in the circumstances. He does not consider the proposal would have any meaningful impact on the setting of the other listed buildings in the vicinity.
- 9.14 Comments have been made regarding the effect on the historical garden area and the apple tree. This garden area is not now as affected with the omission of the cottage. The apple tree is described by the agents as being modest height and limited visual impact in the local landscape, I would assess this as a C category specimen under the terms of BS5837:2012, namely a 'Tree of low quality with an estimated remaining life expectancy of at least 10 years' and within sub-category C1 namely 'Unremarkable trees of very limited merit...that do not qualify in higher categories'. The tree will be replaced away from the buildings and walls as per the site plan.
- 9.15 Notwithstanding the comments above officers consider that the garden area and the re-use of the outbuilding would maintain the connection of the existing host structure to its historic surroundings in line with policy ENV2 and the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 9.16 The overall conclusion in respect of the visual impact of the change of use and extensions/alterations to the building and impact on the listed building and its setting is that no significant harm would arise from the proposed works. It is therefore considered that the proposed conversion and alterations will not harm the fabric of the Grade II Listed Building, and that its significance is therefore conserved. On this basis the proposed works to the existing building are considered to accord with the requirements of Local Plan Policies ENV2 and ENV4, the NPPF, and the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 9.17 Conclusion
- 9.18 Paragraph 11 of the NPPF, which is reflected in Local Plan Policy SD1, advocates support for sustainable development and states that LPA's should be approving development proposals that accord with an up-to-date development plan without delay.

- 9.19 In this instance, the proposed development is not considered to harm the fabric or significance of the Grade II Listed Building. On balance, it is considered that there are no adverse impacts arising from the amendments of the 2019 approval that would significantly and demonstrably outweigh the overarching presumption in favour of sustainable development contained within paragraph 11 of the NPPF.
- 9.20 The benefits of bringing the building back into a viable use are considered to outweigh the potential harm to the listed building therefore consent should be granted for this amended scheme.

10. Recommendation

10.1 Approve with Conditions

Conditions

Time Limit for Commencement

- 1 The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

Approved Plans

- 2 The permission relates to the following plans:

Drawing No. 2018-ID-002-PL002d - Proposed Floor Plates, received 31st July 2020;
Drawing No. 2018-ID-002-PL003f - Proposed Elevations extended outbuilding received 31 July 2020;
Drawing No. 2018-ID-002-PL007 - Proposed Market Place Elevation, received 31st July 2020;
Drawing No. 2018-ID-002-PL009 - Proposed Demolition Plan, received 31st July 2020;
Drawing No. 2018-ID-002-PL010a - Proposed Site Layout Plan, received 31 July 2020;
Drawing No. 2018-ID-002-SURV - Existing Building Floor Plates, received 31st July 2020;
Drawing No. 2018-ID-002-LOC - Location Plan, received 31st July 2020;
Drawing No. P19-00108-MET-EXT-XX-ELE-M2-B-001-1 - Elevations, received 31st July 2020.
Drawing No. 2018-ID-002-PL008B - CGI Massing model - received 31st July 2020.

The development shall be carried out in complete accordance with the approved drawings except where conditions indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy ENV2 of the Craven Local Plan and the National Planning Policy Framework.

Before you Commence Development

- 3 Notwithstanding any details shown on the approved plans and the requirement of condition 2, details of all windows that are to be installed, replaced or altered shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Such details shall include their design (including working drawings at a scale of 1:10), materials (including surrounds, sills, lintel treatments and glazing bars, single/double glazing), finishes, colour treatment, reveals and opening profile. The windows shall be installed in accordance with the duly approved details and shall be retained as such thereafter.

Reason: To ensure the use of appropriate materials which are sympathetic to the character of the buildings and their surroundings, in the interests of visual amenity protecting the setting and significance of the Grade II Listed Building to which this application relates.

Ongoing Conditions

- 4 The shadow dairy sign located on the rear elevation of the property indicates a former use of part of the building, this feature shall be retained as such as it contributes to the historical interest of the listed building.

Reason: To secure the retention of features which contribute to the listed buildings architectural and historic interest in order to preserve the significance of the heritage asset.

- 5 No internal works to the building shall take place until a full schedule of the any items of heritage significance (including all internal doors and other historic fittings) to be retained, re-used or replaced has been submitted to and approved in writing by the Local Planning Authority. Development shall therefore be carried out in full accordance with the duly approved scheme and retained thereafter.

Reason: To preserve the integrity of the building's interior in order to safeguard its character and appearance.

- 6 The 6-paneled door located on the front elevation of the listed building, shall be retained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure the retention of features which contribute to the listed buildings architectural and historic interest in order to preserve the significance of the heritage asset.

- 7 The existing Queen Post roof trusses shall be retained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure the retention of features which contribute to the listed buildings architectural and historic interest in order to preserve the significance of the heritage asset.

