

## PLANNING COMMITTEE

(Online meeting)

**Monday, 15 March 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-rRliLmjUwg>

**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 15 February 2021.
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](mailto:nwatson@cravendc.gov.uk) or telephone: (01756) 706402)

**6. Performance Report** – To receive a report from the Planning Manager (Development Management) setting out key performance information and data. This report has been submitted for noting purposes only.

**(Report to follow)**

**7. Calendar of Meetings for 2021/22** – To consider a report from the Democratic Services Manager presenting the Calendar of Meetings for 2021/22 (as it applies to Planning Committee) for Members' approval.

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

**9. Date and Time of Next Meeting** – Monday, 12 April 2021 at 1.30pm

**Agenda Contact Officer:**

Hannah Scales, Democratic Services and Scrutiny Officer  
E-mail: [hscales@cravendc.gov.uk](mailto:hscales@cravendc.gov.uk)  
5 March 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**

**(Online Meeting)**

15 February 2021

**Present** – The Chair (Councillor Brockbank) and Councillors Brown, Handley, Heseltine, Lis, Morrell, Place, Pringle, Rose, Shuttleworth and Sutcliffe.

**Ward Representative:** Councillor Staveley (2020/21883/FUL and 2020/21884/LBC) – NatWest, Market Place, Settle.

**Officers** – Legal Services Manager, Planning Manager, Principal Planning Officer, Democratic Services Manager and Democratic Services and Scrutiny Officer.

**Councillor Richard Welch:** The Chair paid tribute to Councillor Welch who had served on the Planning Committee for a number of years both as a member and as Chair of the Committee. Members acknowledged the positive contribution that Councillor Welch had made to the Committee's work.

**Apologies for Absence and Substitutes:** There were no apologies for absence.

**Confirmation of Minutes:** The minutes of the meeting held on 22 December 2020 were approved as a correct record.

Start: 1.30pm

Finish: 5:35pm

PL.1012

### **DECLARATIONS OF INTEREST AND LOBBYING**

#### **a. Declarations of Interest**

There were no declarations of interest.

#### **b. Lobbying**

**Application 2020/21878/FUL (Workshop, Park Lane, Carleton)** – Councillors Brown, Morrell, Pringle and Shuttleworth had been lobbied against the application.

**Application 2020/21883/FUL (NatWest, Market Place, Settle)** – Councillors Brown, Morrell, Lis, Rose, Sutcliffe and Shuttleworth had been lobbied for and against the application.

**Application 2020/21884/LBC (NatWest, Market Place, Settle)** – Councillors Brown, Morrell, Lis, Rose, Sutcliffe and Shuttleworth had been lobbied for and against the application.

PL.1013

### **PUBLIC PARTICIPATION**

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

**Application 2020/21878/FUL (Workshop, Park Lane, Carleton)** – Applicant's agent – Rural Solutions (Statement read out by the Democratic Services Manager)

**Application 2020/21883/FUL (NatWest, Market Place, Settle) and Application 2020/21884/LBC (NatWest, Market Place, Settle)** – Settle Town Council (Statement read out by the Democratic Services Manager), Lyn Northrop, Objector on behalf of the North Craven Building Preservation Trust and the North Craven Heritage Trust, Raphael Catherwood, Objector (Statement read out by the Democratic Services Manager), Peter Hopkins, Applicant's agent and Ward Member, Councillor David Staveley.

PL.1014

## **SCHEDULE OF PLANS**

### **a. Applications determined by Planning Committee**

Application ref: 2020/21878/FUL – Workshop, Park Lane, Carleton – Conversion of existing workshop to form 2 no. residential dwelling with detached garages, off street parking provision and re-alignment of access – Application DEFERRED to receive more detailed information, clarity and consistency in relation to highways issues identified at the meeting and architect drawings that had been submitted.

(Councillor Heseltine left the meeting at 3.35pm at the conclusion of this item.)

Application ref: 2020/22173/HH – 2 St Stephens Mews, Skipton – Installation of 8 no Solar Panels to front facing pitched roof – Application APPROVED with conditions.

Application ref: 2020/21883/FUL – NatWest, Market Place, Settle – 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 – Application DEFERRED to enable a comparison study to be undertaken in relation to the previous application submitted.

(Councillor Pringle did not take part in this item as he had been unable to undertake a site visit due to Covid-19 regulations and therefore did not consider he was able to make a judgement about this application.)

Application ref: 2020/21884/LBC – NatWest, Market Place, Settle – 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) – Application DEFERRED to enable a comparison study to be undertaken in relation to the previous application submitted.

(Councillor Pringle did not take part in this item as he had been unable to undertake a site visit due to Covid-19 regulations and therefore did not consider he was able to make a judgement about this application.)

### **b. Delegated Matters**

The Strategic Manager for Planning and Regeneration submitted a list of delegated planning decisions in the period 13 December 2020 and 4 February 2021.

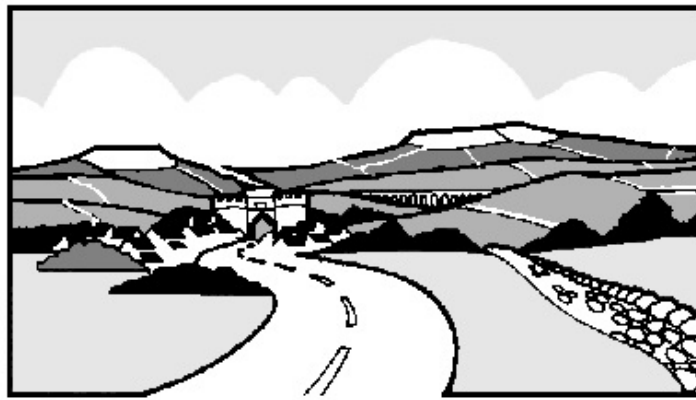
### **b. Planning Enforcement**

The Strategic Manager for Planning and Regeneration submitted details of closed enforcement cases and new enforcement complaints registered in the period 13 December 2020 to 4 February 2021.

## **Minutes for Decision**

There were no items for decision requiring confirmation by Council.

Chairman.



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## **D I S T R I C T**

### **PLANNING COMMITTEE AGENDA**

**DATE: 15th March 2021**

#### **INDEX OF PLANNING APPLICATIONS**

Item No.	Application Reference No.	Name of Applicant	Site Address	Page No's
1.	2020/21878/FUL	RN Wooler & Co Ltd	Workshop, Park Lane, Carleton.	2 - 19
2.	2020/21883/FUL	ARBA Group	Natwest , Market Place, Settle.	20 – 30
3.	2020/21884/LBC	ARBA Group	Natwest , Market Place, Settle.	31 – 39
4.	2021/22385/VAR	Firth Developments Ltd	Former Rockwood House, Park Wood Close, Skipton.	40 – 46
5.	2019/20400/FUL	Mr R Slingsby And Mr D Mitchell	Land At Draughton Heights, Height Lane, Draughton.	47 – 61

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, Skipton, BD23 3DJ, ,

On behalf of: RN Wooler & Co Ltd

Date Valid: 13th October 2020

Expiry Date: 8th December 2020

EOT Date, if applicable: 30th March 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 (2.3.2021): Following the deferral the Parish wish to clarify its position regarding the following:
- 5.2 Parish was in agreement with the general principle of conversion of the building to residential subject to access and visibility splays meet the requirements of NYCC Highways.
- 5.3 Request that proper detailed drawings and diagrams are provided to show the proposed access, position of adjacent buildings and visibility splay and NYCC Highways need to justify their decision. Additional information to be uploaded to the system for public scrutiny.
- 5.4 **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.
- 5.5 The Parish is opposed to any narrowing of the Park Lane.
- 5.6 **Officer Note:** The proposal would not result in any narrowing of Park Lane as shown on the submitted drawings.

- 5.7 Concern over the accuracy of the plan in particular the double garage located outside of the application site to the north of the proposed garage.
- 5.8 **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.
- 5.9 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.
- 5.10 **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.
- 5.11 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.
- 5.12 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 28<sup>th</sup> August & 20<sup>th</sup> October 2020
- 7.2 Press Notice published 27<sup>th</sup> August & 5<sup>th</sup> November 2020.
- 7.3 21 Notification letters circulated (24<sup>th</sup> August 2020 & 28<sup>th</sup> 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.<sup>1</sup>
- 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 23<sup>rd</sup> 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 23<sup>rd</sup> December 2020 are still not available to view as per the 9<sup>th</sup> 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 The principle of residential accommodation on this site has already been established through the grant of planning permission previously for the conversion of the existing building to residential in 2012 and 2016 (ref: 17/2012/13169 & 17/2016/17039).
- 9.3 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.
- 9.4 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.
- 9.5 In conclusion, the proposal is considered acceptable in principle provided that the development accords with all other relevant local plan policies and complies with sections 5 in delivering a sufficient supply of homes and section 11 Making effective use of land of the NPPF.

9.6 **Visual impact of development**

- 9.7 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.
- 9.8 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.
- 9.9 The proposal would require some minor alterations to the external appearance of the building including the removal of unsympathetic 20<sup>th</sup> 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.
- 9.10 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.
- 9.11 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
- 9.12 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.
- 9.13 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.

- 9.14 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.
- 9.15 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.
- 9.16 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.
- 9.17 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 .
- 9.18 **Sustainable design and construction**
- 9.19 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.
- 9.20 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.
- 9.21 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.
- 9.22 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.
- 9.23 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.
- 9.24 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.
- 9.25 The site would also provide electric charging points.

- 9.26 To ensure the requirements of policy ENV3 are met, it is considered that an Energy Statement should be submitted for approval under condition 11
- 9.27 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.
- 9.28 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.
- 9.29 **Accessibility**
- 9.30 Policy ENV3, criteria I) requires that reasonable provision is made to ensure buildings and spaces are accessible and useable irrespective of age, gender or disability.
- 9.31 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.
- 9.32 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.
- 9.33 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.
- 9.34 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.
- 9.35 **Impact of development on the amenity of neighbouring properties**
- 9.36 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.
- 9.37 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.
- 9.38 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.
- 9.39 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.

- 9.40 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.
- 9.41 **Highway Safety**
- 9.42 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.
- 9.43 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.”*
- 9.44 The existing access serves Whiteoak & Son Joiners a commercial unit located within the site.
- 9.45 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).
- 9.46 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.
- 9.47 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.
- 9.48 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.
- 9.49 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.
- 9.50 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.

- 9.51 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.
- 9.52 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.
- 9.53 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.
- 9.54 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.
- 9.55 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.
- 9.56 **Drainage**
- 9.57 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.
- 9.58 Details submitted indicate that foul water would be disposed via the main sewer.
- 9.59 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.
- 9.60 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.
- 9.61 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.
- 9.62 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.
- 9.63 **Land and Air Quality**
- 9.64 Policy ENV7 seeks to safeguard and improve land quality by ensuring that grade 3 agricultural land is not developed where possible.
- 9.65 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.
- 9.66 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.



- 9.67 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.
- 9.68 **Water resources, water quality and groundwater**
- 9.69 Policy ENV8 seeks to safeguard and improve water resources.
- 9.70 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.
- 9.71 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.
- 9.72 **Biodiversity**
- 9.73 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.
- 9.74 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.
- 9.75 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.
- 9.76 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
- 9.77 **Other issues**
- 9.78 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.
- 9.79 The issue of the loss of employment has been considered by the Council on two previous occasions and deemed acceptable and this is a material consideration. Since the grant of those previous permission the Council has a new Local Plan which also includes policy EC2 which superseded policies that dealt with change of uses from industrial to non-industrial use. However, Government has introduced changes to The Town and Country (Use Class) Order 1987 which has revoked B1 use (uses which can be carried out in a residential area without detriment to its amenity) and replaced it with the new Class E in 2020. This new use class includes a wide range of uses that may have the potential to adversely impact on amenity. It is also important to note that these changes between uses would not require planning permission as they are not deemed development.
- 9.80 Therefore, given Council's two previous acceptance of the loss of employment from this site, the changes to the use Class Order which impacts on the effectiveness of EC2 which would not restrict the use of the building to other uses outlined in Class E which may have the potential to adversely impact on the amenity of neighbouring properties it is considered that the loss of employment would justify refusal.
- 9.81 **Conclusion.**
- 9.82 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.*

- 9.83 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.
- 9.84 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.
- 9.85 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.
- 9.86 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.
- 9.87 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.
- 9.88 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.
- 9.89 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.
8. Your attention is drawn to the requirements of Building Regulations Part M regarding the accessibility of developments for all.
9. 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 hardsurfaces 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).

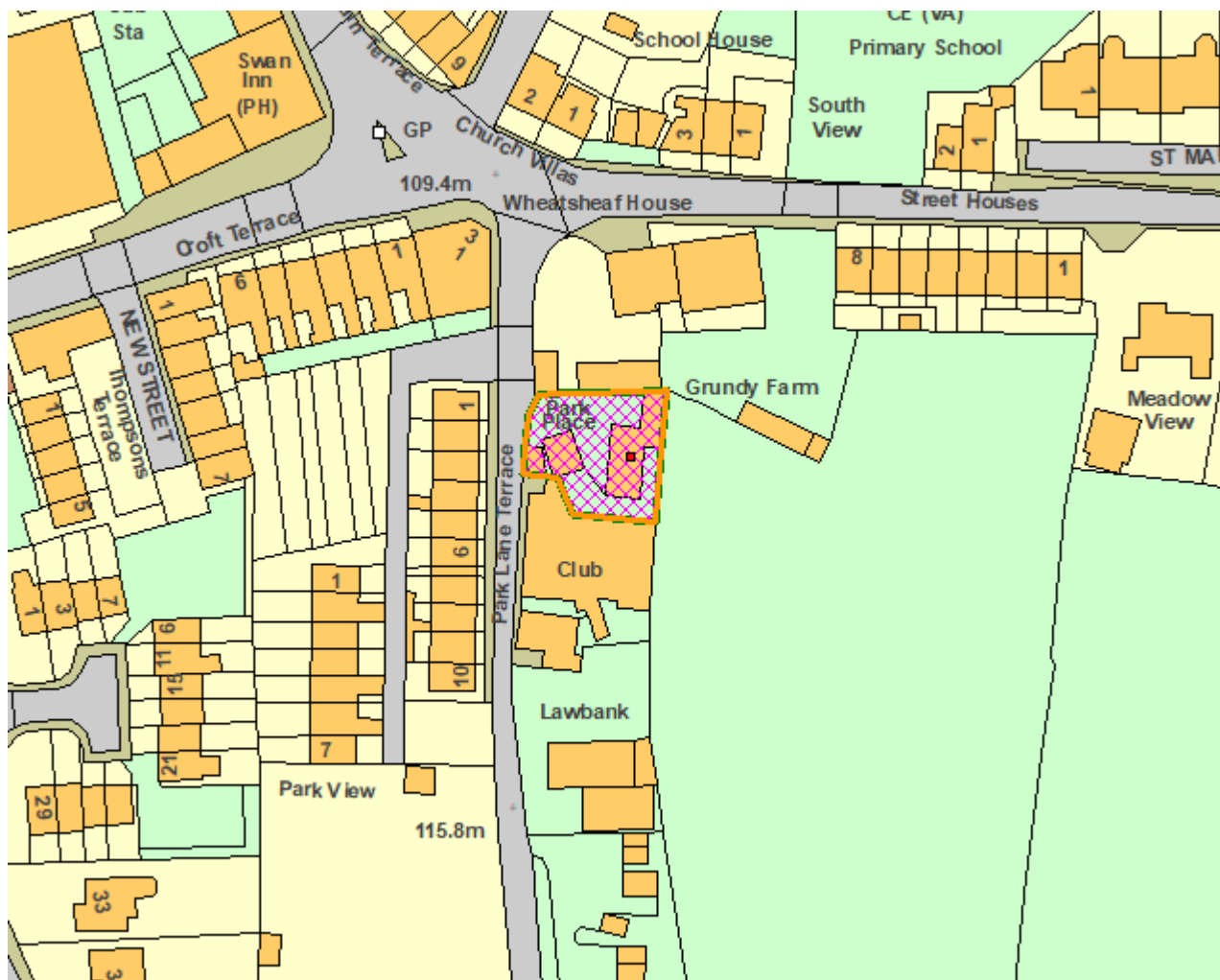
10. Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification 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\\_ind\\_est\\_roads\\_street\\_works\\_2nd\\_edition.pdf](https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing_ind_est_roads_street_works_2nd_edition.pdf).

