

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.

Councillor Pringle left the meeting at 3.36pm

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 against the application.

Application 2020/21855/HH – Councillor Brown stated he had been lobbied neither way in respect of the application.

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

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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

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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.