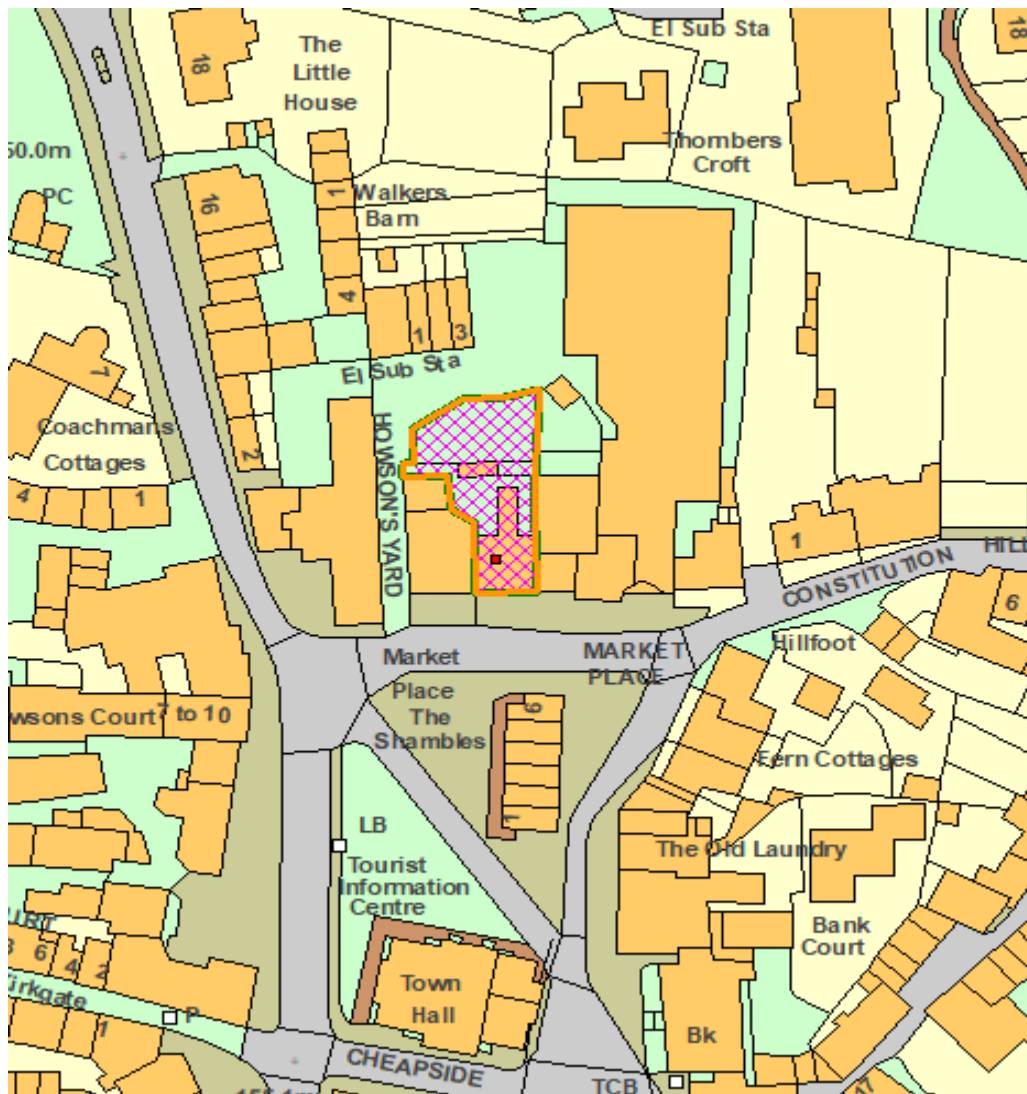
- 8 During development precautions and materials advised within the Preliminary roost assessment and bat emergence survey received by the Council 31 July 2020 shall be adhered to. Any repair/restoration works to the outbuilding shall take place outside of nesting season, when it can be confirmed that no birds are using the outbuilding as a nest.

Reason: In the interests of protected species i.e. bats/birds.

Informatives

1. Statement of Positive Engagement:

In dealing with this application Craven District Council has sought to approach the decision making process in a positive and creative way, in accordance with the requirements of paragraph 38 of the NPPF.

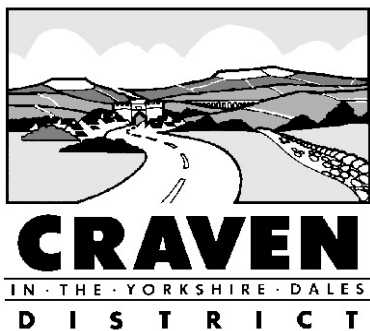


Application Number: 2020/21884/LBC

Proposal: Proposed change of use and rear extension, following demolition of existing rear single storey extension, to former Natwest Bank, to provide retail or cafe / restaurant use (A1/A3) at ground floor with 4 no. residential apartments (C3) above, and the conversion of existing outbuilding to a store (resubmission of previous application referenced 2019/20760/LBC).

Site Address: Natwest Market Place Settle BD24 9EF

On behalf of: ARBA Group



Development Management
 Craven District Council
 1 Belle Vue Square
 Broughton Road
 SKIPTON
 North Yorkshire
 BD23 1FJ

(Main Switchboard) Telephone: 01756 700600

Craven District Council - List of Planning Decisions between 13 December 2020 to 04 February 2021

The undermentioned decision notices are available to view online at <https://publicaccess.cravencd.gov.uk/online-applications/>