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

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  
[https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Interim\\_guidance\\_on\\_transport\\_issues\\_including\\_parking\\_standards.pdf](https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Interim_guidance_on_transport_issues_including_parking_standards.pdf)

13. 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: 2020/21878/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, Skipton, BD23 3DJ, ,

On behalf of: RN Wooler & Co Ltd

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 Valid: 31st July 2020

Expiry Date: 25th September 2020

EOT Date, if applicable: 17th February 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 37.5m<sup>2</sup>.
- 2.4 Apartment 2 comprises of living room, kitchen/dining area, 1 bedroom and bathroom. This apartment measures approximately 51.5m<sup>2</sup>.



- 2.5 Apartment 3 comprises of kitchen/dining area, living room, 2 bedrooms and bathroom. This apartment measures approximately 66m<sup>2</sup>.
- 2.6 Apartment 4 comprises living, kitchen, dining area, 1 bedroom and bathroom. This apartment measures approximately 36.5m<sup>2</sup>.
- 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 11<sup>TH</sup> 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:

6.7 <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:

- o Close to adjoining properties
- o Development too high
- o Inadequate access
- o Inadequate parking provision
- o Increase in traffic
- o Information missing from plans
- o Loss of light
- o Loss of parking
- o Loss of privacy
- o More open space needed on development
- o Not enough info given on application
- o Out of keeping with character of area
- o Over development
- o Residential Amenity
- o Harm to heritage and conservation

- o Applicants do not have right to access or park in Howson's Yard
- o Proposals would result in a net loss of parking
- o There are underground chambers beneath the bank – development would possibly give rise to stability issues that could adversely affect the adjoining property
- o Adverse impact on access to rear of neighbouring properties and refuse facilities
- o 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.
10. 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.
- 10.2 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.

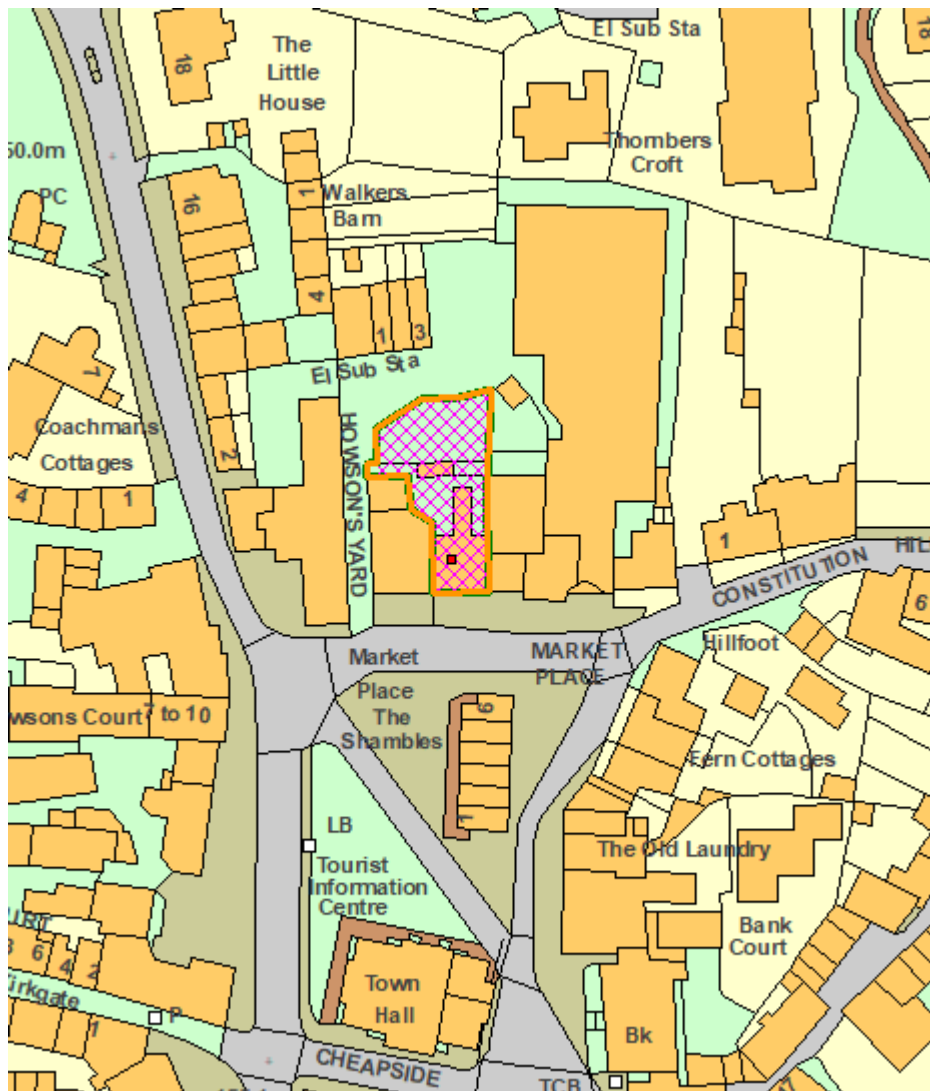
- 7 The 6-paneled door located on the front elevation of the listed building, shall be retained as such, unless otherwise agreed in writing by the Local Planning Authority.

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

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 Valid: 31st July 2020

Expiry Date: 25th September 2020

EOT Date, if applicable: 17th February 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.
- 9.2 Section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether or not to grant listed building consent 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 a conservation 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. 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.

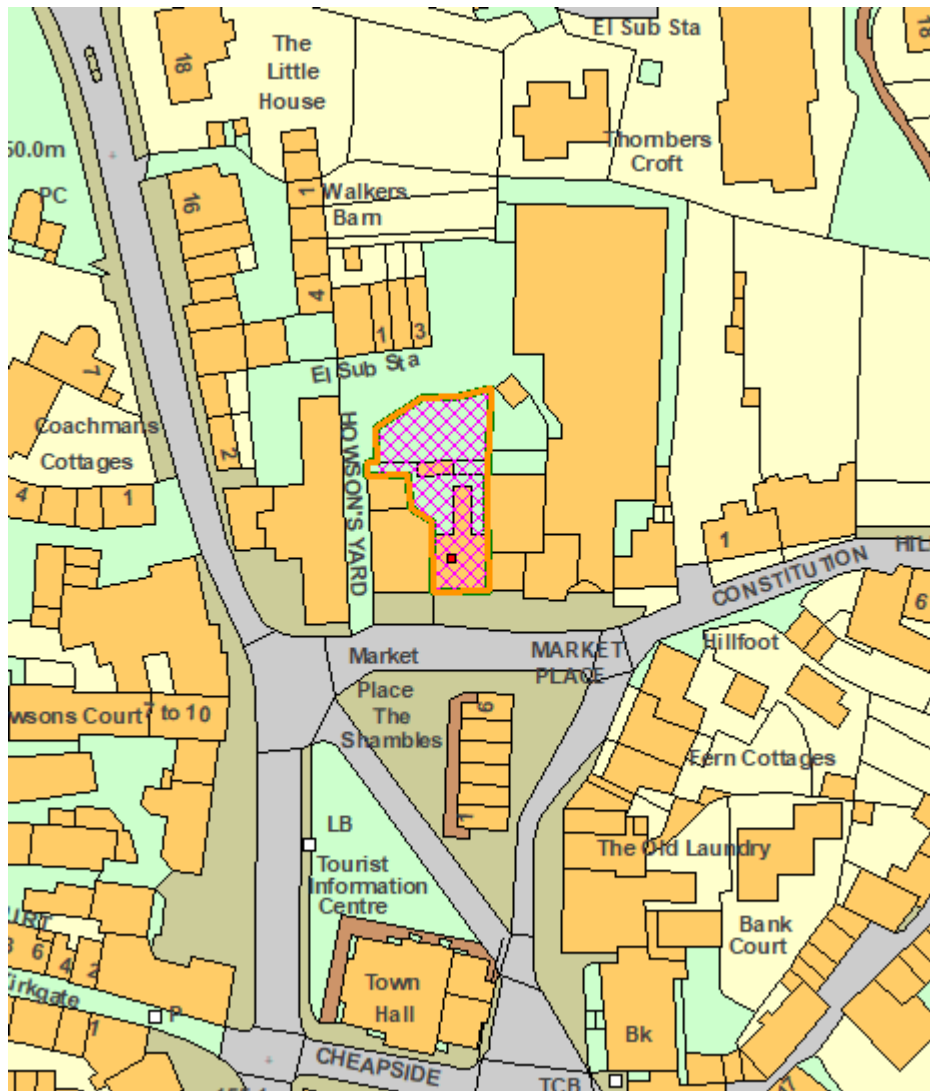
- 8 During development precautions and materials advised within the Preliminary roost assessment and bat emergence survey received by the Council 31 July 2020 shall be adhered to. Any repair/restoration works to the outbuilding shall take place outside of nesting season, when it can be confirmed that 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

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## Appeal Decision

Site visit made on 20 January 2020

**by William Cooper BA (Hons) MA CMLI**

**an Inspector appointed by the Secretary of State**

**Decision date: 29<sup>th</sup> April 2020**

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**Appeal Ref: APP/C2708/W/19/3237080**

**Rockwood House, Park Wood Close, Skipton BD23 1QW**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 as amended against a refusal to grant planning permission.
  - The appeal is made by Firth Developments Ltd against the decision of Craven District Council.
  - The application Ref: 2019/20096/FUL, dated 11 January 2019, was refused by notice dated 13 March 2019.
  - The development proposed is construct 6 no. detached dwellings with associated vehicular access and landscaping.
- 

### Decision

1. The appeal is allowed and planning permission is granted for construct 6 no. detached dwellings with associated vehicular access and landscaping at Rockwood House, Park Wood Close, Skipton BD23 1QW in accordance with the terms of the application, Ref: 2019/20096/FUL, dated 11 January 2019, and the plans submitted with it, subject to the conditions on the attached Schedule A.

### Procedural Matter

2. Since the Council's decision, the new Craven Local Plan (2019) (LP) has been adopted and constitutes the development plan. The Council has identified Policies ENV3 and SP3 as the LP policies most relevant to assessment of the appeal proposal, and the main parties have had opportunity to comment on the application of these policies in relation to the proposal. I will determine the appeal on this basis.

### Application for costs

3. An application for costs was made by Firth Developments Ltd against Craven District Council. This application is the subject of a separate decision.

### Main Issue

4. The main issue is the effect of the proposed development on the living conditions of neighbouring occupiers.

### Reasons

5. The site is located within an area of residential development, which is set around Park Wood Close, Rockwood Drive and adjoining streets, the latter of which include a number of cul-de-sacs. The site is bounded on three sides by

- dwellings, and on the fourth by the street, with dwellings opposite. The site noticeably slopes down from its north-western corner.
6. The area is characterised by a mix of mainly modern detached two-storey houses and bungalows, typically with front gardens of sufficient length to accommodate car parking. The sloping topography and variation in set-backs, orientation and scale of dwellings together contribute to the visual variety of the area. The recurrence of stone construction and front gardens helps to 'knit' together the area's suburban character.
  7. I have had regard to the appeal dismissal decision in September 2019<sup>1</sup>, in respect of the previous proposal for six dwellings. Given the relatively recent nature of this decision on the same site as the current appeal scheme, I afford it substantial weight. Compared to the previous scheme, the proposed buildings on plots 1 and 2 are reduced in height and mass from two-storey houses to dormer bungalows.
  8. The proposed bungalow on Plot 2 would have an approximately 'T' shaped footprint. Given the above changes, the following factors would, in combination, help to assimilate Plot 2's bungalow into its setting, and moderate its visual impact on the neighbouring property at No 9 Park Wood Close, including the latter's rear garden. There would be a separation gap of approximately 4m between the front part of the side elevation of Plot 2's bungalow and the boundary with No 9. The separation gap between the bottom end of the proposed bungalow's 'T' shape and the side boundary with No 9 would be between approximately 1m and 2m, increasing to around 7.5m towards the western end of the proposed dwelling. From what I saw during my site visit and the aerial view, the above distances for residential building to side-boundary gap are not unusual for the area. Plot 2's bungalow would have garden space around much of it.
  9. The southern gable end of Plot 2's bungalow would face, and approximately align with, the blank facade of No 9's northern gable end. Furthermore, the removal of the previous substantial high hedge along the appeal site's southern boundary, combined with the location of the proposed development to the north of No 9, are such that the proposal would not significantly reduce light to the latter property.
  10. The above factors would, together, sufficiently reduce the totality of impact identified in the previous appeal decision in relation to outlook from No 9 Park Wood Close, and address the previous concern in respect of impact on No 9's rear garden.
  11. I have also had regard to residents' concerns about the proposal's effect on living conditions of other properties, in respect of outlook, privacy, light and noise pollution. The previous Inspector did not find harm to living conditions in respect of dwellings other than No 9 Park Wood Close, and the current appeal scheme proposes less total built mass than the previously dismissed scheme. The Planning Officer's Report<sup>2</sup> provides a comprehensive assessment that the current appeal scheme would be acceptable in terms of visual impact and living conditions of neighbouring residents. Moreover, the visual depth and variety provided by the sloping topography of the site and area, and the proposed use

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<sup>1</sup> Planning Application Ref: 2018/19747/FUL and Appeal Ref: APP/C2708/W/19/3220508.

<sup>2</sup> Case Officer's Report to Planning Committee, 11<sup>th</sup> March 2019.

of stone would help the proposed six-dwelling development to assimilate into its setting. Taking the above together, I find that the proposal would not harm the living conditions of occupiers of other dwellings.

12. I note the Council's view<sup>3</sup> that the current appeal scheme does not differ from the previous proposal sufficiently to address the reasons for the previous appeal decision<sup>4</sup>, and that it constitutes overdevelopment which would have an overbearing nature in relation to neighbouring dwellings. Furthermore, I appreciate that residents consider the scheme for four houses on the site - which was granted planning permission<sup>5</sup> after the Council's decision on the current appeal proposal - to be a 'fair compromise'.
13. Nevertheless, for the reasons described above, I conclude that the proposed development would not appear overbearing or harm the living conditions of neighbouring occupiers. As such it would not conflict with Policy ENV3 of the LP, which, amongst other things, seeks to ensure that development safeguards the living conditions of residents.
14. Policy SP3 of the LP allows for the possibility of some flexibility around density of new housing, subject to efficient use of land. In the light of my above finding, I conclude that the proposal would not conflict with this approach.

### **Other Matters**

15. I note residents' concerns about the effect of the proposal on parking and drainage. Whilst I do not underestimate the importance of the above matters to those involved, there is no substantive evidence which would lead me to conclude that the scheme should be resisted on these grounds.

### **Conditions**

16. The conditions suggested by the Council have been considered against the tests of the National Planning Policy Framework (the Framework) and advice provided by Planning Practice Guidance. They have been broadly found to be reasonable and necessary in the circumstances of this case. I have made some minor drafting changes to suggested conditions in the interest of precision, and attached a condition about tree protection.
17. In addition to the standard commencement condition, a condition is necessary requiring that the development is carried out in accordance with the approved plans, in order to provide certainty. Conditions regarding highway works and site access are necessary in the interests of vehicle and pedestrian safety. Conditions regarding construction vehicle access and permitted development rights are attached to safeguard the living conditions of residents. A condition covering drainage is required in the interests of effective drainage. A condition relating to tree protection is necessary to safeguard trees.

### **Planning Balance and Conclusion**

18. The evidence before me indicates that the Council can demonstrate a five year supply of deliverable housing sites, and has a new Local Plan in place to support delivery. As such the tilted balance, as set out within paragraph 11 of the Framework, is not engaged.

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<sup>3</sup> In the Council's Appeal Statement.

<sup>4</sup> Ref: as per footnote 1.

<sup>5</sup> Planning Application Ref: 2019/21049/FUL.

19. The proposal would make efficient use of the land. It would make a modest contribution to local housing supply in the form of six dwellings, with associated socio-economic benefit during and after construction. The above weighs in favour of the proposed development.
20. For the reasons above, I conclude that, subject to appropriate planning conditions, the appeal should be allowed.