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20287/FUL	Craven Barnfield Regeneration Ltd	Land Off Back Gate Ingleton Carnforth LA6 3BJ	Construction of 8 no. residential dwellings (resubmission of withdrawn application referenced 2018/19597/FUL)	Refuse	22.01.2021
2019/21202/FUL	Star Pubs And Bars Ltd	White Lion Hotel Priest Bank Road Kildwick Keighley BD20 9BH	Construction of rear extension, new steps to rear, new timber fence and timber boxed planters, and minor alterations	Refuse	04.01.2021
2019/21257/FUL	CDS (Superstores International) Ltd And Bentley And Bentley	Skipton Ford Millennium Road Airedale Business Centre Skipton BD23 2UB	Change of use of car showroom to shop (Class A1) including external alterations and re-cladding of roof. Erection of fencing to form ancillary garden centre, insertion of mezzanine floor, erection of sprinkler tanks and pumphouse and alterations to car parking.	Approve with Conditions	20.01.2021
2019/21296/FUL	JW & RJ Garnett Property	Land South Of A65 And East Of Tatterhorn Lane Ingleton	Full application for development of four dwellings (resubmission of previous application referenced 2018/19506/FUL)	Refuse	25.01.2021
2020/21606/FUL	McConnell Homes Ltd	Old Road Clapham Lancaster LA2 8JH	Erection of 3 dwellings, associated access and landscaping (alternative to planning permission 18/2017/17834)	Approve with Conditions	06.01.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21692/FUL	Mr Philip Angus	Adjacent To 2 Bank Hall Main Street Ingleton Carnforth LA6 3HQ	Conversion of domestic store to residential annexe, including single storey extension and raised terrace to rear.	Approve with Conditions	17.12.2020
2020/21693/LBC	Mr Philip Angus	Adjacent To 2 Bank Hall Main Street Ingleton Carnforth LA6 3HQ	Listed building consent for conversion of domestic store to residential annexe, including single storey extension and raised terrace to rear.	Approve with Conditions	17.12.2020
2020/21694/FUL	Miss Fitton	The Old School Bank Newton Skipton BD23 3NT	Conversion of equestrian building to form 8 holiday lets with associated parking and landscaping	Refuse	26.01.2021
2020/21787/CND	Grange Developments Yorkshire Ltd	College Farm College Road Bradley	Application to discharge condition no. 3 (onsite parking), no. 4 (contamination), no. 5 (surface water), no. 6 (soft landscaping) & no. 7 (hard landscaping) of planning permission 2017/18868/FUL granted 14 March 2018	Split Decision	14.01.2021
2020/21789/NMA	Skipton Properties LTD	Land To The West Of Bell Busk Lane Coniston Coniston Cold Skipton BD23 4EA	Non-material amendment on planning permission referenced 2018/19704/FUL granted 19 December 2018 - Proposed amendments to Plots 1 and 2 - Plot 1 Rear elevation - replace patio doors with windows and insert additional roof lights, reduce width of window opening Plot 1 Front elevation insert two additional roof lights Plot 2 Rear elevation no change from approved Plot 2 Front elevation insert two additional roof lights Plot 2 Gable elevation insert two additional window openings	Non-material amendment approved	22.12.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21798/FUL	Ms Ruth Turner	Stonecroft Keasden Clapham LA2 8EU	Proposed shed with an associated covered decking area.	Approve with Conditions	21.12.2020
2020/21829/MMA	Mr and Mrs Bird	West Croft Cottage West Road Carleton BD23 3EJ	Minor material amendment of 2020/21447/HH to allow roof terrace with external staircase	Refuse	04.01.2021
2020/21855/HH	Mr & Mrs Bedford	Raven Flatt Barn Bell Busk Skipton BD23 4DT	Proposed garage extension & orangery over therapy pool	Refuse	04.01.2021
2020/21868/FUL	E & M Fairhurst & Son	Land At Crow Nest Farm Lawkland LA2 8AT	Proposed agricultural building	Approve with Conditions	22.12.2020
2020/21895/HH	Mr and Mrs Fawcett	Frounts Cottage Duke Street Burton In Lonsdale Carnforth LA6 3LG	Demolish existing outbuildings and replace with a single storey extension, replacement of roof section to the rear of the property, new slates of appropriate colour and sizes, replacement timber sash windows	Approve with Conditions	11.01.2021
2020/21896/LBC	Mr and Mrs Fawcett	Frounts Cottage Duke Street Burton In Lonsdale LA6 3LG	Demolish existing outbuildings and replace with a single storey extension, replacement of roof section to the rear of the property, new slates of appropriate colour and sizes, replacement timber sash windows	Approve with Conditions	11.01.2021
2020/21906/FUL	P & A Robinson	Unit 11 Sandylands Business Centre Carleton New Road Skipton BD23 2AA	Change of use of former gym (Use Class D2 - Assembly and Leisure) to B1- Business, B2 - General Industrial, or B8 - Storage and Distribution	Approve with Conditions	06.01.2021
2020/21907/FUL	Mr Joe Greenwood	Raygill Fisheries Raygill Lane Lothersdale BD20 8HH	New Timber Lodge Facility that has been constructed as a temporary building to provide short overnight stays.	Approve with Conditions	12.01.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21941/FUL	Purley Properties Ltd	20 Water Street Skipton BD23 1PB	Change of use from residential to holiday accommodation	Approve with Conditions	06.01.2021
2020/21916/FUL	Mr & Mrs G Shearer	Raikes Hall Farm Keighley Road Cowling BD22 0JX	Formation of outdoor riding arena and winter turn out for private use	Approve with Conditions	15.12.2020
2020/21938/FUL	Mr Tim Wheildon	The Red House Gas House Lane High Bentham LA2 7HQ	Construction of garage with first floor living accommodation on land at the rear of 'The Red House'.	Approve with Conditions	14.01.2021
2020/21923/CND	Craven District Council	Locomotive Building Engine Shed Lane Skipton BD23 1UP	Application for discharge condition no's 3. Phase I and Phase II Site Investigation reports, Land contamination and remediation strategy; 4. Dust management plan; 5. Construction method statement; 6. Site management, compound, site clearance, demolition, excavation, on site parking and on site materials storage on planning permission referenced 2019/21073/FUL granted 20 July 2020	Split Decision	18.12.2020
2020/21928/VAR	JS & PL MacRae	Unit 3 Enterprise Way Airedale Business Centre Skipton BD23 2TZ	Application to vary condition no's 1 and 2 of previous application reference number 2020/21543/MMA granted 04 May 2020 to allow a variation in the design of unit D to relate to revised drawings. To amend the foundation condition to relate to unit D as this is the only unit with impact on trees.	Approve with Conditions	05.01.2021
2020/21930/MMA	Mr Neil Bland	Moss End Farm Moss End Lane Cowling BD22 0NA	Minor material amendment of 2019/21010/FUL to allow construction of single storey rear extension	Approve with Conditions	13.01.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21931/MMA	Mr Neil Bland	Moss End Farm Moss End Lane Cowling BD22 0NA	Minor material amendment of 2019/21010/FUL to allow construction of single storey rear extension and roof extension	Application Withdrawn	07.01.2021
2020/21964/FUL	Railway Inn	Railway Inn 10 Carleton Street Skipton BD23 2AJ	Installation of extract fan ducting from kitchen and variation to window design, previously approved (2017/18832/FUL).	Approve with Conditions	12.01.2021
2020/21965/FUL	Mr and Mrs Robinson	Craiglands Farm Dick Lane Cowling BD22 0JZ	Division of 7-bedroomed single dwelling to form two smaller units	Approve with Conditions	12.01.2021
2020/21973/FUL	J and M Glover	Wend Gardens The Wend Carleton BD23 3EH	Conversion of existing outbuilding to holiday let and alteration of mono pitch roof to dual pitch roof.	Approve with Conditions	22.12.2020
2020/21983/HH	Mr Andrew Bewes	1 Woodfield Drive Low Bradley BD20 9EN	Construction of two storey side extension and single storey rear extension	Approve with Conditions	20.01.2021
2020/21984/LBC	Seddon Homes Ltd	The Lodge Colne Road Glusburn BD20 8DS	Partial filling in of cellar, rebuilding rear extension rear and side elevation wall.	Approve with Conditions	21.12.2020
2020/22088/OUT	Mr A Horner	Land Off Reebys Lane Keasden Clapham LA2 8EU	Farm workers dwelling	Approve with Conditions	15.12.2020
2020/22007/FUL	Elysium Healthcare	Beech Grove Main Street Sutton-in-Craven BD20 7JS	Construction of ramp and steps, extension of driveway and widening of access	Approve with Conditions	04.01.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22010/FUL	Skipton Baptist Church	Skipton Baptist Church Otley Street Skipton BD23 1ET	Replace 5 no. windows and 1 no. door to family centre and link; create new door and raised access to church (north elevation)	Approve with Conditions	17.12.2020
2020/22027/REM	Mr and Mrs B H Green	Land At Ling Haw Hill / Brow Top Cononley Road Glusburn	20 Dwellings (Reserved Matters - Appearance and Landscaping) (Outline 2016/17327 as varied by 2019/21188)	Appeal Lodged - Non Determination	13.01.2021
2020/22032/HH	Mr Ross Chesters	34 Goodenber Road High Bentham Lancaster LA2 7JD	Proposed rear ground floor extension.	Approve with Conditions	29.01.2021
2020/22034/FUL	Mrs Susan Hall	19 - 21 Regent Road Skipton BD23 1AT	Change of use from nursery to two dwellings, construction of extensions and associated works	Approve with Conditions	20.01.2021
2020/22036/LBC	Permahome Ltd	Thornton Lodge Burton In Lonsdale Carnforth Lancaster LA6 3JZ	Installation of traditional sash windows in the uncovered openings of the western elevation; blocking up of adjacent ground floor door. Replacement of skylight and ventilator with four conservation-style roof lights.	Approve with Conditions	07.01.2021
2020/22035/FUL	Permahome Ltd	Thornton Lodge Burton In Lonsdale Carnforth Lancaster LA6 3JZ	Installation of traditional sash windows in the uncovered openings of the western elevation; blocking up of adjacent ground floor door. Replacement of skylight and ventilator with four conservation-style roof lights.	Approve with Conditions	07.01.2021
2020/22047/HH	Mr and Mrs N Roberts	Windyridge 2 The Terrace Duke Street Settle BD24 9AW	Enlargement of opening in boundary wall to form vehicular access, and the creation of two off-road parking spaces	Approve with Conditions	22.01.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22048/LBC	Mr and Mrs N Roberts	Windyridge 2 The Terrace Duke Street Settle BD24 9AW	Enlargement of opening in boundary wall to form vehicular access, and the creation of two off-road parking spaces	Approve with Conditions	22.01.2021
2020/22049/NMA	Mounteer And Co	The Lodge Colne Road Glusburn Keighley BD20 8DS	Non-material amendment to planning permission referenced 2019/20390/VAR granted 29 May 2020	Non-material amendment approved	21.12.2020