*William Cooper*

INSPECTOR

### **Schedule A) Conditions**

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in strict accordance with the following approved drawings: 808-01.001 Location Plan; 808.01-002 Existing Site Plan; 808.01-004 Rev I Proposed Site Plan; 808.01-005 Rev B Block Plan; 808.01-006 Site Sections; 808.01-020 Rev D House Type T1 & T2 Plans & Elevations; 808-01-021 Rev C House Type 3 Plans & Elevations; 808.01-022 Rev D House Types T4 & T5 Plans & Elevations.
- 3) No excavation or other groundworks, except for investigative works or the depositing of material, shall take place on the site until there shall have been submitted to and approved in writing by the local planning authority, in consultation with the highway authority, the following drawings and details: a) Detailed engineering drawings to a scale of not less than 1:500 and based upon an accurate survey showing i) the proposed highway layout including the highway boundary, ii) dimensions of any carriageways, footways and verges, iii) visibility splays, iv) the proposed buildings and site layout, including levels, v) accesses and driveways, vi) drainage and sewerage system, vii) lining and signing, viii) traffic calming measures and all types of surfacing (including tactile), kerbing and edging; b) Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing i) the existing ground level, ii) the proposed road channel and centre line levels, iii) full details of surface water drainage proposals; c) Full highway construction details including i) typical highway cross-sections to a scale of not less than 1:50, showing a specification for all the types of construction proposed for carriageways, cycle ways and footways/footpaths, ii) when requested, cross-sections at regular intervals along the proposed roads showing the existing and proposed ground levels, iii) kerbs and edging construction details, iv) typical drainage construction details; d) Details of the method and means of surface water disposal; e) Details of all proposed street lighting; f) Drawings for the proposed new roads and footways/footpaths, giving all relevant dimensions for their setting out, including reference dimensions to existing features; g) Full working drawings of any structures which affect or form part of the highway network; and h) a programme for completing the works. The measures shall be implemented as approved.
- 4) No movement by construction or other vehicles shall take place between the highway and the site, except for the purposes of constructing the initial site access, until that part of the access(es) extending 10m into the site from the carriageway of the existing highway has been made up and surfaced in accordance with the approved details and/or standard detail number A1 and the published specification of the highway authority. The measures shall be implemented as approved unless otherwise approved in writing by the local planning authority in consultation with the highway authority. Any damage during use of the access until the completion of all the permanent works shall be repaired immediately.
- 5) There shall be no access or egress by any vehicles between the highway and the application site, except for the purposes of constructing the initial



site access, until splays are provided giving clear visibility of 45m measured along both channel lines of the major road from a point measured 2.4m down the centre line of the access road. The eye height will be 1.05m and the object height shall be 0.6m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

- 6) No access or egress by any vehicles between the highway and the site shall take place until there shall have been submitted to and approved in writing by the local planning authority, in consultation with the highway authority, a detailed scheme of precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site. This scheme shall include the provision of wheel washing facilities where necessary. The precautions as approved shall be made available before any excavation or depositing of material in connection with the construction commences on the site, and shall be kept available and in full working order and used until such time as the local planning authority, in consultation with the highway authority, agrees in writing to their withdrawal.
- 7) No HCV vehicles shall be brought onto the site until there shall have been submitted to and approved in writing by the local planning authority, in consultation with the highway authority, a survey recording the condition of the existing highway.
- 8) No development shall commence until there shall have been submitted to and approved in writing by the local planning authority a scheme for the provision of: a) On-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway; b) On-site materials storage area capable of accommodating all materials required for the operation of the site. The approved areas shall be kept available for their intended use at all times that construction works are in operation.
- 9) No development shall commence until there shall have been submitted to and approved in writing by the local planning authority, in consultation with the highway authority details of routes to be used by HCV vehicle construction traffic. Thereafter, the approved routes shall be used by all vehicles connected with construction on the site.
- 10) During construction works, the following types of vehicle shall not arrive, depart, be loaded or unloaded at the site on Sunday or a Bank Holiday outside of the hours of 09:00 and 15:00 Monday to Friday and at any time on Saturday: a) Light Goods Vehicles exceeding 3.5 tonnes; b) Medium Goods Vehicles up to 7.5 tonnes; and c) Heavy Goods Vehicles exceeding 7.5 tonnes.
- 11) No dwelling within the development hereby permitted shall be occupied until the carriageway and any footway/footpath from which it gains access is constructed to base course macadam level and/or block paved and kerbed and connected to the existing highway network with street lighting installed and in operation. The completion of all road works, including any phasing, shall be in accordance with a programme submitted to and approved in writing by the local planning authority, in consultation with the highway authority, before the first dwelling of the development is occupied.

- 12) There shall be no piped discharge of surface or foul water from the development prior to the completion of surface and foul water drainage works, details of which shall have been submitted to and approved by the local planning authority. The site shall be developed with separate systems of drainage for foul and surface water on and off the site. If surface water discharge to public sewer is proposed, the information shall include, but not be exclusive to, the means by which the discharge rate shall be restricted to a maximum rate of 4.5 litres per second.
- 13) During construction, the root protection areas (RPAs), canopies and trunks of trees numbered T1, T2, T3 and T4 on Tree Constraints Plan TC01 Rev B in the Arboriculture Survey Report Revision B, shall be protected by protective fencing and working methods in line with BS5837:2012. No construction activity shall take place within 10m of the trees' RPAs until there shall have been submitted to and approved in writing by the local planning authority an arboriculturally qualified verification of the above protection measures being in place. This protection shall remain in place until after the development works are completed, and no material or soil shall be stored within these fenced areas at any time.
- 14) Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D, E & F of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the dwellings hereby approved shall not be altered or extended, including by conversion of garages into domestic accommodation, and no buildings or structures shall be erected within its curtilage, without first submitting details and receiving written approval by the Local Planning Authority.

Application Number: 2021/22385/VAR

Proposal: Minor material amendment to vary condition no. 2 (approved plans) of planning appeal APP/C2708/W/19/3237080 granted 29 April 2020 and 2020/21661/MMA granted 04 August 2020.

Site Address: Former Rockwood House, Park Wood Close, Skipton

On behalf of: Firth Developments Ltd

Date Valid: 14th January 2021

Expiry Date: 11th March 2021

EOT Date, if applicable:

Case Officer: Mr Mark Danforth

**The application has been referred to Planning Committee by Cllr Noland as it constitutes over development of the site which has been refused previously by members and the Planning Inspectorate**

1. Site Description

- 1.1 The application site comprises a parcel of land to the west side of Park Wood Close. The land was previously occupied by a detached dwelling, now demolished. Ground works have been ongoing for a few months with the applicant appearing to be ready to start building.
- 1.2 There is extant planning permission for the construction of 6 detached dwellings at the site, with associated vehicular access and landscaping. The original refusal of consent was overturned on appeal, reference APP/C2708/W/19/3237080, made 29.04.2020.

2. Proposal

- 2.1 The application seeks permission for a variation of planning permission reference APP/C2708/W/19/3237080. The variation seeks an alteration to the approved plans (condition 2) specifically to Plot 1. This entails the raising of the height of the proposed dwelling in essence going from a one and a half storey house to a full height two storey dwelling.
- 2.2 The proposal would be the same house type of planning application 2018/19747/FUL that was refused by members and dismissed at appeal. The significance of this appeal and this particular plot will be assessed below.

3. Planning History

- 3.1 2018/19291/DEM - Demolition of single detached dwelling with attached garage (prior notification) – Prior approval granted 31.05.2018.
- 3.2 2018/19747/FUL - Construct 6 no. 4 bed detached dwellings with associated vehicular access and landscaping (resubmission of previous application referenced 2018/19018/FUL) – refused 21.12.2018, appeal dismissed, reference APP/C2708/W/19/3220508 13.09.2019.
- 3.3 2019/20096/FUL - Construct 6 no. detached dwellings with associated vehicular access and landscaping – refused 13.03.2019, allowed on appeal reference APP/C2708/W/19/3237080 decided 29.04.2020.

- 3.4 2019/21049/FUL – Construct 4 dwellings between 3 & 4 bedrooms with associated vehicular access and landscaping – approved 19.12.2019.
- 3.5 2019/20479/FUL - Construction of 1 no. 2 bed bungalow, 1 no. 3 bed bungalow and 4 no. 4 bed dwellings with associated vehicular access and landscaping. (Resubmission of previously refused application referenced 2019/20096/FUL) – refused 03.07.2019.
- 3.6 2020/21662/CND - Application to discharge condition no. 3 (highway layout), no. 6 (highway safeguards), no. 7 (condition of existing highway), no. 8 (site set-up), no. 9 (HCV routes), no. 11 (programme of completion of works), no. 12 (foul and surface water drainage) and no. 13 (tree protection) of appeal reference APP/C2708/W/19/3237080 granted 29 April 2020 – approved 21.07.2020
- 3.7 2020/21661/MMA-Minor material amendment to application allowed under appeal reference APP/C2708/W/19/3237080 granted 29 April 2020. To allow for rear ground floor window amendments to plots 3, 4, 5 and 6, rear first floor bathroom window re-positioned to plots 3 and 4, removal of stone mullions to rear windows of plots 3, 4, 5 and 6, removal of jambs to side and rear elevations of plots 3, 4, 5 and 6, with exception of rear door to plots 5 & 6, reduction in height of stone heads to windows and doors, amendment to front first floor window to plots 1 and 2. Granted 4 August 2020.
4. Planning Policy Background
- 4.1 Craven Local Plan (CLP)  
– ENV3 Good Design
5. Parish/Town Council Comments
- 5.1 Skipton Town Council-
6. Consultations
- 6.1 None required
7. Representations
- 7.1 2 Site notices expired 12 February 2021
- 7.2 36 letters of notification were sent
- 7.3 21-Letters of objection received-The main theme of the objections were how this can be considered as a minor material amendment.
- If this is approved other amendments will be applied for
  - The appeal was a complete waste of time
  - We appear to have no say and no back-up from the council about how he is going about this development
  - In particular it would lead to greater loss of privacy and outlook for the bungalow at no.18. And it would have a severe impact on the Coach House. Moving from a 3 bed to a 4-bed and raising 5 feet is not non-material.
  - The "Bristol Inspectorate" who made the final decision to build six properties on this site did so on the basis of plot 1 being a three-bedroom dormer bungalow.
  - Larger houses do not support the local needs or the economy
  - Inadequate parking area
  - Adverse effect on adjacent bungalow to the east of the site
  - The only interest served by this application is to further increase the profit of the developer to the detriment of the quality of life of those living opposite.

- This is a circumvention of the planning system and neighbours are being unfairly disadvantaged.

8. Summary of Principal Planning Issues

- 8.1 Amendments to the proposal particularly towards Plot 1 and whether the raising of the eaves and roofline will be harmful to the general amenity of the adjacent dwelling known as the Coach House.
- 8.2 The applicant is seeking to vary condition 2 imposed on appeal decision APP/C2708/W/19/3237080 which requires the development to be constructed in strict accordance with the approved drawings.
- 8.3 Therefore, in accordance with Section 73 (2) of the Town and Country Planning Act 1990, this assessment will consider only the “question of the conditions subject to which planning permission should be granted.” The relevant matters for consideration are the visual impact and amenity impact of the proposed amendments.
- 8.4 Assessment of Planning Inspectorate APP/C2708/W/19/3220508 Dismissed September 2019.

9. Analysis

- 9.1 For the purposes of this application it is worth pointing out the law on this contentious proposal.
- 9.2 A S.73 assists applicants who wish to change specific conditions of a planning permission or carry on development without compliance with one or more conditions. S.73 applications are commonly referred to as applications to ‘amend’ the conditions attached to a planning permission but, as Lord Carnwath noted, “this usage... is legally inaccurate”. A successful s.73 application takes effect as a new and independent permission to carry out the same development as previously permitted, but subject to the new or amended condition(s), or without compliance with a condition(s). They do not ‘amend’ pre-existing permissions. Rather, they establish new ones and leave the original planning permission intact and unamended.
- 9.3 Policy ENV3 of the Craven Local Plan sets out the value of good design. In particular, it requires that development responds to context and respects the form of existing and surrounding buildings. The NPPF emphasises the importance of good design as a key aspect of sustainable development. More specifically, it requires that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.
- 9.4 The proposed amendment is as follows:
- 9.5 The main amendment is to (drawing 006) pertaining to Plot 1 which seeks to raise the roof by 1.5m. In essence the proposed dwelling reverts to a typical 2 storey dwelling. This adds depth to the first adding an additional 29m<sup>2</sup>.
- 9.6 The Coach House is located to the north of the application site. This property is the most likely to be impacted by the general increase in the overall massing of Plot 1.
- 9.7 With regards to overlooking the revisions to Plot 1 results in there being 3 windows within the north elevation as opposed to the approved 2 roof lights. The central longer window is to a stairwell not a bedroom window. The other windows are to bathrooms.
- 9.8 Having said this the two-bathroom windows will be obscure glazed given they are bathrooms. It is considered that there are no significant concerns regarding overlooking that would not warrant refusal on this ground alone given the lower ground levels and the intervening distance to the main habitable rooms of the Coach House.
- 9.9 In terms of overshadowing given the southerly orientation overshadowing would be increased towards the Coach House. This would be mainly directed across the small portion of garden/amenity area to the south and potentially the driveway of the property. There would be some increased overshadowing of habitable room windows in the gable end of the Coach House.

- 9.10 The proposal is to alter the aspect of the Coach House and as such the general amenity of the current and future occupants by the increased level of overshadowing and loss of sunlight would have some detrimental impact.
- 9.11 A block plan and section has been provided by the applicant to clarify the proposed alterations. This clearly shows how the building would appear in the streetscene and its relationship with the Coach House.
- 9.12 It is accepted that Rockwood House (the dwelling that previously resided on the site) was a 2-storey dwelling which was large in scale and massing. The property ran close up to the northern boundary of the application site and therefore was in close proximity to the Coach House. There was a significant difference to this application in that the nearest element was garaging at a significantly lower level to this revised dwelling.
- 9.13 Plot 1 will be sited approximately 0.5m further away from the Coach House than what Rockwood House was before it was demolished.

Comments from neighbour residents

- This proposal is a variation of the approved plans and has been applied for correctly as outlined above under a S73.
  - All immediate neighbours have been notified to enable all to comment and air their views.
  - The Councils Local Plan cannot prevent the site to be developed as large dwellings given the number and the fact that it is within the built confines on the main town in the district. The site is also a brownfield site where there is a greater deal of flexibility under policy SP3.
  - Developers profiteering is not a material consideration in the determination of planning applications.
  - Any attempt to 'rubber-stamp' this application, will draw further scrutiny of the activities of the local council planning procedure
  - Assessment of Planning Inspectorate APP/C2708/W/19/3220508 Dismissed September 2019.
- 9.14 Tuning to the Planning Inspector whilst assessing the appeal of planning application 2018/19747/FUL he made no specific reference to Plot 1 and how this would affect the Coach House. This application is the exact same plan and house type as the appeal.
- 9.15 The Inspector opined 'I have taken into account the reduced height of the proposed dwelling on Plot 2 where it sits closest to the boundary with No 9, the alterations to ground levels that would take place on the site and the staggered set in of the rear elevation of this proposed dwelling. However, given the overall two-storey height of the dwelling, the higher ground level that it would be situated on and its close proximity to the boundary and immediate private rear outdoor space serving No 9, the development would have an imposing impact on users of this garden area. Furthermore, the replacement of the soft landscaped boundary with a close boarded fence and the provision of a first-floor bedroom window facing towards this rear outdoor space would further compound the oppressive impact of the proposal on this neighbouring dwelling'.
- 9.16 No references were made by the Inspector towards the amenity or the living conditions of the Coach House regarding Plot 1 although the neighbours along with others in the immediate area had raised concerns regarding this and about the development in general. The Inspector instead focussed on Plot 2 in dismissing the appeal.
- 9.17 The Inspectors report is appended for members to observe.
- 9.18 All other aspects of the proposal are as the original approval other than those amended via the previous S.73 above (2020/21661/MMA). This being the case all original conditions other than those already discharged are to be imposed below.