2020/22119/HH	Mrs J Steele	The Barn Crag View Cross Hills Road Cononley Keighley BD20 8JU	Removal of static caravan and construction of single storey annexe building	Approve with Conditions	27.01.2021
2020/22069/HH	Mr Nick Armstrong	4 Butterbergh High Bentham Lancaster LA2 7FG	Replacement of garden shed with new summer house.	Approve with Conditions	05.01.2021
2020/22076/CPE	Mr Jonathan Sharpe	Whitethorn Cottage 49 Grassington Road Skipton BD23 1LL	Use of extension as a holiday let	Approve Cert. Lawful Devt	18.12.2020
2020/22078/HH	SE Design Solutions	26 Regent Drive Skipton BD23 1AY	Construction of two storey side and rear extension, construction of single storey rear extension and other alterations	Approve with Conditions	20.01.2021
2020/22081/FUL	Settle Swimming Pool Trustees	Settle Swimming Pool Kendal Road Giggleswick Settle BD24 0BU	The demolition of part of the existing building and the construction of a new extension. The purpose of the proposed extension is to provide enhanced and additional sports facilities, specifically: extended changing rooms, improved facilities for disabled changing/WCs, expanded reception with seating area, flexible health and fitness and multi-use dance space and storage.	Approve with Conditions	01.02.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22084/HH	Mr & Mrs Roberts	Sunnybank Main Street Farnhill BD20 9BW	Erection of garden room	Approve with Conditions	15.12.2020
2020/22090/TCA	Ms Joanne Busfield	Skipton Girls High School Gargrave Road Skipton BD23 1QL	Various Tree works	Approve Tree Works in Conservation Area	18.01.2021
2020/22093/CND	Skipton Properties Ltd	Former St Stephens School Gargrave Road Skipton BD23 1PJ	Application to discharge condition no. 9 (Contamination) on planning permission referenced 2019/20916/FUL granted 29 January 2020	DOC not satisfactory	15.12.2020
2020/22095/CPE	N & A Rab & Smith	Barn And Croft Brook View Carleton Skipton	The lawful commencement of Planning Ref. 2017/18190 (that authorises the conversion of an existing stone barn to two dwellings, erection of new dwelling on the site of existing hen huts, and the change of use of lean-to agricultural building to domestic outbuilding) by undertaking works on the construction of foundations for the new build dwelling and the discharge of all relevant pre-commencement conditions.	Approve Cert. Lawful Devt	02.02.2021
2020/22097/FUL	Mr & Mrs Hodkinson	Caravan Site Thornbrook Barn Thornton In Lonsdale Ingleton LA6 3PD	Replacement of pitches 30 - 35 with fixed camping pod buildings (plots 1 - 6) & the formation of 6 car parking spaces	Approve with Conditions	04.01.2021
2020/22098/HH	Dean Simpson	1 Aireside Terrace Cononley Keighley BD20 8LY	Construction of single storey rear extension and alterations to the existing dwelling	Approve with Conditions	02.02.2021
2020/22104/MMA	Mr & Mrs Crook	Hallen Hill Farm Piper Lane Cowling BD22 0NS	Minor material amendment to vary condition no. 2 (approved plans) on planning permission referenced 22/2016/16577 granted 23 May 2016	Approve with Conditions	05.01.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22106/HH	Mr & Mrs Matthews	Stubbing House West Lane Sutton-in-Craven BD20 7AU	Construction of rear sun room, side canopy, gable detail, and first floor garage extension, and conversion of garage to annexe	Approve with Conditions	29.01.2021
2020/22156/HH	Mr Tom Woodcock	6 Sunnybank The Wend Carleton BD23 3EQ	Demolition of outbuilding and construction of outbuilding	Approve with Conditions	27.01.2021
2020/22157/HH	Mr Nick Paxton	4 Church Street Gargrave Skipton BD23 3NE	2 storey and 1 storey rear extension, 1 storey side extension	Approve with Conditions	19.01.2021
2020/22110/CND	Mr M Dodgson	4, 6 & 8 Chapel Street Settle BD24 9HS	Application to discharge condition no. 5 (bin storage) and no. 6 (re-surfacing of parking area) on planning permission referenced 2019/20838/FUL granted 31 October 2019	DOC satisfactory	18.01.2021
2020/22120/FUL	Neil Wright Associates	15 Main Street High Bentham Lancaster LA2 7LG	Re-plan floor space on second floor to form additional 1 bed flat. Re-plan ground floor to form additional retail space.	Approve with Conditions	13.01.2021
2020/22121/LBC	Neil Wright Associates	15 Main Street High Bentham Lancaster LA2 7LG	Re-plan floor space on second floor to form additional 1 bed flat. Re-plan ground floor to form additional retail space.	Approve with Conditions	13.01.2021
2020/22155/HH	Mr Peter Rushworth	80 Moorview Way Skipton BD23 2JW	Remove car port to build garage and first floor side extension above	Approve with Conditions	15.12.2020
2020/22180/OUT	Redhead / Horner	Dismantled Railway Thornton In Lonsdale Ingleton LA6 3PB	Outline application with all matters reserved for two building plots on brown field site in village location	Refuse	22.12.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22131/CPL	Mr and Mrs Day	Bideber Mill Westhouse Ingleton LA6 3NY	Erection of a garden studio within the domestic curtilage of Bideber Mill	Approve Cert. Lawful Devt	02.02.2021
2020/22135/TCA	Mr Knight	3 Beck Side Carleton Skipton BD23 3ET	T1,2 & 3 Willow - Reduce height by 30% and remove some long limbs over gardens. T4 Ash - Shorten long limbs over garden and path, reduce height by 30%	Approve Tree Works in Conservation Area	18.01.2021
2020/22138/HH	Mr & Mrs Tomany	43 The Close Skipton BD23 2BZ	Proposed single storey rear/side extension	Approve with Conditions	29.01.2021
2020/22139/DEM	Trustees of Dr JA Farrer's Discretionary Will Trust	Millfield Barn Clapham	Prior approval notification for demolition of redundant field barn with collapsed roof. The wall construction is of random stone with cut stone quoins and lintels. There are no doors or windows. The roofing material and structure has collapsed into the building.	Prior Approval Not Required	14.12.2020
2020/22140/HH	Mrs Sarah E Birkin	Rowan House 14 Gooselands Rathmell Settle BD24 0LT	Installation of 14 solar panels on south facing aspect of roof	Approve with Conditions	04.02.2021
2020/22142/TCA	Mr Brown	Bond End 26 Kirkgate Settle BD24 9DZ	T1 & 2 Cherry - reduce height and spread by 20%. T3 Cypress - remove.	Approve Tree Works in Conservation Area	18.01.2021
2020/22174/CND	The Gledstone Estate	The Estate House 11 Gledstone Road West Marton Skipton BD23 3UE	Discharge condition 3 (mortar mix) and 4 (membrane and lead) of 2020/21944/LBC granted 12 October 2020	DOC satisfactory	15.01.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22145/HH	Mr Frank Hasleden	Old School House Westhouse Ingleton Carnforth LA6 3NZ	Single-storey rear extension; renovation of attached garage at side.	Approve with Conditions	18.12.2020
2020/22146/HH	Mr Phil Ackroyd	Fold Farm Cottage Fold Lane Cowling Keighley BD22 0BQ	Construction of single storey porch extension	Approve with Conditions	21.12.2020
2020/22196/VAR	R N Wooler & Co Ltd	Former Coal Yard Adjacent To Leeds-Liverpool Canal Ings Lane Bradley BD20 9EL	Application for variation of condition no's 3 (Sewerage Disposal), 4 (Construction Site Management Plan) and 5 (Contamination) on original planning approval referenced 2018/19475/FUL granted 10 May 2019	Approve with Conditions	22.01.2021
2020/22150/REM	Reveal Homes Ltd	Land To The Rear Of The Former National Westminster Bank Station Road High Bentham Lancaster LA2 7LF	Seek to provide information to satisfy the following reserved matters reserved in outline consent referenced 2017/18461/OUT granted 02 November 2017; access, layout, appearance of the building(s), landscaping and boundary treatments, and the scale of the development.	Approve with Conditions	25.01.2021
2020/22151/FUL	Mr & Mrs Ian J Foster	Lawkland Green Farm Staples Road Lawkland Lancaster LA2 8AT	Convert part of domestic store building to holiday let accommodation. A sufficient portion of the store will remain as domestic storage for the householder. Utilise existing gated vehicular access to the roadway and existing parking for the holiday let. The separate access and parking for the house remains unaffected. The holiday let power and sewage will be connected underground to the existing house services.	Approve with Conditions	29.01.2021
2020/22153/FUL	Mr Amir Hidayeti	21 Main Street High Bentham LA2 7HQ	Retrospective planning application for the position of roof mounted kitchen air extract flue	Approve with Conditions	13.01.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22154/CND	Vistry Partnerships Yorkshire Ltd	Land Off Kendal Road Hellifield Skipton	Application to discharge condition no. 3 (materials) on planning permission referenced 2019/20933/FUL granted 11/03/2020	DOC satisfactory	01.02.2021
2020/22198/PNAG	Mr Aiden Davey	Brig Gate Farm Ellers Road Sutton-in-Craven Keighley BD20 7BL	Dark green steel portal frame made of tin sheets, tanalised timber and concrete panels for the purposes of general storage and wintering of cattle	Prior Approval Not Required	06.01.2021
2020/22158/FUL	Mrs Fiona Starford-Burton	The Old Court House 56 High Street Ingleton Carnforth LA6 3AH	This application is being made is due to the discrepancies between the planned Drawings note 2 on Planning decision notice 45/2016/17072 and the building work commenced, on first viewing, and taking ownership of the building 2017 - 2018. The application proposes to continue and complete the restoration work of The Davey Family (the previous building owners) with the consent of Craven District Council Planning, and the Conservation Officer, whilst observing current health and safety and fire regulations.	Approve with Conditions	26.01.2021
2020/22159/LBC	Mrs Fiona Starford-Burton	The Old Court House 56 High Street Ingleton Carnforth LA6 3AH	This application is being made is due to the discrepancies between the planned Drawings note 2 on listed building consent referenced 45/2016/17072 and the building work commenced, on first viewing, and taking ownership of the building 2017 -2018. The application proposes to continue and complete the restoration work of The Davey Family (the previous building owners) with the consent of Craven District Council Planning, and the Conservation Officer, whilst observing current health and safety and fire regulations.	Approve with Conditions	26.01.2021
2020/22160/HH	Mr Peter Wales	2 Bowerley House Settle BD24 9LY	Side conservatory kitchen extension.	Approve with Conditions	04.02.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22163/TCA	Mr Martin Chalmers	The Old Farmhouse Church Lane East Marton Skipton BD23 3LR	3 No. Silver Birch. 1 No. Holly. 1 No. Poplar and 1 No. Ash pollard the trees to between 4-5 metres, re-shape overhanging branches for their health and maintenance	Approve Tree Works in Conservation Area	18.01.2021
2020/22162/HH	Mr Dean Simpson	9 Elmore Terrace Keighley Road Cross Hills Keighley BD20 7RX	Construction of single storey side extension and single storey rear extension	Approve with Conditions	21.12.2020
2020/22164/HH	Mr Andy Hoskings	Greenfield Cottage 24 Wheatlands Lane Cross Hills Keighley BD20 8SH	Construction of single storey extension	Approve with Conditions	14.01.2021
2020/22167/HH	Mr Richard Bramley	23 Manse Way Sutton-in-Craven Keighley BD20 8BX	Construction of single storey rear extension	Approve with Conditions	21.01.2021
2020/22203/CPL	Mr & Mrs Roberts	18 Airedale View Cross Hills Keighley BD20 7DJ	Loft conversion including new dormer window	Approve Cert. Lawful Devt	06.01.2021
2020/22172/FUL	Mr P Wales	Bowerley House Langcliffe Settle BD24 9LY	Proposed subterranean Eco-dwelling, car port and solar array, in the grounds of The Bowerley, Langcliffe.	Approve with Conditions	14.01.2021
2020/22175/HH	Mr and Mrs Steven and Katherine Ellison	4 Gargrave House Gardens Gargrave Skipton BD23 3PW	Single storey rear extension	Approve with Conditions	21.12.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22177/FUL	Mr Dean Marshall	Bank Buildings 2 High Street Settle BD24 9EX	Change of use of part of existing showroom/store to form ground floor one bedroom residential unit.	Approve with Conditions	12.01.2021
2020/22190/HH	Mr Phill Hirst	3 Shires Croft Embsay Skipton BD23 6RT	Construction of single storey extension, erection of pergola and other alterations	Approve with Conditions	15.01.2021
2020/22192/TCA	Mrs Gabriel-Clarke	Tatham House 1 Low Street Burton In Lonsdale Carnforth LA6 3LF	T1 Tulip Tree -Thin crown as has a lot of reaction growth to previous pruning, reduce crown by upto 2m. T2 Sycamore - Water shoot branches at very top of tree to be removed.	Approve Tree Works in Conservation Area	18.01.2021
2020/22199/TCA	Mr Jonathan J Millman	Raven Flatt Bell Busk Skipton BD23 4DT	Remove 5 No. Native Species. Remove 2 No. Conifers. Trim back 1 No. Cherry	Approve Tree Works in Conservation Area	18.01.2021
2020/22281/S106	Mr A Haseldine	7A Chapel Street Settle BD24 9HS	Removal of local occupancy clause from S106 Agreement	Application Withdrawn	28.01.2021
2020/22200/HH	Mr D Butterfield	High Bank Cottage Mill Lane Low Bradley Keighley BD20 9EE	Proposed single storey conservatory structure to the side/rear of the existing house	Approve with Conditions	19.01.2021
2020/22202/TCA	Mr Michael Trimble	12 Main Street Ickornshaw Cowling Keighley BD22 0DH	2 No. Corsican Pine - Remove and replace with Oaks on adjacent land	Approve Tree Works in Conservation Area	18.01.2021
2020/22206/HH	Mr H Meredith	8 Mains View Settle BD24 9JF	Single storey rear extension	Approve with Conditions	14.01.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22212/OUT	Mr J Fryer	Land To North Of 1 Northfields Crescent Settle BD24 9JP	Outline Application with access, layout and scale considered for 1 new two storey detached dwelling adjacent 1 Northfields Crescent, Settle, BD24 9JP (resubmission of previous application referenced 2020/21753/OUT), appearance and landscaping to be reserved.	Approve with Conditions	22.01.2021
2020/22215/FUL	Mrs Gillian Roberts	Ragged Hall Old Oliver Lane Rathmell Settle BD24 0LP	Subdivision of existing dwelling to create 2 private dwellings	Approve with Conditions	04.02.2021
2020/22216/CND	Craven District Council	Aireville Park Gargrave Road Skipton	Application to discharge condition no. 4 (bird nest protection), no. 9 (tree replanting) and no. 13 (ecological enhancements) on planning permission referenced 2019/21002/FUL granted 28 August 2020	DOC satisfactory	14.12.2020
2020/22239/TCA	Mrs Melanie Marsh	Pebble Barn 30A Church Street Gargrave Skipton BD23 3NE	T1 Conifer - remove. T2 Conifer - remove. T3 Poplar - remove	Approve Tree Works in Conservation Area	18.01.2021
2020/22219/TCA	Mrs Thornton	Bankwell Bankwell Road Giggleswick BD24 0AP	Remove 4 No. Sycamore	Approve Tree Works in Conservation Area	18.01.2021
2020/22220/FUL	Mr and Mrs Kevin Woodhouse	Land South Of Netherbank Netherbank Track To Cowslip Cottage Westhouse Ingleton	Proposed domestic stable and access (retrospective)	Approve with Conditions	25.01.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22226/TCA	Mr David Appleby	Croft Bungalow College Court Low Bradley Keighley BD20 9EA	T1 Golden Ash - Fell. T2 Cherry - Fell. T3 Willow - Fell. T4 Plum - Reduce height and spread. T5 Plum - Reduce height and spread. T6,T7 & T8 Ornamental trees - Reduce height.	Approve Tree Works in Conservation Area	18.01.2021
2020/22253/AGRRES	C. Yorke	Swinden Manor Mill Lane Hellifield Skipton BD23 4LS	Notification of prior approval for change of use of agricultural building to 2 dwellings.	Application Withdrawn	18.12.2020
2020/22229/TCA	Mrs Lynne Cramman	Christ Church Stansfield Bridge To Babyhouse Lane Lothersdale	T1 Sycamore - Fell	Approve Tree Works in Conservation Area	18.01.2021
2020/22231/FUL	Giggleswick School	Educational Marquee Giggleswick School Craven Bank Lane Giggleswick Settle	Erect a temporary marquee until April 2021 on the school site (retrospective).	Approve with Conditions	22.01.2021
2020/22234/HH	Mr Kevin Franklin	3 Overdale Grange Skipton BD23 6AG	Single storey rear garden room extension	Approve with Conditions	07.01.2021
2020/22257/PNAG	Mr David Coates	Pot Haw Farm Moorber Lane To Dogber Rock Coniston Cold Skipton BD23 4ED	Steel portal frame extension to existing building. Fibre cement pitched roof, steel profile sheet cladding to match existing building, single access door	Prior Approval Not Required	17.12.2020
2020/22241/HH	Mrs Yvonne Brook	39 Gargrave Road Skipton BD23 1PU	Construction of a porch to rear elevation.	Approve with Conditions	20.01.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22251/CND	Mr & Mrs Nelson	Land To East Of Holly Tree House Skipton Road Low Bradley Keighley	Application to discharge Condition 9 Proposed soft landscaping proposal. Drawings to support- 799-01(--)-002-O_Proposed Site Plan (Approved)- Soft Landscape Design. Original planning permission referenced 2018/18873/FUL, granted 09 May 2018.	DOC satisfactory	15.12.2020
2020/22255/HH	Mr David Varley	1 Heath Drive Low Bradley Keighley BD20 9EJ	Construction of garage extension	Approve with Conditions	19.01.2021
2020/22261/TCA	Mr John Perry	1 Garden Holme Ingleton Carnforth LA6 3ES	T1 Silver Birch - Reduce the size of overhanging branches as they are starting to touch the property	Approve Tree Works in Conservation Area	18.01.2021
2020/22263/HH	L Hodgson	117 Hurrs Road Skipton BD23 2JF	Demolition of conservatory and erection of single story rear extension with raised patio	Approve with Conditions	04.02.2021
2020/22280/TCA	Cowling Parish Council	Main Recreation Ground Cowling BD22 0BE	T1 Eucalyptus - Fell	Approve Tree Works in Conservation Area	18.01.2021
2020/22282/TCA	Mrs Whyte	19 Hall Croft Skipton BD23 1PG	4 No. Sycamores - Re-pollard	Approve Tree Works in Conservation Area	18.01.2021
2020/22298/TPO	Mrs Cowgill	33 Hall Croft Skipton BD23 1PG	T1 Sycamore - Repollard	Approved Tree Work under TPO	12.01.2021
2020/22264/TPO	Mr Jason Perkins	The Wilderness Otley Road Skipton BD23 1EZ	1 no. Elm - Fell to 3 meters	Split Decision	12.01.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22266/HH	Mr Tim Mayman	44 Windsor Avenue Skipton BD23 1HS	First floor rear extension	Approve with Conditions	20.01.2021
2020/22267/TCA	Ms Maxine Fletcher	68 High Street Gargrave Skipton BD23 3LX	T1 Apple Tree - Fell	Approve Tree Works in Conservation Area	18.01.2021
2020/22269/HH	Mr and Mrs Eccleston	11 Austwick Close Settle BD24 9FE	Proposed extension and other associated alterations to existing dwelling	Approve with Conditions	26.01.2021
2020/22270/HH	Mr and Mrs Vaux	13 Austwick Close Settle BD24 9FE	Proposed extension and other associated alterations to existing dwelling	Approve with Conditions	26.01.2021
2020/22304/PNAG	Mr S Booth	Lane Ends Farm Giggleswick Settle BD24 0DT	Steel portal framed extension to an existing building	Prior Approval Not Required	21.12.2020
2020/22306/TCA	Canal & River Trust	Broughton Road Bowling Club Thornton Street Skipton BD23 1ST	Removal of Ash, Sycamore, Elder & Hawthorn at the top of the boundary wall.	Approve Tree Works in Conservation Area	18.01.2021
2020/22287/CND	Rosemary & Co	Carr Head Hall Carr Head Lane Cowling Keighley BD22 0LD	Application to discharge condition no. 3 on listed building consent referenced 2020/21822/LBC (photos of the gates to be installed) granted 21 August 2020	DOC satisfactory	16.12.2020
2020/22290/TCA	Jennifer Watson	Grange Cote Kildwick Keighley BD20 9AD	Remove 3 trees.	Approve Tree Works in Conservation Area	18.01.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22349/LBC	Mr Chris Whelan	Farnhill Hall Main Street Farnhill BD20 9BP	Retrospective application for the installation of security lights and cameras	Approve with Conditions	29.01.2021
2020/22312/TCA	Mr Tim Calow	3 Laurel Close Embsay Skipton BD23 6RS	T1 Maple - Re-pollard to previous points. T2 Willow - Reduce height by 50%. T3 Beech - Remove 2x lowest branches growing towards the drive. T4 Holly - Reduce back to boundary (cut all overhanging branches towards clients driveway). T5 Willow - Reduce back giving 2m clearance from conservatory and house	Approve Tree Works in Conservation Area	18.01.2021
2020/22347/PNAG	Mr David Airey	Land To Rear Of Higher Buck Stone Farm Buck Stone Lane Sutton-in-Craven	Proposed framed building		20.01.2021
2020/22319/CPE	Mrs IA Robinson	The Bungalow Longber Lane Burton In Lonsdale Ingleton LA6 3LA	Application for certificate of lawful development for existing use of land as part of domestic curtilage in association with the occupation of the dwelling known as 'The Bungalow' and the siting of structures and the erection of buildings upon it.	Approve Cert. Lawful Devt	04.02.2021
2020/22367/ LHSHLD	Mr & Mrs R Cockburn	27 Hall Close Sutton-in-Craven Keighley BD20 7NW	Prior approval notification for single storey rear extension measuring 4.50 metres beyond the rear wall; 3.97 metres in height from ground level and 2.52 metres in height to eaves from ground level	PD HH Prior Approve Details	28.01.2021
2020/22373/PNAG	Mr A Bailey	Land Off The A687 West House Ingleton LA6 3PF	Proposed agricultural building	PN Refuse and Application Required	22.01.2021
2021/22415/NMA	Croft Building Ltd	Deep Spring Kildwick Keighley BD20 9AE	Non material amendment to planning permission referenced 2019/20266/MMA granted 17 May 2019	Non-material amendment approved	04.02.2021