## Conclusion

- 9.19 On balance taking into consideration the 2018 application and the Inspectors decision that was refused on the impact of No 9 Park Wood Close only, the Council would not be able to substantiate refusing the revisions to Plot 1 that would be defensible at appeal on harm to the living conditions and amenity of the Coach House.
- 9.20 It is considered that there would be no significant adverse impacts arising from the amendments that would significantly and demonstrably outweigh the overarching presumption in favour of sustainable development contained within paragraph 11 of the NPPF. It is therefore recommended that planning approval is granted.

## 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 29th April 2020.

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 permission relates to the following plans:
- Drawing No. 808-01.001 - Location Plan - received 14th January 2019
  - Drawing No. 808.01-002 - Existing Site Plan - received 14th January 2019
  - Drawing No. 808.01-004 Rev J - Proposed Site Plan - received 20th May 2020
  - Drawing No. 808.01-006 - Site Sections - received 14th January 2019
  - Drawing No. 808.01-020 Rev E - Plot 2 (Type T2) Plans and Elevations - received 15th June 2020
  - Drawing No. 808.01-021 Rev F - Plots 3 & 4 (Type T3) Plans and Elevations - received 15th June 2020
  - Drawing No. 808.01-022 Rev F - Plot 5 (Type T4) and 6 (Type T5) Plans and Elevations - received 15th June 2020
  - Drawing No. 808.01-020 Rev G - Plot 1 House Type 1 Plans and elevations - received 4 January 2021
  - Drawing No 808.01-008-Rev A - Site Section - received 29 January 2021

The development shall be carried out in complete accordance with the approved drawings except where conditions indicate otherwise.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy ENV3 of the Craven Local Plan and the National Planning Policy Framework.

## During Building Works

- 3 Condition 3 - discharged, subject to implementation
- 4 No movement by construction or other vehicles shall take place between the highway and the site, except for the purposes of constructing the initial site access, until that part of the access(es) extending 10m into the site from the carriageway of the existing highway has been made up and surfaced in accordance with the approved details and/or standard detail number A1 and the published

specification of the highway authority. The measures shall be implemented as approved unless otherwise approved in writing by the local planning authority in consultation with the highway authority. Any damage during use of the access until the completion of all the permanent works shall be repaired immediately.

Reason: To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

- 5 There shall be no access or egress by any vehicles between the highway and the application site, except for the purposes of constructing the initial site access, until splays are provided giving clear visibility of 45m measured along both channel lines of the major road from a point measured 2.4m down the centre line of the access road. The eye height will be 1.05m and the object height shall be 0.6m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In the interests of road safety.

- 6 Condition 6 - discharged, subject to implementation

- 7 Condition 7 - discharged

- 8 Condition 8 - discharged, subject to implementation

- 9 Condition 9 - discharged

- 10 During construction works, the following types of vehicle shall not arrive, depart, be loaded or unloaded at the site on Sunday or a Bank Holiday outside of the hours of 09:00 and 15:00 Monday to Friday and at any time on Saturday: a) Light Goods Vehicles exceeding 3.5 tonnes; b) Medium Goods Vehicles up to 7.5 tonnes; and c) Heavy Goods Vehicles exceeding 7.5 tonnes.

Officer Note; This does not apply under current covid rules however when these rules are lifted it is expected that construction times shall revert to as specified above.

Reason: To avoid conflict with vulnerable road users.

- 11 Condition 11 discharged subject to implementation

- 12 Condition 12 - discharged, subject to implementation

- 13 Condition 13 - discharged, subject to implementation

- 14 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D, E & F of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the dwellings hereby approved shall not be altered or extended, including by conversion of garages into domestic accommodation, and no buildings or structures shall be erected within its curtilage, without first submitting details and receiving written approval by the Local Planning Authority.

Reason: In order to prevent overdevelopment of the site, to ensure that satisfactory provision of outdoor amenity space for the dwellinghouses is maintained, to protect the appearance of the development and to safeguard the amenities of the occupiers of adjacent dwellings in accordance with the requirements of Policy ENV3 of the Craven Local Plan.

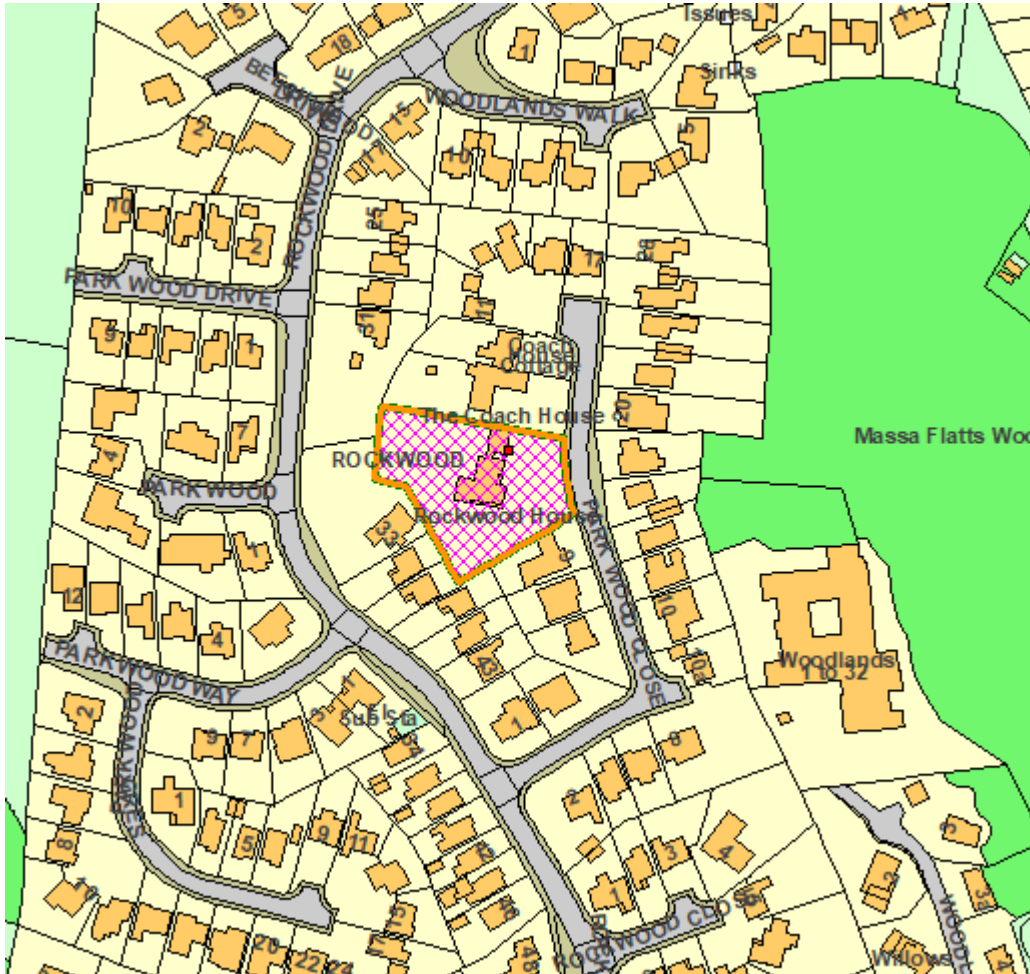


## Ongoing Conditions

### 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: 2021/22385/VAR

Proposal: Minor material amendment to vary condition no. 2 (approved plans) of planning appeal APP/C2708/W/19/3237080 granted 29 April 2020 and 2020/21661/MMA granted 04 August 2020.

Site Address: Former Rockwood House, Park Wood Close, Skipton

On behalf of: Firth Developments Ltd

Application Number: 2019/20400/FUL

Proposal: Proposed fishing lakes, wildlife lake, camping pods, toilet block and associated car parking facilities.

Site Address: Land At Draughton Heights, Height Lane, Draughton, Skipton, ,

On behalf of: Mr R Slingsby And Mr D Mitchell

Date Valid: 24th April 2019

Expiry Date: 24th July 2019

EOT Date, if applicable: 5th February 2021

Case Officer: Mr Sam Binney

**The application has been referred to Planning Committee by Cllr Brockbank due to concerns relating to water flow/source, impact on bridleway, and effects of views over from Silsden to Addingham.**

1. Site Description

- 1.1 The application site relates to a parcel of land measuring approximately 8.48ha in size. The site is located to the south of the centre of Draughton, just off Height Lane in Draughton. To the north and east of the site is open countryside. To the south is a PROW which runs from Height Lane, Draughton along to Shortbank Road in Skipton. There is also a forestry building, yard and landscaped bund which are also in the ownership of the applicant. To the west of the site is the 'Back Plantation'.
- 1.2 The application site is located outside the Main Built-Up Area of Draughton in open countryside.

2. Proposal

- 2.1 The application seeks planning approval for the construction of fishing lakes, wildlife lake, camping pods, toilet block and associated car parking facilities.
- 2.2 2 fishing lakes are proposed to the north of the site; a wildlife lake is also proposed to the north east. These lakes will be open to the public and will be positioned to take advantage of the existing topography of the site to minimise the amount of excavation and bunding required.
- 2.3 7 camping pods are proposed within the site, 4 to the north and 3 to the west. The pods will comprise of a double bedroom, small bathroom and decking area. The pods will be constructed from timber and will measure approximately 6.8m (including decking area) x 3m, with a ridge height of approximately 2.7m. The pods are to be set below the boundaries of the site and therefore they should not be visible from public views outside of the site.
- 2.4 A toilet block is proposed within the middle of the site; it will consist of male and female toilets. The male toilets will have 2 shower cubicles, 3 wash basins, 2 WC cubicles and 2 urinals. The female toilets will have 2 shower cubicles, 3 wash basins and 4 toilet cubicles. Within the building there will also be a unisex wheelchair accessible toilet and shower room, a laundry/washing room and a boiler/pump room. The toilet block will be constructed from natural stone walls, reproduction stone slate roof, wood effect UPVC doors and windows. The toilet block will measure approximately 14.5m x 7m, with an approximate ridge height of 4.3m.
- 2.5 Car parking for a total of 21 cars is proposed, a car park is to be located within the middle of site adjacent to the proposed toilet block, and a further car park is proposed to the north west of the site (opposite the 4 camping pods). The car parks will be finished with locally sourced crushed stone.

- 2.6 An access track is also to be constructed to allow access from the PROW to the south down into the site. The access track will be made up from locally sourced stone aggregate to match the existing track.
- 2.7 Landscaping is to be provided throughout the site, this will be discussed in more detail further into the report.
- 2.8 Mains electricity and a borehole water supply already exists at the existing building to the west, this will be extended throughout the site. Foul drainage will be provided by means of a new package treatment plant within the site.
3. Planning History
- 3.1 24/2017/18071: Erection of proposed building for forestry purposes (Prior Notification Application). PN Process not Applicable, 31st May 2017.
- 3.2 2017/18244/FUL: Forestry Building with yard and landscaped bund. Approved 19th October 2017.
4. Planning Policy Background
- 4.1 Local Plan Policies:
- SD1: The Presumption in Favour of Sustainable Development
- ENV1: Countryside and Landscape
- ENV3: Good Design
- ENV4: Biodiversity
- ENV6: Flood Risk
- ENV7: Land and Air Quality
- ENV8: Water Resources, Water Quality and Groundwater
- ENV12: Footpaths, Bridleways, Byways and Cycle Routes
- EC3: Rural Economy
- EC4: Tourism
- INF4: Parking Provision
- INF7: Sustainable Transport and Highways
- 4.2 National Policies:
- National Planning Policy Framework
- National Planning Practice Guidance
5. Parish/Town Council Comments
- 5.1 Draughton Parish Council – Comments received 20th May 2019. The Parish provided holding comments which sought clarification and additional information in regards to:
- Water Sources;
  - Landscape;
  - Bridleway; and
  - Size of Development and Impact on Landscape and Environment.
- 5.2 **Officer Note:** Discussions were had with the applicant's agent and information was provided by both officer and applicant's agent via email to the Parish to try and provide clarification.
- 5.3 Further comments were received from the Parish on the 9th July 2019. They state:

'The Council notes the answers to the queries raised, and also notes that the issue of ownership of parts of the bridleway has yet to be confirmed. In the meantime, the Council remains concerned about the potential impact of the proposed development on local water sources and the flow of spring water into the local beck system which runs through the village of Draughton. The Council would therefore recommend that, in the event that the planning authority is minded to approve the application, a planning condition should be attached to the consent, to the effect that the flow of spring water into the beck is maintained and protected, and takes priority over the use of this source of water for supplying the new ponds in the leisure development'.

- 5.4 Following on from re-consultation of amended plans, further comments were received from Draughton Parish Council on 14th January 2020. The Parish Council state that the amendments do not substantively make any difference in terms of the specific concerns previously raised by them, and request that previous comments and recommendations made in their early comments are taken into consideration.
- 5.5 For full copies of the consultation responses, please refer to the following link:
- 5.6 <https://publicaccess.cravendc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PPHO5TFKKUC00>
6. Consultations
- 6.1 **CDC Environmental Health:** Comments received 17th May 2019. There are no known contaminated land implications regarding the proposed development. Further comments received 7th June 2019. There are no potential Environmental Protection issues identified that would give cause for concern.
- 6.2 **NYCC Highways:** Comments received 15th May 2019. There are no local highway authority objections to the proposed development.
- 6.3 Further comments were received 31st January 2020 following re-consultation. There are no local highway authority objections to the proposed development.
- 6.4 **Natural England:** Comments received 8th May 2019. No objections to the proposals based on the plans submitted. Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation or landscapes.
- 6.5 Further comments were received on 17th January 2020 following re-consultation. Natural England state:
- 6.6 'Natural England has previously commented on this proposal and made comments to the authority in our letter ref – 281652 dated 08 May 2019. The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal. The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal. Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending use the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us'.
- 6.7 **NYCC PROW Officer:** Comments received 14th June 2019. An informative is recommended which relates to the obstruction, either permanent or temporary to the Public Right of Way. The officer also makes note that there are concerns that the likely increase in vehicular traffic using the Public Bridleway to access the site will result in a loss of amenity for, and potential conflicts with, other lawful users of the bridleway.
- 6.8 Further comments were received on 20th January 2020 following on from re-consultation. NYCC PROW Officer highlights that the amended plan does not address their previous concerns. Informatives have also been recommended which highlight that if a permanent affect on the PROW is to be undertaken, a Public Path Order/Diversion Order will need to be made under S.257 of the

Town and Country Planning Act 1990. If the development will affect a PROW temporarily an application to the highways authority for a temporary closure order is required.

- 6.9 **CDC Trees Officer:** No comments received within statutory timescales.
- 6.10 **Environment Agency:** Comments received 8th May 2019. No objections to the proposals but does provide some information for the applicant that will be added as informatives to a decision, if approved. The Environment Agency also state that under the Development Management Procedure Order (DMPO) the Environment Agency is only a statutory consultee on non-mains foul drainage proposals for major development. For this reason they do not wish to make detailed comments in this instance however it is strongly advised that the proposal complies with the requirements of the Planning Practice Guidance and the Environment Agency's Pollution Prevention Guidance Note 4, Environmental Health should be consulted for further guidance. They go on to say that Government guidance contained within the National Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:
1. Connection to the public sewer
  2. Package sewage treatment plan (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
  3. Septic Tank
  4. If none of the above are feasible a cesspool
- 6.11 A foul drainage assessment form should be filled in and added to the planning file:  
<https://www.gov.uk/government/publications/foul-drainage-assessment-form-fda>
- 6.12 For full copies of consultation responses please refer to the following link:
- 6.13 <https://publicaccess.cravendc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PPHO5TFKKUC00>
7. Representations
- 7.1 Site Notice dated 17th January 2020.
- 7.2 Press Notice published 23rd January 2020.
- 7.3 3 notification letters sent to neighbouring properties. 13 representations have been received to date including 1 representation from Yorkshire Wildlife Trust. The comments are summarised below:
- 7.4 Visual impact
- 7.5 The area of the proposed development is at a relatively high altitude on the edge of the cultivated zone, boarding on wild moorland, as such it has a remote and natural feel to it;
- 7.6 If there is a perceived intention to tarmac part of the bridleway itself to create easier and faster access to the proposed, this could be seen as a 'foot in the door' to further development in the future. This locality is already visually blighted by a huge, ugly unused barn which sits on a large concrete footing to the north of the Roman Road, close to the proposed development;
- 7.7 Hope that this beautiful area will be able to be enjoyed for many years to come, without fear of the threats from extra vehicular traffic, and the other potential problems of littering, speeding which may arise from the incursion of a larger number of visitors who may not treat the countryside with the respect it deserves;
- 7.8 Amenity
- 7.9 The quiet peace of open moorland pasture will be destroyed – for people and fauna;
- 7.10 Skipton locals are already under pressure from tourism with crowds, noise and parking problems, there is a lack of accessible, peaceful upland walks, don't ruin this one;

- 7.11 Highways
- 7.12 Concerned that the number of expected campers and day visitors would be excessive and unsafe, given the nature of the access – single track, very bendy and high sided at Heights Lane;
- 7.13 The majority of drivers are very courteous but you do get some who have little or no idea of the need to pass 'wide and slow' when overtaking horses (in either direction), this is a concern that those using the area may not be horse aware;
- 7.14 There are no overtaking places provided therefore users will be forced to the edges where there are fences/hedges and ditches;
- 7.15 The application may cause some motorists using the site to drive further along the bridleway to explore so there should also be a condition that a sign forbidding further vehicles be erected immediately beyond the entrance to the site;
- 7.16 If the proposers own the valley NNE of the proposed site it would have been better to plan a road from the lower gateway of this land, just below Draughton Heights Riding School. It would avoid bad bends and bridleway users and be situated in a safer place for approaching traffic to see and pass each other;
- 7.17 This is 1 of only 3 safe off road bridleways in the area, it is used by 4 livery yards within 2 miles of the route approximately 80 horses in total;
- 7.18 Once cars are allowed on a bridleway it will no longer be a safe off road bridleway, unless the council is going to move the bridleway to an adjacent field which there may be objections to from the other farmers/land owners.
- 7.19 Water Supply
- 7.20 Concerns in regards to the principle water supply being affected by the proposals;
- 7.21 Biodiversity
- 7.22 Planning is meant to ensure enhanced biodiversity in keeping with the area, not ensure a detrimental effect, with a change in environment, wildlife & a typical tree species e.g. the new hawthorn hedges along the track , which obstruct people and will obstruct the long distance views and serve no purpose next to the existing drystone walls;
- 7.23 Other matters
- 7.24 There will be more suitable places to site a fishery than this, fisheries are best sites next to existing farm facilities with sewage facilities, water, power and staff on hand;
- 7.25 Pleased that the site cannot be seen from the bridleway or elsewhere however there are problems which require further documentation to be provided such as – water supply to local farms, how the water in the lakes is to be supplied and whether the lakes are static or have a through flow, the effect on wildlife and the ecology of the area, the effect of the additional traffic on Height Lane and Haygill Nook;
- 7.26 I can see the benefits of having such a setting in the area which could also be a benefit to the riding school should people chose to take up that activity, but please do take our safety and that of our horses into consideration;
- 7.27 The 'forest' viewed on Google Earth, seems to be rather thin on the ground for a sustainable commercial venture. Formerly this forest was managed with occasional brief contractor jobs using generators. They are using the power and water access for the pod site application;
- 7.28 There are already 2 private fisheries, 2 reservoirs, 2 big rivers and a canal with extensive angling rights within approximately 5 miles of Skipton;
- 7.29 The applicant doesn't own the whole of the bridleway, it is also in ownership of Mr and Mrs Petty – who were not consulted by the applicant prior to submission.

- 7.30 Yorkshire Wildlife Trust
- 7.31 Comments received 17th May 2019. They recommend that a full extended phase 1 survey, and also survey information on breeding birds on the site and adjoining areas is carried out. A landscape plan with planting information informed by the ecological survey and input from an ecologist should also be required before planning permission is given.
- 7.32 Further comments were received on the 24th July 2019 following on from further information being submitted by the applicant's agent. The Officer concluded that:
- 7.33 'Overall, there is insufficient information to allow an assessment to be made which can conclude there will be no impact on biodiversity. Furthermore, under NPPF a net gain should be achieved. We would like to request further information, for both habitats and species, which details what is present on site and how the proposal has followed the mitigation hierarchy to ensure its protection during construction and operation. Further detail on how the landscaping will achieve a net gain in biodiversity will be welcomed. This can be achieved through the implementation of a metric, such as that developed by DEFRA, and should be supported by long term management plans. It must be remembered that S41 (or BAP) habitats are not appropriate for inclusion in the metric'.
- 7.34 Further comments were received on 21st January 2020 following amended plans being received from the applicant. Yorkshire Wildlife Trust would like to maintain an objection to this application as detailed in earlier consultations (17th May & 24th July 2019).
8. Summary of Principal Planning Issues
- 8.1 Principle of development.
- 8.2 Visual impact of development.
- 8.3 Impact on residential amenity.
- 8.4 Highway issues.
- 8.5 Lighting.
- 8.6 Biodiversity.
9. Analysis
- Principle of development**
- 9.1 Paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that development proposals are determined in accordance with the development plan unless material considerations indicate otherwise. This requirement is reinforced in paragraph 2 of the National Planning Policy Framework.
- 9.2 Local Plan Policy ENV1 seeks to ensure that the quality of Craven's countryside and landscape is conserved for future generations to enjoy; and that opportunities to restore and enhance the landscape are taken wherever possible. New proposals that are not subject to national landscape designations will be expected to respect, safeguard, and wherever possible, restore or enhance the landscape character of the area. Proposals should have regard to the relevant Landscape Character Appraisal/Assessment, and specifically to the different landscape character types that are present in the plan area. Regard should also be had to the relevant profiled Natural England Character Areas and the North Yorkshire and York Landscape Characterisation Project (2011).
- 9.3 The policy goes on to state that the Council will support proposals that secure the restoration of degraded landscapes, in ways that also help to achieve biodiversity and heritage objectives. Proposals will also be supported if they secure the restoration, preservation and where possible enhancement of the public rights of way network, including the improvement of existing public rights of way, the creation of new public rights of way and the promotion of disabled access to the countryside.

- 9.4 Local Plan Policy ENV1 also expects proposals to have minimum and appropriate exterior lighting, and for schemes to enable settlements to grow in ways that respect their form, distribution and landscape setting.
- 9.5 Local Plan Policy ENV6 seeks to help to avoid and alleviate flood risk. In particular by ensuring development takes place in areas of low flood risk wherever possible. The proposed development is located entirely in flood zone 1. There is a small watercourse which runs through the site which will be uninterrupted as a result of the development as the existing flow runs north-west from the proposed access track into the adjacent forestry development.
- 9.6 The proposal would result in additional hard surfacing including to the internal access track and the proposed car parking areas for the development. However, this is offset through the additional planting and the construction of the proposed fishing lakes and wildlife lake within the site.
- 9.7 Local Plan Policy ENV7 refers to land and air quality. The policy seeks to safeguard and improve air quality by ensuring that development will avoid severe residual cumulative impacts of traffic congestion, and where possible ease existing traffic congestion. The location, layout and design of the development should encourage walking, cycling and the use of public transport. Most importantly this policy seeks proposals where the location, layout and design of development will avoid or reduce harmful or unpleasant emissions from buildings, and mitigation measures will be introduced where necessary. In this case the proposals would not use the area's best and most versatile agricultural land (grade 3) as the land is identified as being grade 4 and 5 classification.
- 9.8 Local Plan Policy ENV8 relates to water resources, water quality and groundwater. This policy seeks to safeguard and improve water resources by ensuring developments are served by adequate sewerage and waste water treatment infrastructure, which matches the type, scale, location and phasing of the development, it should also safeguard surface and ground water resources. Development should also seek to maximise opportunities for the incorporation of water conservation and reduce the risk of pollution and deterioration of water resources by anticipating any likely impact and incorporating adequate mitigation measures into the design. In this instance the application seeks to dispose of surface water to the existing water course.
- 9.9 Environmental Health and the Environment Agency were consulted on the proposals and had no concerns regarding the disposal of surface water. The Environment Agency does however state that the disposal of foul water should follow the hierarchy of drainage options prioritising connection to a public sewer over package sewage treatment plants and septic tanks. In this instance, given the remote location of the site, connection to a public sewer is unrealistic. The proposal would incorporate a package sewage treatment plant on site which follows this hierarchy and is considered acceptable.
- 9.10 Local Plan Policy EC3 relates to the rural economy. This policy seeks to support Craven's rural economy so that it may grow and diversify in a sustainable way to provide long term economic, environmental and social benefits for local communities. This should be achieved by helping existing and new rural businesses to succeed, grow and expand by working with them co-operatively and proactively, so that development proposals can be supported wherever possible.
- 9.11 Local Plan Policy EC4 refers to tourism in Craven. This policy seeks growth in tourism through recognising opportunities to bring tourism into new areas that have untapped potential, including new types of activity and new destinations. The policy also wants to assist in helping up and coming destinations to establish themselves and acknowledge the range of sporting, recreational, cultural, arts, wildlife and leisurely activities that people may wish to engage in as tourists. Additionally, the policy looks to ensure that tourism development provides easy access to the network of public transport services, footpaths and cycle routes in the area, and where possible, secure the improvement and expansion of that network.
- 9.12 Paragraph 83 of the NPPF is supportive of sustainable rural tourism and leisure developments which respect the character of the countryside. Paragraph 84 also recognises that sites to meet local business needs in rural area have to be found adjacent to or beyond existing settlements, and in locations that may not be well served by public transport. In such instances, it is important to



ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable.

- 9.13 The proposal is in an open countryside location and would help to support tourism within the district. The use of a condition would reinforce that the site is for holiday accommodation and not residential use. Such a condition would put the responsibility on to the site and the owner to maintain a register of users of the site and that the camping accommodation shall not be used as a main or sole residence at any time. It is recognised that the condition allows for the accommodation to be occupied by a single person or group for a longer period, but the condition proposed has now become the commonly adopted approach by Local Planning Authorities to enforce a holiday restriction and that it meets the tests set out in the NPPF.
- 9.14 The report will now look at the sustainability of the proposals below.
- 9.15 In terms of the NPPF there is a presumption in favour of all forms of sustainable development provided that any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. As highlighted within section 2 of the NPPF, achieving sustainable development means that the planning system has 3 overarching objectives – economic, social and environmental. However, it is important to note that paragraph 9 of the NPPF does state that:
- 9.16 ‘These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework, they are not criteria against which every decision can or should be judged’.
- 9.17 These objectives are all mutually independent and need to be pursued together in order to try and achieve net gains across each of the different objectives.
- 9.18 Economic
- 9.19 The proposal would provide economic benefits including the provision of jobs during the construction phase and in the running of the fishing lakes and accommodation. It is also acknowledged that the proposals will provide the introduction of more spending power within the local area from tourists visiting the site.
- 9.20 Social
- 9.21 The proposal would result in some social benefits including the provision of an outdoor leisure facility in the open countryside sited directly off a bridleway which connects Addingham to the East with Skipton to the West. The development in this location will also help to support the health of local communities.
- 9.22 Environmental
- 9.23 Turning to the environmental dimension of sustainable development, it is acknowledged that the application site is moorland and is described in 2002’s Landscape Appraisal as having no trees and a strong sense of openness, its elevations provides extensive and uninterrupted views over the surrounding landscape.
- 9.24 The proposal includes extensive tree planting which could result in harm to the openness of the site and partially disrupt the views across the surrounding landscape. However, the tree planting would be seen as an extension to the existing woodland to the west of the site and together with the proposed wildlife lake could potentially encourage wildlife to the area and provide new habitats.
- 9.25 In conclusion, whilst the proposal is considered acceptable in principle the key test is whether the development would cause harm to the character and appearance of the area, have an adverse impact on the amenity of neighbouring residents, highway safety and biodiversity which will be considered further within this report.

### **Visual impact of development**

- 9.26 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, shop fronts/advertisements, and sustainable design and construction.

- 9.27 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.
- 9.28 The topography of the site varies throughout but generally slopes down in a south-north direction away from the bridleway. The site is currently relatively open with uninterrupted views from the bridleway across the site over Draughton toward Barden Moor to the north. This view would become interrupted from the bridleway through tree planting. However, this would be seen as an extension to the existing tree cluster to the west of the site and could result in additional screening to the forestry building to the west (although that is outside of the application site).
- 9.29 The main built form of the proposal consists of the 7 No. camping pods and the communal toilet block. The camping pods are split into 2 different areas on the site. 4 will be located to the north-west corner of the site, while the other 3 will be further to the south-east toward the centre of the site. The communal toilet block will be further south-east again in the centre of the site.
- 9.30 The proposed camping pods will be small with room enough inside to fit a bedroom and an en-suite shower room only. They will be clad externally with timber which will help them to blend into the countryside. The toilet block however will be constructed of stone with some timber boarding. While this could be more visually intrusive to the site, it is located just north of a significant drop in the natural landform which will allow for less of a view of the building. Further, the camping pods and the toilet block will be restricted from view due to the proposed landscaping on the site.
- 9.31 Overall, it is considered that the proposal would result in some disruption to the currently uninterrupted views across the application site to the landscape beyond when views from the public bridleway. Notwithstanding, due to the scale, design, appearance and use of appropriate materials, and proposed landscaping for the scheme, the proposal would not result in any significant visual harm to the character and appearance of the surrounding area. The proposal therefore accords with the requirements of policies ENV2, EMP16 & EMP18 of the Local Plan and guidance contained within the NPPF.

#### **Impact on residential amenity**

- 9.32 The National Planning Policy Framework states that Local Planning Authorities should seek to achieve a good standard of amenity for all existing and future occupants of land and buildings. The General Development Principles of the Local Plan also states that all development should protect the amenities of neighbouring residents and occupiers.
- 9.33 This is echoed within Local Plan Policy ENV3 which states that development should protect the amenity of existing residents as well as creating acceptable amenity conditions for future occupiers. The policy also states that development should be able to demonstrate that they will secure a good standard of amenity for all existing and future occupants of land and buildings.
- 9.34 The nearest residential dwellings are located approximately 390m away. It is therefore considered that the proposals will have no impacts in regards to overshadowing or overlooking in this instance.
- 9.35 With regards to any potential noise disturbance, it is considered that due to the proposed location of the camping pods and lakes, combined with the existing forestry business to the west, that any additional noise generated by the proposal would not be so significant to warrant a refusal. The Council's Environmental Health Officer was consulted on the proposal and raised no objections in terms of potential noise pollution. However, if the Council received a complaint this would be dealt with under the Environmental Protection Act 1990 legislation.

- 9.36 In conclusion, it is considered that the proposal would not unacceptably detract from the existing living conditions and general amenities of any neighbouring occupiers in such a way that planning permission should be refused.

### **Highway considerations**

- 9.37 Local Plan Policy INF4 refers to the parking provision and management of cars and other vehicles within new developments. The aim of this policy is to minimise congestion, encourage sustainable transport modes and reduce conflict between road users. Developments should provide safe, secure and convenient parking of an appropriate quantity, including the need for parking or secure storage for cars, cycles and motorcycles. Encouragement will be given to the increase of use of low emission vehicles, including where appropriate the provision of electric vehicle charging points and the incorporation of SuDS.
- 9.38 Local Plan Policy INF7 relates to sustainable transport and highways. The spirit of the policy is that development should maximise opportunities to travel by non-car modes, reduce greenhouse gases and congestion and provide safe and accessible travel facilities, which avoid severe residual cumulative impacts relating to transport.
- 9.39 Local Plan Policy ENV12 relates to footpaths, bridleways, byways and cycle routes. The Council seeks to support proposals which avoid obstruction, diversion or confinement of existing footpaths, bridleways, byways and cycle routes, particularly where they would provide new links to enhance the local network. Proposals will also be supported if they improve access for disabled people, create links between new development and the local network, create, enhance or extend national trails, enhance green infrastructure corridors, contribute to the creation of town or village loops, or include short, well-surfaced, stile free circuits available for wheelchair users and people with limited mobility.
- 9.40 The NPPF at paragraph 109 advises that permission should only be refused on highway grounds if the impacts of granting permission are shown to be severe.
- 9.41 The Local Highway Authority was consulted on the proposal and had no objections to the development. The Public Rights Of Way (PROW) Officer commented raising concerns that the likely increase in vehicular traffic using the bridleway to access the site will result in a loss of amenity for, and potential conflicts with, other lawful users of the bridleway. However, a formal objection was not raised and recommended an informative to protect the PROW at all times.
- 9.42 It is considered that while the proposal will result in increased vehicular movements along the adjacent bridleway, it could also result in additional pedestrian movements too by the users of the proposed development. Additionally, the bridleway is also currently used by vehicles to access the forestry buildings to the west of the application site so would not result in the introduction of vehicular movements to a section of the bridleway. The development in no way blocks the bridleway either during construction or post-development and is considered to be acceptable.
- 9.43 Overall, it is considered that the impact of the development would be not severe in terms of highway safety grounds. This is due to NYCC Highways and NYCC PROW officers being consulted on and having no objections to the proposals. The proposals are therefore considered to be in line with the policy requirements of Local Plan Policies INF4, INF7 and ENV12 of the Local Plan and the guidance contained within the NPPF, and is therefore considered to be acceptable in terms of highway safety.