Planning Enforcement
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Planning Committee Report of New Cases Registered
From 13/12/2020 to 04/02/2021 (21)

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03340/2020	3 unauthorised buildings	Ridding Lane Farm Clapham Road High Bentham Lancaster LA2 7AH	Bentham
ENF/03341/2020	Alleged unauthorised removal of chimney stack.	11 Granville Street Skipton BD23 1DL	Skipton North
ENF/03342/2020	Large banner has been displayed larger than 1.2 metre square.	Skipton Baptist Church Otley Street Skipton BD23 1ET	Skipton East
ENF/03343/2020	Alleged unauthorised extensions to caravans and erection of standalone outbuildings	Three Peaks Park New Road Ingleton Carnforth LA6 3DL	Ingleton And Clapham
ENF/03344/2020	Alleged unauthorised garden shed in breach of condition 13 of planning approval 2018/19386/FUL.	30 Laurel Croft Embsay Skipton BD23 6RF	Embsay-with-Eastby
ENF/03345/2020	Alleged unauthorised garden shed in breach of condition 13 of planning approval 2018/19386/FUL.	29 Laurel Croft Embsay Skipton BD23 6RF	Embsay-with-Eastby
ENF/03346/2020	Alleged unauthorised garden shed in breach of condition 13 of planning approval 2018/19386/FUL.	28 Laurel Croft Embsay Skipton BD23 6RF	Embsay-with-Eastby