### **Lighting**

- 9.44 Local Plan Policy ENV1 at criteria f) highlights the importance of exterior lighting, and states that where exterior lighting is proposed as part of any new development, it should be the minimum required and only appropriate to its purposes. This is to ensure that the area's natural surroundings are protected. Proposals for exterior lights shall demonstrate there is no significantly adverse effect, individually or cumulatively, on; the character of the area; the visibility of the night sky; biodiversity (including bats and light sensitive species); and residents, pedestrians or drivers.

- 9.45 At paragraph 5.30 of the Craven Local Plan it is highlighted that ‘when considering lighting in new development, developers and decision makers should have regard to guidance prepared by the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light GN01:2011 (or its successor document).
- 9.46 As no external lighting is proposed within this planning application it is considered that the proposals are in line with Local Plan Policy ENV1 criteria f). As it is possible that external lighting may be required at a later date, a condition has been attached which requests the submission of details of any external lights prior to their installation on site. This condition should provide sufficient control over any future lighting on this site.
- Biodiversity**
- 9.47 Local Plan Policy ENV4 relates to biodiversity. This policy states that proposals should ensure that there is no adverse effect on any international designated sites integrity, ensure that there is no adverse impact on any national or local designated sites and their settings, unless it can be demonstrated to the satisfaction of the local planning authority that the benefit of, and need for the development clearly outweighs the impact on the importance of the designation.
- 9.48 Developments should avoid the loss of, and encourage the recovery or enhancement of ecological networks, habitats and species population by incorporating beneficial biodiversity features in the design, they should also conserve and manage the biodiversity and/or geodiversity value of land and buildings within the site, trees and woodlands should be increased by incorporating appropriate planting, using native and locally characteristic tree and plant species where possible, and retaining and integrating existing mature and healthy trees and hedgerows that make a positive contribution to the character, appearance and setting of an area.
- 9.49 Proposals should also ensure there is no deterioration in the Water Framework Directive ecological status of surface or ground waterbodies as a result of the development, and enable wildlife to move more freely and easily throughout the local environment, including both the natural and built elements.
- 9.50 Section 41 of the Natural Environment and Rural Communities Act 2006 states seeks to protect living organisms and types of habitat which are of principal importance for the purpose of conserving biodiversity.
- 9.51 Watercourse
- 9.52 The proposal would result in the creation of 3 lakes at the site, 2 as fishing lakes, and the easternmost lake as a wildlife lake. These lakes are to be created on land that is currently acid grassland and has been identified as being of value, indicative of the local area and is rare nationwide. A watercourse is present at 3 locations across the site; 1 in the south section of the site, 1 to the west end of the site, directly north of the adjacent forestry building, and 1 small section in the centre of the northern field. The southern and western watercourses will be undisturbed by the proposals are the nearest sections of the proposal in both instances would be the proposed access track from the bridleway.
- 9.53 In regard to the north section of watercourse, this has been integrated into the design of the proposal with the watercourse flowing toward, and directed into, the proposed wildlife lake. Overall it is considered that the proposal would not detrimentally impact upon the watercourses within the site.
- 9.54 Birds and bats
- 9.55 There are habitats worthy of conservation in close proximity of the site. This includes woodland immediately adjacent to the west boundary of the site, as well as upland heath (a Section 41 habitat), the closest section of which is located 400m to the east of the site. It is considered that as the woodland habitat to the west and the upland heath (400m to the east) are external to the application site and distant to the main development proposal, the proposal is considered to not have a detrimental impact upon that habitat.

- 9.56 It has been considered that the site is likely to provide a site for breeding for birds using the nearby Section 41 sites. Similarly, the watercourse on the site will potentially offer connectivity between the nearby woodland and could potentially provide roost opportunities.
- 9.57 Landscaping
- 9.58 Substantial landscaping has been proposed across the site including various trees to the south section of the site to screen the proposed internal access track, as well as planting to the north-east corner of the site including Oak, Beech, Alder, Holly, Scots Pine, and Rowan. Landscaping has also been proposed around the proposed lakes and the camping pods which would be a mix of marginal and wetland species.
- 9.59 The Yorkshire Wildlife Trust has objected to the proposal on several grounds in particular the impact of the proposal upon local wildlife (bats and birds) as well as the landscape (watercourse and landscaping). Notwithstanding, Natural England are the statutory consultee for this form of development and have raised no objections to the proposal. They consider that the proposed development will not have significant adverse impacts on statutorily protected nature conservation or landscapes.
- 9.60 The Environment Agency was also consulted on the development and had no comments to make in regard to biodiversity.
- 9.61 In conclusion, the proposed development is considered to be appropriate and would not have a significant or detrimental impact upon biodiversity.
- 9.62 Conclusion
- 9.63 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.
- 9.64 Overall, it is considered that there are no adverse impacts arising from the proposal that would significantly and demonstrably outweigh the overarching presumption in favour of sustainable development contained within paragraph 11 of the NPPF, and therefore planning permission should be granted.
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 ensure compliance with 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:
- Drawing No. P1914/001a "Location Plan" received 06th January 2020.
  - Drawing No. P1914/003b "Site Plan As Proposed" received 06th January 2020.
  - Drawing No. P1914/004 "Proposed Camping Pods" received 05th April 2019.
  - Drawing No. P1914/005 "Proposed Toilet Block" received 05th April 2019.
  - Drawing No. P1914/007 "Access Track Detail" received 06th January 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 District (Outside the Yorkshire Dales National Park) Local Plan and the National Planning Policy Framework.

### **Before you Commence Development**

- 3 Notwithstanding any details contained within the application, a scheme for the installation of any external lighting on the building and the external area of the site shall be submitted to and approved in writing by the Local Planning Authority before any lighting is installed. The scheme shall include details of the lighting's: (i) position and height on the building and/or site; (ii) spillage, luminance and angle of installation; and (iii) any hoods to be fixed to the lights. Any external lighting shall only be installed in accordance with the duly approved scheme.

Reason: To ensure that any external lighting to be installed at the site does not cause a nuisance to surrounding occupiers and protects the areas natural surroundings and intrinsic darkness.

### **Ongoing Conditions**

- 4 The camping pod hereby approved shall be used for holiday accommodation only and shall not be used for any other purpose. In particular, the accommodation shall not be used as the sole or principal residence by any of the occupants.

The owners of the holiday unit shall maintain an up-to-date register of the occupiers of the holiday unit and of their main home addresses (verified by a Council Tax Bill and photo ID/driving licence) and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: For the avoidance of doubt and because the proposed development would provide unsuitable long-term accommodation for future occupants in accordance with Policy ENV3 of the Craven Local Plan 2012 to 2032.

- 5 The flow of spring water into the beck shall be maintained and protected, and shall at all times take priority over the use of this source of water for supplying the proposed lakes.

Reason: To ensure that the natural flow of water into the beck is maintained.

- 6 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, within three months of development first taking place a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, species, siting, planting distances and the programme of planting of trees, hedges and shrubs. The duly approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: In the interests of the amenity of the area.

## 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.

2. No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of Way team at County Hall, Northallerton to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.
3. If the proposed development will physically affect the Public Right of Way permanently in any way an application to the Local Planning Authority for a Public Path/Diversion Order will need to be made under S.257 of the Town and Country Planning Act 1990 as soon as possible. Please contact the Local Planning Authority for a Public Path Order application form.
4. If the proposed development will physically affect a Public Right of Way temporarily during the period of development works only, an application to the Highway Authority (North Yorkshire County Council) for a Temporary Closure Order is required. Please contact the County Council or visit their website for an application form.
5. Where public access is to be retained during the development period, it shall be kept free from obstruction and all persons working on the development site must be made aware that a Public Right of Way exists, and must have regard for the safety of Public Rights of Way users at all times.
6. It is noted that the applicant has provided no indication of how the lakes are intended to be filled. If they are to be filled and/or maintained with water from a surface source e.g. a stream or from underground strata (via borehole or well then they are likely to need an abstraction licence. There is no guarantee that a licence will be granted.

A licence is not required if it is intended to excavate and allow the lake to fill naturally to existing groundwater levels.

Lakes used for recreation tend to need to be kept full or at a higher level so the applicant might need to consider an all year round licence. If the applicant plans to fill from surface water then they could acquire a licence to abstract from a watercourse which would have a 'Hands off Flow restriction', or they could abstract from groundwater source.

If the applicant intends to build a dam or slow the flow of a river to fill an 'online' lake then they will require an impoundment licence, or they might re-divert a stream into the lake which again would need to be looked at and might require a transfer to impoundment licence.

Customers who abstract less than 20 cubic metres per day, for any purpose, are classed as exempt and will not be required to apply for an abstraction licence or notify the Environment Agency. 20 cubic metres of water is 20,000 litres or just under 4,400 gallons. If a customer thinks they may be near this limit but are not certain, it is good practice to install a meter to measure exactly how much water they are abstracting. If the applicant is not in a rush to get the lake filled, then the exemption route is available, but they must demonstrate that they are taking 20m<sup>3</sup>/day or less if someone inspects the site. If abstracting from surface water there is little they need to do, but if they drill a borehole to abstract from groundwater, even for a small amount, they will need to speak to the Environment Agency about a Groundwater Investigation Consent.

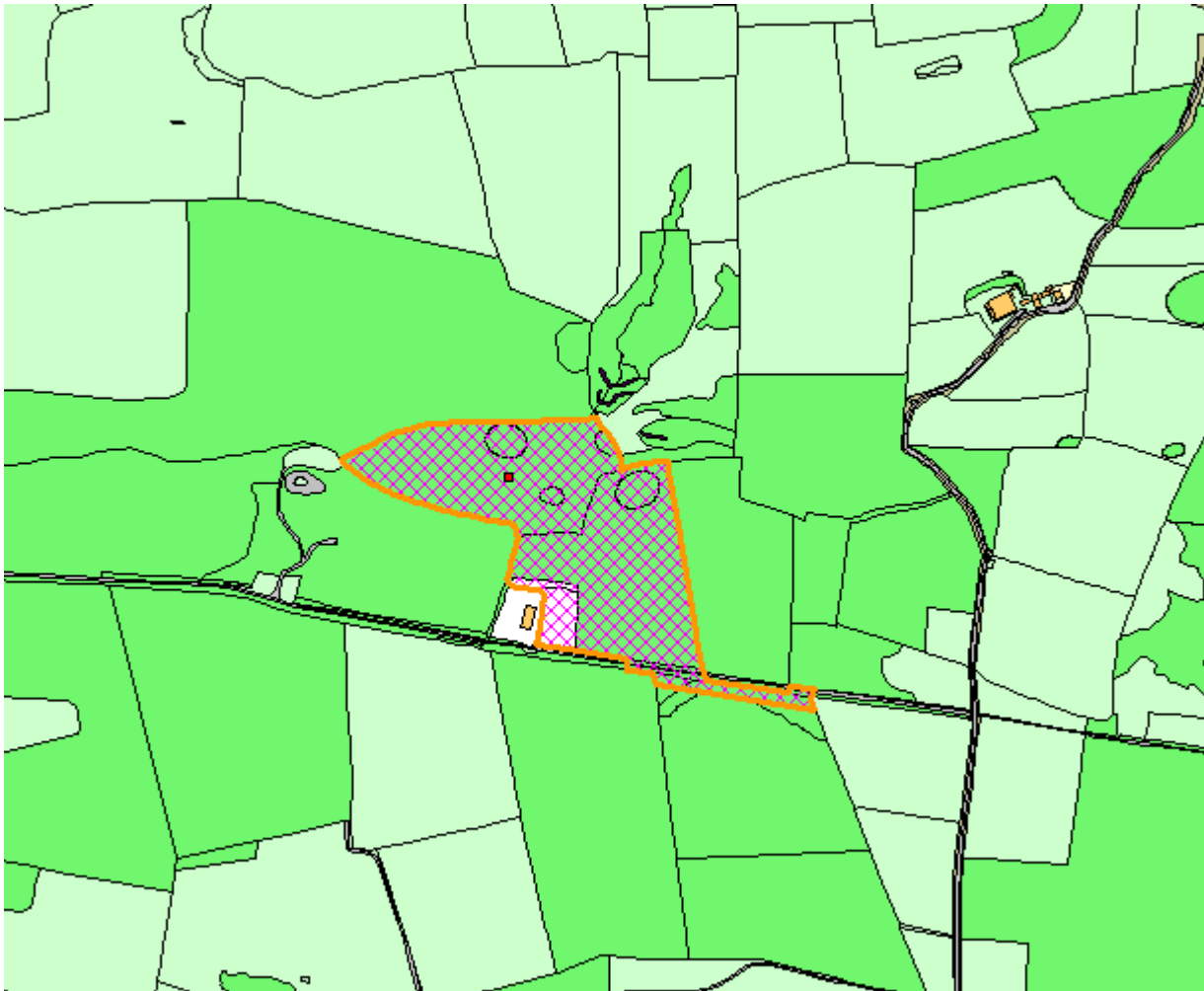
Further information about abstraction and impoundment licences can be found here:

<https://www.gov.uk/government/publications/abstracting-water-a-guide-to-getting-your-licence>

7. Lakes proposed for the purposes of angling and stocking of fish need to be carefully designed to ensure the needs of the fish are met to allow them to thrive and avoid causing issues that could result in fish deaths in the future.

Environmental Agency's Fisheries, Biodiversity and Geomorphology team can provide guidance on fish pond design and stocking fisheries. Further useful information can be found by visiting: <https://www.gov.uk/guidance/introduce-or-keep-non-native-fish-andshellfish> and <http://www.ifm.org.uk/> (The Institute of Fisheries Management).

Angling is a popular sport amongst the disabled and fisheries can be designed to be accessible to all. Further information is available from the British Disabled Angling Association <http://www.bdaa.co.uk/>



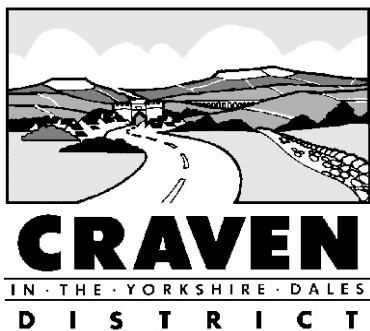
Application Number: 2019/20400/FUL

Proposal: Proposed fishing lakes, wildlife lake, camping pods, toilet block and associated car parking facilities.

Site Address: Land At Draughton Heights, Height Lane, Draughton

On behalf of: Mr R Slingsby And Mr D Mitchell





**Development Management**  
 Craven District Council  
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### Craven District Council - List of Planning Decisions Issued between 05 February and 04 March 2021

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

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
62/2017/18064	Candelisa Ltd	Anley Crag Business Park Land To The West Of The B6480 (Skipton Road) Settle North Yorkshire	Outline application with some matters reserved for an employment led mixed-use development, comprising the construction of a new Business Park incorporating B1 Business Units, B2 General Industrial units, a car dealership and residential development	Approve with Conditions	26.02.2021
2019/20891/CND	Seddon	Malsis Colne Road Glusburn Keighley BD20 8DT	Application to discharge condition no. 19 (Conservation Management Plan) on listed building consent referenced 32/2016/17098 granted 16 May 2018	DOC satisfactory	18.02.2021
2019/21102/FUL	Mr C Harrison	Thornton Hall Farm Thornton In Craven Skipton BD23 3TJ	Proposed stable building and menage (The access road only is under the consideration of Craven District Council).	Application Withdrawn	23.02.2021
2019/21196/FUL	Mr Maurice Barker	Carleton Biggin Carleton Skipton BD23 3HU	First floor flat over existing single storey building (retrospective) resubmission of 2018/20010/FUL to provide ancillary living accommodation.	Approve with Conditions	24.02.2021
2020/21310/FUL	Craven District Council	Land At Lakeber Drive High Bentham Lancaster	Two affordable homes & associated infrastructure	Approve with Conditions	11.02.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21404/CND	SKIPTON PROPERTIES LTD	Land To South East Of Riparian Court Riparian Way Cross Hills	Application to discharge condition no. 3 (Drainage Maintenance) on planning permission 2019/20320/MMA granted 12 September 2019	DOC satisfactory	26.02.2021
2020/21442/FUL	Diana Bowman	High Barn Lowfields Burton In Lonsdale LA6 3LB	Change of use of former agricultural barn and land to a wedding venue with single-storey extension and associated external work, 2-year temporary residential caravan, extension of track and parking area.	Application Withdrawn	15.02.2021
2020/21538/FUL	Freda Community Play Group & Pre School	The Bungalow Settle Middle School Giggleswick Settle BD24 0BU	Demolition of bungalow and outbuildings and provision of community play group and pre-school facility in single-storey new building	Approve with Conditions	18.02.2021
2020/21595/VAR	Anita Coates	Sycamores And Beeches Cottages Barnoldswick Lane Burton In Lonsdale Carnforth LA6 3LZ	Remove Condition no. 7 ( temporary holiday accommodation restriction) on application 5/15/128	Refuse	11.02.2021
2020/21724/CND	Vistry Partnerships	Land Off A65 Kendal Road Hellifield Skipton	Application to discharge condition no. 5 (Public Open Space) on planning permission referenced 2019/20933/FUL granted 11 March 2020	DOC satisfactory	23.02.2021
2020/21725/CND	Vistry Partnerships	Land Off A65 Kendal Road Hellifield Skipton	Application to discharge condition no. 4 (Affordable Housing) of planning permission referenced 2019/20933/FUL granted 11 March 2020	DOC satisfactory	18.02.2021
2020/21767/FUL	Mr and Mrs Andrew Varley	The Stables Raygill Lane Lothersdale Keighley BD20 8HH	Conversion of existing three bay garage to a self contained two bed dwelling with flat roofed garage to east partly below ground with garden deck over with wildlife and well-being garden.	Refuse	10.02.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21802/CND	Vistry Partnerships	Land Off A65 Kendal Road Hellifield Skipton	Application to discharge condition no. 13 (PROW Link) of planning permission referenced 2019/20933/FUL granted 11 March 2020	DOC satisfactory	18.02.2021
2020/21805/CND	Mr Paul Francmanis	Plots 13, 14 And 15 Brockhole View Settle North Yorkshire BD24 9RF	Application to discharge condition no. 9 (Surface Water Drainage) on application referenced 62/2016/17420 granted 17 November 2016	DOC satisfactory	26.02.2021
2020/21855/HH	Mr & Mrs Bedford	Raven Flatt Barn Bell Busk Skipton BD23 4DT	Proposed garage extension & orangery over therapy pool	Refuse	22.02.2021
2020/21864/CND	Saaig Outdoors	Land To Rear Of Kirksteads Croft Road Ingleton Carnforth LA6 3DU	Discharge of Conditions 4 (Highways - Construction Details), 5 (Highways - Discharge of Surface Water), 6 (Highways - Private Access/Verge Crossings), 7 (Highways - Visibility Splays) and 9 (Highways - Mud Prevention) of planning permission referenced 2020/21339/FUL granted 16 June 2020	DOC satisfactory	18.02.2021
2020/21902/FUL	Mr & Mrs Clark	7 Windle Lane Cononley Keighley BD20 8JX	Retrospective application for change of use from agricultural land to garden	Approve with Conditions	16.02.2021
2020/21918/FUL	Mr & Mrs Rosie	Baxter House Farm Carleton Lane Carleton Skipton BD23 3HT	Split a single dwelling and change the use of part of the building (barn) to form a holiday let	Approve with Conditions	25.02.2021
2020/22008/HH	Carol Southcombe-Tate	5 High Malsis Malsis Lane Sutton-in-Craven Keighley BD20 8DU	Single-storey rear porch extension	Approve with Conditions	18.02.2021

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of Decision</b>
2020/22026/FUL	Mr David Newbould	Nappa Manor Farm Nappa Skipton BD23 4LT	Conversion of barn to single dwelling	Approve with Conditions	03.03.2021
2020/22050/HH	Mr Graham Torres	33 Devonshire Street Skipton BD23 2ET	Construction of two single storey rear extensions	Approve with Conditions	24.02.2021
2020/22061/ NYCC	NYCC Growth, Planning And Trading Standards	Carleton Endowed Church Of England Primary School School Lane Carleton Skipton BD23 3DE	Consultation on planning application for the purposes of the erection of a single storey classroom extension (113sq.m) open sided canopy (9sq.m), installation of 3no. Velux roof lights external paving and associated landscaping (40sq.m) and removal of 4no. trees with compensatory replacement works on land	Approve with Conditions	16.02.2021
2020/22075/HH	Mr Peter Boswell	3 Bankwell Close Giggleswick Settle BD24 0BX	Replacement windows and doors	Approve with Conditions	22.02.2021
2020/22074/FUL	Mr Dan Capstick	Eames House Acre Road Cowling Keighley BD22 0FN	Conversion of part of garage and construction of first floor extension to form holiday let	Approve with Conditions	05.02.2021
2020/22117/TPO	Mr John Preston	Townley Bridge West Road Carleton Skipton BD23 3EF	T1 Beech - fell. T2 Corsican Pine - fell. T3 Sycamore - fell. T4 Beech - fell	Split Decision	26.02.2021
2020/22130/HH	Mr & Mrs Will Smith	117 Burnside Crescent Skipton BD23 2BY	Proposed two storey side extension & single storey rear extension	Approve with Conditions	08.02.2021
2020/22133/TPO	Mr Charlwood	20 Main Street Embsay Skipton BD23 6RE	T1 Ash - Thin crown and reduce long limbs	Approved Tree Work under TPO	26.02.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22134/TPO	Mr Molyneux	3 Woodlands Drive Skipton BD23 1QU	T1 & T2 Plum - remove. T3 Hemlock - remove. T4 & 5 Sycamore and Horse Chestnut - both have 1 low limb growing towards the house and causing damp, remove both limbs	Approved Tree Work under TPO	26.02.2021
2020/22137/MMA	Skipton Properties Ltd	Land To South East Of Riparian Court Riparian Way Cross Hills Keighley	Application to vary condition no 2 (approved plans) and 6 (car parking arrangements) of original planning consent reference 2019/20320/MMA granted 12 September 2019	Approve with Conditions	17.02.2021
2020/22169/HH	JC and I Walton	Littledale Croft Malham Road Hellifield Skipton BD23 4JH	Alterations to existing dwelling including replacing existing first floor	Approve with Conditions	18.02.2021
2020/22173/HH	Mr Paul Whitaker	2 St Stephens Mews Skipton BD23 1RB	Installation of 8 no Solar Panels to front facing pitched roof	Approve with Conditions	03.03.2021
2020/22181/TPO	Together Housing	18 Overdale Court Skipton BD23 1AE	Various pruning works to 26 trees & the removal of 3 Elder as described in the submitted application.	Approved Tree Work under TPO	26.02.2021
2020/22183/CPL	Mr R Grattan	2 Greenfield Place Binns Lane Glusburn Keighley BD20 8JH	Certificate of lawful development for the proposed use of existing domestic gymnasium for one-to-one personal training/coaching	Refuse Cert. Lawful Development	05.02.2021
2020/22187/HH	Mr and Mrs Lee and Daniella Holt	Low Barn Keighley Road Low Bradley Keighley BD20 9HF	Construction of single storey rear extension	Approve with Conditions	05.02.2021

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of Decision</b>
2020/22205/FUL	Ms Becky Faraday	Tatterthorn Farm Tatterthorn Lane Ingleton Carnforth Lancaster LA6 3DS	Retrospective change of use of land and building from agricultural to dog grooming business	Approve with Conditions	10.02.2021
2020/22207/FUL	Mr I Wilson	Hawshaw Grange Hawshaw Road Lothersdale Keighley BD20 8FT	Retrospective permission for agricultural building	Approve with Conditions	22.02.2021
2020/22211/FUL	Skipton Golf Club	Club House Skipton Golf Club Short Lee Lane Skipton	Demolition of existing lean to store and creation of new Youth Academy / golf simulator room adjacent to existing Golf Professional's shop	Approve with Conditions	15.02.2021
2020/22213/TPO	Mr Gathercole	34 Hayton Way Skipton BD23 1DQ	T1 Beech - Reduce radially by 2m leaving a crown spread of 4m over the garden only, crown thin 15%.	Approved Tree Work under TPO	26.02.2021
2020/22221/FUL	Mr John Dutney	Baywood House Dick Lane Cowling Keighley BD22 0JZ	Change of use of land for the siting and installation of one glamping pod on a site with an existing dwelling.	Approve with Conditions	19.02.2021
2020/22227/TPO	Airedale Tree Surgeons Ltd	Cross Keys Hotel Otley Road Skipton BD23 2JR	T1 Beech - Crown lift	Approved Tree Work under TPO	26.02.2021
2020/22232/HH	Mr Tim Clarke	3 Garden Holme Thornton In Lonsdale Ingleton LA6 3ES	Replacement of existing timber framed double glazed windows and doors with sealed UPVC units	Approve with Conditions	25.02.2021
2020/22238/FUL	Mr & Mrs R Atkinson	Agriuctural Bulding Upper Lane House Farm Colne Road Cowling	Change of use of former vacant agricultural building to residential use	Approve with Conditions	18.02.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22240/CPL	Mr Matt Speres	33 Neville Road Gargrave Skipton BD23 3RE	Application for certificate of lawful development certificate for proposed single storey rear extension.	Approve Cert. Lawful Devt	10.02.2021
2020/22245/HH	Mr & Mrs J Hepworth	1 Heath Court Bradley Keighley BD20 9FD	Proposed outbuilding	Approve with Conditions	09.02.2021
2020/22246/HH	Mr & Mrs Ian Jenkins	28 Jackson Row Glusburn Keighley BD20 8FL	Proposed addition of 4no. clear glazed windows to the West elevation	Approve with Conditions	15.02.2021
2020/22248/HH	Mrs Margaret Brenchley	16 Gooselands Rathmell Settle BD24 0LT	Installation of 18 solar panels on south-facing main roof; removal of existing solar panel	Approve with Conditions	08.02.2021
2020/22252/CND	Bellway Homes Ltd - Yorkshire Division	Land North Of A629 And West Of Carleton Road Skipton BD23 3BT	Application to discharge condition numbers 3 (foul water drainage details), 4 (remediation scheme), 10 (details of building materials, 12 (details of ball stop netting) on planning permission 2018/19563/REM granted 22 November 2019	DOC satisfactory	05.02.2021
2020/22271/FUL	Mr & Mrs Ralph	The Barn Hammon Head Hall Mewith Bentham LA2 7AR	Conversion of agricultural barn to 1 dwelling	Approve with Conditions	12.02.2021
2020/22277/TCA	Smith Spence	The Old Smithy Main Road Kildwick Keighley BD20 9BB	T1 Fir - Remove	Approve Tree Works in Conservation Area	17.02.2021
2020/22283/HH	Mr & Mrs J Danvers	37 Dalacres Crescent Embsay Skipton BD23 6RW	Demolition of outbuildings and construction of a single storey rear extension	Approve with Conditions	10.02.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22284/HH	Mrs Georgia Fowler	18 Shortbank Road Skipton BD23 2LH	Retrospective planning application for raised decking area	Approve with Conditions	09.02.2021
2020/22289/HH	Mr & Mrs N Batchelor	109 Burnside Avenue Skipton BD23 2DB	Construction of a single storey and two storey rear extension	Approve with Conditions	16.02.2021
2020/22292/FUL	Mr Edward Metcalfe	1 Green Head Cottages Cross Lane Low Bentham Lancaster LA2 7ES	Proposed alterations and extension to 1 Greenhead Cottage to create three dwelling units	Approve with Conditions	11.02.2021
2020/22293/FUL	2 The Square	57 - 59 Main Street Cross Hills Keighley BD20 8TT	Installation of metal cover over existing pipework	Approve with Conditions	23.02.2021
2020/22305/HH	Mr Jonny Thynne	5 The Old Corn Mill Glusburn Keighley BD20 8DW	Single-storey rear extension and loft conversion with dormer.	Approve with Conditions	08.02.2021
2020/22308/HH	Mr & Mrs Lawley	Crag Top House Grange Road Farnhill Keighley BD20 9AH	Double storey side extension to an existing dwelling along with first floor extension above garage.	Approve with Conditions	17.02.2021
2020/22310/FUL	Mr David Eckersall	Nuttercote Farm Church Road Thornton In Craven Skipton BD23 3TT	Creation of wildlife pond	Approve with Conditions	03.03.2021
2020/22313/CND	Stonebridge Homes	Hawbank Field Skipton Bypass To The Bailey Skipton	Application to discharge condition no. 15 (WSI - written scheme of investigation) on planning permission referenced 2017/18237/OUT granted 10 April 2019	DOC satisfactory	16.02.2021



Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22340/TCA	Head Of Grounds	Giggleswick School Giggleswick Settle BD24 0DE	Works to 19.No trees	Approve Tree Works in Conservation Area	17.02.2021
2020/22342/TCA	Mr Mark Webb	3 The Bailey Skipton BD23 1AP	T1 Cherry - Reduce by 50%	Approve Tree Works in Conservation Area	17.02.2021
2020/22320/CND	MCM (Skipton) Ltd	Reward Manufacturing Sackville Street Skipton BD23 2PS	Application to discharge condition no. 3 (Phase II Intrusive Site Investigation Report); no. 4 (CT Stability); no. 7 (Construction Management Plan); no. 8 (Construction Environmental Management Plan); and no. 9 (Remediation Strategy); on planning permission 2020/21629/FUL	DOC satisfactory	16.02.2021
2020/22325/HH	Mr & Mrs Martin Cave	Ling House Fold Lane Cowling Keighley BD22 0BG	Proposed single storey rear extension	Approve with Conditions	15.02.2021
2020/22328/FUL	Mr and Mrs Mike and Ruth Mousdale	Tipperthwaite Barn Paley Green Lane Giggleswick Settle BD24 0DZ	Change of use from ancillary living accommodation to create self contained serviced accommodation	Approve with Conditions	16.02.2021
2020/22329/HH	Mr N Wooler	Glen-Holme Main Street Carleton Skipton BD23 3BY	Construction of two single storey extensions	Approve with Conditions	23.02.2021
2020/22331/VAR	Housing 21	Former High Bentham CP School Main Street High Bentham Lancaster	Application for variation of condition no 6 (External Materials) on planning consent referenced 2019/21267/VAR granted 19 March 2020.	Approve with Conditions	01.03.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22334/TPO	Liz Tilburn	The Chase Bankwell Road Giggleswick Settle BD24 0AP	T1 Horse Chestnut - Fell	Approved Tree Work under TPO	15.02.2021
2020/22353/TCA	Mrs Vivien Doveston	Meadow View Main Street Carleton Skipton BD23 3BY	Removal of tree	Approve Tree Works in Conservation Area	17.02.2021
2020/22336/CND	Mr Tim Cooke	Town End Cottage 57 High Street Burton In Lonsdale Carnforth LA6 3JP	Application to discharge condition no. 3 (walling details) on planning permission referenced 2018/19955/FUL granted 28 February 2019	DOC satisfactory	16.02.2021
2020/22343/CND	Stonebridge Homes	Hawbank Field Skipton	Application to discharge condition no. 19 (roads and footways) on planning permission referenced 2017/18237/OUT granted 10 April 2019	DOC satisfactory	16.02.2021
2020/22346/HH	Mr & Mrs C Shackelton	Dunbrewin Main Street Farnhill Keighley BD20 9BW	Installation of enlarged projecting window	Approve with Conditions	25.02.2021
2020/22358/FUL	Mr & Mrs S O'Shea	The Old Pavillion Langcliffe Road Settle BD24 9LT	Change of use of land to site 3 no holiday shepherd huts	Approve with Conditions	15.02.2021
2020/22359/HH	Dr Christine Wright	Pen Cottage 10 Constitution Hill Settle BD24 9ER	Proposed roofworks and other associated alterations	Approve with Conditions	26.02.2021
2020/22360/LBC	Dr Christine Wright	Pen Cottage 10 Constitution Hill Settle BD24 9ER	Proposed roofworks and other associated alterations	Approve with Conditions	26.02.2021