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03347/2020	Boundary not built in accordance with the approved plans.	Plot 45 Land To East Of Green Lane Glusburn Keighley BD20 8RT	
ENF/03350/2021	Unauthorised changes to the building	Building Adjacent To 4 Woodland Street Cowling Keighley BD22 0BS	Cowling
ENF/03348/2021	Unauthorised change of use of land	Field Adjacent Crag View Cononley BD20 8JU	Aire Valley With Lothersdale
ENF/03349/2021	Un-authorized works to a listed building and building waste deposited near an ancient monument potentially relating to this development.	Castle Hill Farm 2 High Street Burton In Lonsdale Carnforth LA6 3JU	Bentham
ENF/03351/2021	Possible breach of planning conditions	Jetts 24 Hour Fitness The Old Cotton Mill Skipton North Yorkshire BD23 1FJ	
ENF/03352/2021	Possible breach of planning conditions	Land South Of Station Road Giggleswick Settle BD24 0AB	
ENF/03353/2021	Alleged unauthorised shed in front garden.	40 Pinhaw Road Skipton BD23 2SL	Skipton South
ENF/03354/2021	Alleged unauthorised works	35A Main Street Cross Hills Keighley BD20 8TA	Glusburn

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03355/2021	Extension not built in accordance	82 Broughton Road Skipton BD23 1TT	Skipton West
ENF/03356/2021	Alleged unauthorised fence to front of property.	10 Water Street Skipton BD23 1PB	Skipton North
ENF/03357/2021	Alleged unauthorised change of use	6 Barden Road Eastby Skipton BD23 6SN	Embsay-with-Eastby
ENF/03358/2021	Unauthorised flue	Barn At Rear Of 17 Main Street High Bentham Lancaster North Yorkshire	Bentham
ENF/03359/2021	Alleged unauthorised erection of outbuilding	5 Oaklands West Lane Sutton-in-Craven Keighley BD20 7NR	Sutton-in-Craven
ENF/03360/2021	Storage of waste in front and rear gardens	33 Ings Avenue Skipton BD23 1TS	Skipton West