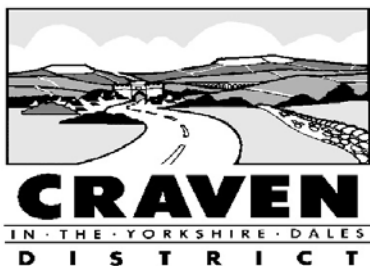
Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22362/TCA	Mr David Alexander	5 Garden Holme Ingleton Carnforth LA6 3ES	Fell 8 no. Ash & group of Conifers	Approve Tree Works in Conservation Area	17.02.2021
2021/22416/CPL	Canal And River Trust	Lock 33 Anchor Lock Hellifield Road Gargrave Skipton	Certificate of Lawful Development (Proposed) for the following works to a listed construct: Dressing back of x2No. masonry blocks in the lock chamber (below low water line) to remove boat hang up risk; replacement of timber ground paddle boxes on strict like for like basis and the swapping of box paddle pattern boards (front piece) to reduce rate of corrosion on the internal sluice mechanism.	Approve Cert. Lawful Devt	03.03.2021
2020/22371/FUL	Mr Kevin Smith	Land To SE The Greenhouse Eshton Road Gargrave Skipton BD23 3PN	Full planning permission for a 3 bedroom home and workshop behind the Greenhouse, Eshton Road Gargrave.	Approve with Conditions	12.02.2021
2020/22374/TCA	Mr David Goldie	2 Meadowcroft Draughton Skipton BD23 6EG	T1 Beech - Reduce total canopy by up to 30%	Approve Tree Works in Conservation Area	17.02.2021
2020/22379/LBC	North Craven Building Preservation Trust	The Folly Victoria Street Settle BD24 9EY	Change of paint colour to rainwater goods, from cream to dark grey. New hopper. New external postbox	Approve with Conditions	16.02.2021
2020/22382/TCA	Mr David Eccleston	Church Close Barn Church Street Gargrave Skipton BD23 3NE	T1 Rowan & T4 Cherry - Fell. T2 & T3 Rowan - Pruning to reduce height of crown by 50%. T5 Wild Cherry - Pruning to reduce height of crown by 50%.	Approve Tree Works in Conservation Area	17.02.2021
2021/22408/TPO	Mr Roy	57 Westwood Carleton Skipton BD23 3DW	Scotts Pine trees to draw back	Split Decision	15.02.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2021/22387/TCA	Mr M Ormond	Stonecroft Tems Side Giggleswick Settle BD24 0BS	7 No. Cypress - remove. 1 No. Grand Fir - remove. 2 No. Silver Birch - Reduce height by 3m, reshape crown 1 No. Metasequoia - remove.	Approve Tree Works in Conservation Area	17.02.2021
2021/22410/CND	Young	5 Spring Terrace Lothersdale Keighley BD20 8HA	Discharge condition 3 (air source heat pump details) of 2020/21505/HH	DOC satisfactory	02.03.2021
2021/22489/NMA	Dean Simpson	9 Elmore Terrace Keighley Road Cross Hills Keighley BD20 7RX	Non-material amendment of 2020/22162/HH to allow installation of rear door to single storey side extension	Non-material amendment approved	02.03.2021

## **Planning Committee Report of New Cases Registered 05/02/2021 to 04/03/2021**

<b>Enforcement Reference</b>	<b>Alleged Breach</b>	<b>Site Address</b>	<b>Ward</b>
ENF/03361/2021	Alleged unauthorised use of agricultural building.	Crossgates Farm Road To Newton Grange Bank Newton Skipton North Yorkshire BD23 3NT	Gargrave And Malhamdale
ENF/03362/2021	Alleged unauthorised installation of solar panels	8 Gooselands Rathmell Settle BD24 0LT	Settle And Ribble Banks
ENF/03363/2021	Alleged unauthorised stable building	Bideber Mill Westhouse Ingleton Carnforth LA6 3NY	Ingleton And Clapham
ENF/03364/2021	Alleged unauthorised change of use of granny annexe to holiday let in breach of condition 3 of planning approval 72/2005/5314.	Bushburn Farm Wigglesworth Skipton BD23 4SP	Settle And Ribble Banks
ENF/03365/2021	Alleged unauthorised erection of decking and fence.	7 Montagu Close Glusburn Keighley BD20 8FJ	Glusburn
ENF/03366/2021	Alleged untidy land	38 Greatwood Avenue Skipton BD23 2RT	Skipton South
ENF/03367/2021	Potential car repair business being run from domestic property.	4 Ashfield Terrace Skipton BD23 2BL	Skipton West

<b>Enforcement Reference</b>	<b>Alleged Breach</b>	<b>Site Address</b>	<b>Ward</b>
ENF/03368/2021	Potentially letting out part of the house- Breach of condition no. 2 of planning application ref: 69/2006/6485.	Rectory House Church Road Thornton In Craven Skipton BD23 3TN	West Craven
ENF/03369/2021	Bollards have been erected at the side of the property.	Land Adjacent To 11 Bridge Road Sutton-in-Craven Keighley BD20 7ES	Sutton-in-Craven
ENF/03370/2021	Cottages being used as permanent residence- Breach of condition no. 2 of planning application ref: 04/2003/3492.	Wren, Curlew & Leveret Cottages Crag Lane Clapham Lancaster LA2 8HD	Ingleton And Clapham
ENF/03372/2021	(1) Removal of garage doors and creation of window (2) Boiler flue needs to be painted black	4 Goffa Mill Gargrave Skipton BD23 3NG	Gargrave And Malhamdale



**Planning Enforcement**  
Craven District Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ  
Telephone: 01756 706254

### **Planning Committee Report of Cases Closed 05/02/2021 to 04/03/2021**

<b>Enforcement Reference</b>	<b>Date Received</b>	<b>Date Closed</b>	<b>Reason for Closure</b>	<b>Alleged Breach</b>	<b>Site Address</b>	<b>Ward</b>
ENF/02828/2018	27th February 2018	18th February 2021	Breach Resolved	Allegedly not built in accordance with approved plans (11/2015/16057 - Heath Lea Development)	1 Hawthorne Park Skipton Road Low Bradley Keighley BD20 9EF	Aire Valley With Lothersdale
ENF/02887/2018	22nd June 2018	18th February 2021	Not Expedient to Enforce	Works not implemented as set out in application ref: 73/2017/17916- Tree not been re-planted and the wall has not been repaired.	The Vicarage Kirkgate Kildwick Keighley BD20 9BB	Aire Valley With Lothersdale
ENF/03222/2020	4th March 2020	18th February 2021	No Breach	Potential holiday let business.	Kirkgate House 1 Kirkgate Kildwick Keighley BD20 9BA	Aire Valley With Lothersdale
ENF/03286/2020	4th August 2020	18th February 2021	Breach Resolved	Fence allegedly too high	1 Manor Park Cowling Keighley BD22 0DW	Cowling

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/03318/2020	22nd October 2020	18th February 2021	No Breach of Planning	Lighting on the car port causing light pollution- planning application ref: 2019/20255/FUL .	Land Adjacent To Burlington House Dale End Lothersdale Keighley BD20 8EL	Aire Valley With Lothersdale
ENF/03321/2020	22nd October 2020	18th February 2021	No Breach	Development not being built in accordance with approved plans 2019/21305/HH- Facias and guttering over the boundary line.	52 Regent Drive Skipton BD23 1AY	Skipton East
ENF/03326/2020	30th October 2020	18th February 2021	No Breach	Is the development being built in accordance with the approved plans of 2019/21285/FUL (height).	27 High Street Gargrave Skipton BD23 3RA	Gargrave And Malhamdale
ENF/03330/2020	3rd November 2020	18th February 2021	No Breach	Overhang of new extension at roof level	8 Collinge Road Cowling Keighley BD22 0AG	Cowling
ENF/03331/2020	3rd November 2020	9th February 2021	No Breach	Boundary not in accordance with approved plans 2019/21020/MMA	Plot 45 Land To East Of Green Lane Glusburn Keighley BD20 8RT	

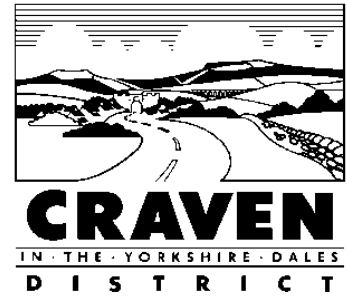


## **Planning Committee – 15 March 2021**

### **Calendar of Meetings for 2021/22**

#### **Report of the Democratic Services Manager**

#### **Lead Member for Internal Services – Councillor Sue Metcalfe**



**Ward(s) affected:** Not applicable

#### **1. Purpose of Report**

- 1.1 To present the Calendar of Meetings for 2021/22 (as it applies to Planning Committee) for Members' approval.

2. **Recommendations** – That the Planning Committee agrees either option 1 or option 2, as identified in the Calendar of Meetings (appendix one) for the 2021/22 municipal year.

#### **3. Report**

- 3.1 Each year, Council approves its Calendar of Meetings for the new municipal year. At the Council meeting on 23 February 2021 it was resolved that Planning Committee considers and agrees its own future meeting dates for the 2021/22 municipal year.
- 3.2 The Calendar of Meetings for 2021/22 is attached as an appendix to this report and is broadly based on the format for the current municipal year 2020/21.
- 3.3 The Calendar of Meetings for 2021/22 includes an option for Planning Committee meetings to continue taking place on a Monday at 1.30pm. In light of feedback received from the Peer Review of Planning Services there is also an option to consider rescheduling Planning Committee meetings to a Wednesday at 4.00pm (identified in the Calendar of Meetings as option two).
- 3.4 In reviewing the options, Members of Planning Committee will need to consider whether altering the day and time is likely to address key actions identified in the Planning Improvement Action Plan to shorten the length of meetings, increase focus and quality of debate and enable more time to deal with last minute information.

#### **4. Financial and Value for Money Implications**

- 4.1 No direct financial implications, although there are costs associated with the number of meetings in relation to servicing meetings, member and officer attendance.

**5. Legal Implications**

5.1 There are no legal implications arising from this report.

**6. Contribution to Council Priorities**

6.1 Not applicable.

**7. Impact on the declared Climate Emergency**

7.1 None identified.

**8. Risk Management**

8.1 There are no risk management issues associated with this report.

**9. Chief Finance (s151 Officer) Statement**

9.1 No further comments.

**10. Monitoring Officer Statement**

10.1 The Monitoring Officer is satisfied that the proposal is within the legal powers of the Council.

**11. Equality Impact Analysis**

11.1 Meetings are currently held remotely. All meetings to be held in publically accessible venues.

**12. Consultations with Others**

12.1 Corporate Leadership Team (CLT).

**13. Background Documents**

13.1 There are no background documents.

**14. Appendices**

14.1 Calendar of Meetings for 2021/22.

**15. Author of the Report**

Guy Close, Democratic Services Manager  
Telephone: (01756) 706226 E-mail: [gclose@cravendc.gov.uk](mailto:gclose@cravendc.gov.uk)

Note: Members are invited to contact the author in advance of the meeting with any detailed queries or questions.

# Craven District Council

## Calendar of Meetings 2021-2022

	Mon	Tues	Wed	Thurs	Fri	Mon	Tues	Wed	Thurs	Fri	Mon	Tues	Wed	Thurs	Fri	Mon	Tues	Wed	Thurs	Fri	Mon	Tues	Wed	Thurs	Fri	
<b>May</b>	3 Bank Hol	4	5	6 Dist Elecs	7	10	11	12	13	14	17 Plng 1.35	18	19 Sel 6.30	20	21	24	25 Ann Cl 6.30	26	27	28	31 Bank Hol					<b>May</b>
<b>Jun</b>		1	2	3	4	7 Op 1 Plng 1.35	8	9 Op 2 Plng 4	10	11	14	15	16	17	18	21	22 Pol 6.30	23 Select C+D 6.30	24	25	28 Audit 6.30	29	30			<b>Jun</b>
<b>Jul</b>				1	2	5 Op 2 Plng 1.35	6	7 Op 2 Plng 4	8	9	12	13 Lic 6.30	14 Select 6.30	15	16	19	20	21 Stn 6.30	22	23	26 Audit Accs	27 Policy 6.30	28 Audit Accs Res	29	30	<b>Jul</b>
<b>Aug</b>	2 Op 1 Plng 1.35	3 Cl 6.30	4 Op 2 Plng 4	5	6	9	10	11	12	13	16	17	18	19	20	23	24	25	26	27	30 Bank Hol	31				<b>Aug</b>
<b>Sep</b>			1 Op 1 Plng 1.35 Op 2 Plng 4	2	3	6	7	8 Select 6.30	9	10	13	14 Pol 6.30	15	16	17	20 Audit 6.30	21	22 Parish Lias 6.30	23	24	27 Op 1 Plng 1.35	28	29 Op 2 Plng 4	30		<b>Sep</b>
<b>Oct</b>					1	4	5 Lic 6.30	6	7	8	11	12 CL 6.30	13	14	15	18	19 Policy 6.30	20 Select 6.30	21	22	25 Op 1 Plng 1.35	26	27 Op 2 Plng 4	28	29	<b>Oct</b>
<b>Nov</b>	1	2	3 Stn 6.30	4	5	8	9	10	11	12	15	16	17 Select 6.30	18	19	22 Op 1 Plng 1.35	23	24 Op 2 Plng 4	25	26	29	30 Policy 6.30				<b>Nov</b>
<b>Dec</b>			1	2	3	6 Audit 6.30	7	8 Select C+D 6.30	9	10	13	14 CL 6.30	15	16	17	20 Op 1 Plng 1.35	21	22 Op 2 Plng 4	23	24 Xmas Eve	27 Bank Hol	28 Bank Hol	29	30	31	<b>Dec</b>
<b>Jan</b>	3 Bank Hol	4	5	6	7	10	11 Lic 6.30	12	13	14	17	18 Policy 6.30	19 Select 6.30	20	21	24 Op 1 Plng 1.35	25	26 Op 2 Plng 4	27 Budg Brief 6.30	28	31					<b>Jan</b>
<b>Feb</b>		1 Policy Budgt 6.30	2 Stn 6.30	3	4	7	8 Policy Budg Res 6.30	9 Select 6.30	10	11	14 Op 1 Plng 1.35	15	16 Op 2 Plng 4	17	18	21	22 CL Tax Mtg 6.30	23	24 CL Res'v 6.30	25	28					<b>Feb</b>
<b>Mar</b>		1 Policy 6.30	2 Stn 6.30	3	4	7	8	9 Select 6.30	10	11	14 Op 1 Plng 1.35	15	16 Op 2 Plng 4	17	18	21 Audit 6.30	22	23 Parish Lias 6.30	24	25	28	29 Lic 6.30	30	31		<b>Mar</b>
<b>Apr</b>					1	4	5 Policy 6.30	6	7	8	11 Op 1 Plng 1.35	12	13 Op 2 Plng 4	14	15 Bank Hol	18 Bank Hol	19	20 Select 6.30	21	22	25	26 CL 6.30	27	28	29	<b>Apr</b>
<b>May</b>	2 Bank Hol	3	4	5 Dist Elecs	6	9	10	11	12	13	16 Op 1 Plng 1.35	17 Sel	18 Op 2 Plng 4	19	20	23	24 Ann CL 6.30	25	26	27	30	31				<b>May</b>

Audit	Audit and Governance Committee	Plng	Planning Committee	Sel	Selection Committee
CL	Council Meeting	Policy	Policy Committee	Stn	Standards Committee
Lic	Licensing Committee	Select	Select Committee	Select C+D	Select C&D Committee