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Planning Committee Report of Cases Closed
From 13/12/2020 to 04/02/2021 (15)

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/02882/2018	19th June 2018	4th February 2021	Not expedient	Possible unauthorised caravan and container	Land To The West Weasel Green Stockshott Lane Cononley BD20 8ED	Aire Valley With Lothersdale
ENF/03184/2019	8th November 2019	1st February 2021	Breach Resolved	Alleged construction work outside of approved operational hours	Grange Track Barn Grange Lane Kildwick Keighley BD20 9BZ	Aire Valley With Lothersdale
ENF/03198/2020	6th January 2020	1st February 2021	No Breach	Alleged drainage from site being discharged outside of residential curtilage (in particular the septic tank system)	Land Adjacent To Raygill House Quarry Road Lothersdale Keighley BD20 8HH	Aire Valley With Lothersdale
ENF/03201/2020	8th January 2020	1st February 2021	No Breach	Alleged unauthorised conversion of garage into a holiday let	Enoch House Main Street Cononley Keighley BD20 8LL	Aire Valley With Lothersdale

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/03206/2020	15th January 2020	1st February 2021	Retrospective Planning Permission	Alleged extraction flue not been fitted in accordance with approved plans (Ref: 2018/20005/FUL).	21 Main Street High Bentham Lancaster LA2 7HQ	Bentham
ENF/03208/2020	16th January 2020	25th January 2021	Retrospective Planning Permission	Alleged unauthorised holiday lodge built on lake edge without planning permission.	Raygill Fisheries Raygill Lane Lothersdale Keighley BD20 8HH	Aire Valley With Lothersdale
ENF/03224/2020	6th March 2020	1st February 2021	No Breach	Alleged unauthorised erection of large stone building	Routster Farm Barn Back Lane Giggleswick Settle BD24 0JS	Penyghent
ENF/03252/2020	13th May 2020	4th February 2021	Breach Resolved	1) Garden area being prepared so it can be used as a parking area for commercial vehicles 2) Surplus material being deposited to form a bund	Over Raygill House Dumb Toms Lane Ingleton Carnforth Lancaster LA6 3DS	Bentham
ENF/03258/2020	1st June 2020	29th January 2021	No Breach	Alleged timber store built under planning approval 45/2016/17322 is being lived in.	Langber End Ingleton North Yorkshire LA6 3DR	Ingleton And Clapham
ENF/03314/2020	6th October 2020	4th February 2021	No Breach	A wall is being created replacing a picket fence.	Wall Around The Land To North Of St Marys Green Carla Beck Lane Carleton Skipton	

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/03317/2020	12th October 2020	2nd February 2021	Not expedient	Untidy Land	Land To The West Of Holme Lane Sutton In Craven	Sutton-in-Craven
ENF/03327/2020	30th October 2020	25th January 2021	Not expedient	Alleged unauthorised removal of chimney stack.	7 Granville Street Skipton BD23 1DL	Skipton North
ENF/03328/2020	30th October 2020	25th January 2021	Not expedient	Alleged unauthorised removal of chimney stack.	9 Granville Street Skipton BD23 1DL	Skipton North
ENF/03341/2020	16th December 2020	25th January 2021	Not expedient	Alleged unauthorised removal of chimney stack.	11 Granville Street Skipton BD23 1DL	Skipton North
ENF/03347/2020	22nd December 2020	3rd February 2021	No Breach	Boundary not built in accordance with the approved plans.	Plot 45 Land To East Of Green Lane Glusburn Keighley BD20 8RT	