

## PLANNING COMMITTEE

(Online meeting)

Monday, 12 April 2021 at 1.30pm

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

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

## AGENDA

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

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

1. **Apologies for Absence and Substitutes** – To receive any apologies for absence.
2. **Confirmation of Minutes** – To confirm the minutes of the meeting held on 15 March 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 (Development Management)  
(E-mail: [nwatson@cravenc.gov.uk](mailto:nwatson@cravenc.gov.uk) or Telephone: (01756) 706402)

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

**7. Date and Time of Next Meeting** – Monday, 17 May 2021 at 1.30pm

**Agenda Contact Officer:**

Hannah Scales, Democratic Services and Scrutiny Officer  
E-mail: [hscales@cravenc.gov.uk](mailto:hscales@cravenc.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 March 2021

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

**Apologies for Absence and Substitutes:** An apology for absence was submitted by Councillor Shuttleworth. Notification had been received that Councillor Solloway was to substitute for Councillor Shuttleworth.

### **Confirmation of Minutes:**

**Resolved** – That the minutes of the meeting held on 15 February 2021 were approved as a correct record.

Start: 1.30pm

Finish: 6:00pm

PL.1015

### **PUBLIC PARTICIPATION**

Rachael Berry attended the meeting to request an update on the planning appeal in December 2020, which permitted planning permission for New Laithe Barn in Broughton. An update was sought on formal withdrawal of the enforcement notice (now that the building had planning permission) and the settlement of the full award of costs that the Planning Inspector had directed.

The Planning Manager responded and advised that a full and comprehensive response was to be provided after the meeting. An assurance was given that the enforcement notice was to be withdrawn and that the Planning Manager would seek to agree the amount of costs, in light of the fact that they had been awarded. It was agreed that a copy of the Planning Manager's response was to be copied to all members of Planning Committee for their information.

A statement was read out by the Democratic Services Manager on behalf of Martin Pearson, which raised a number of concerns about the handling of a planning matter in relation to the construction of a replacement garden shed at Oaklands, West Lane, Sutton-in-Craven.

The Planning Manager responded and advised that a planning application had been submitted and received by Planning Services. It was advised that whilst the application was subject to the usual statutory timescales, every effort was being made to ensure that the matter was dealt with as soon as possible.

PL.1016

### **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 Brockbank and Place had been lobbied for the application.

Councillors Brockbank, Brown, Lis, Morrell, Place, Pringle, Rose and Sutcliffe had been lobbied against the application.

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

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

**Application 2021/22385/VAR (Former Rockwood House, Park Wood Close, Skipton)** – Councillor Brown had been lobbied against the application,

PL.1017

### **SCHEDULE OF PLANS**

The following individuals addressed the Committee or had their statements read out on their behalf:

**Application 2020/21878/FUL (Workshop, Park Lane, Carleton)** – Applicant – R N Wooler (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), Pamela Jordan, Objector on behalf of the North Craven Heritage Trust, Peter Hopkins, Applicant's Agent and Ward Member, Councillor David Staveley.

**Application 2021/22385/VAR (Former Rockwood House, Skipton)** – Parish Councillor Tony Barrett, Skipton Town Council, Ann Fowler, Objector (Statement read out by the Democratic Services Manager) and Applicant – Firth Developments (Statement read out by the Democratic Services Manager).

**Application 2019/20400/FUL (Land at Draughton Heights, Height Lane, Draughton)** – Parish Councillor Richard Neale, Draughton Parish Council and Caroline Sunter, Applicant's Agent.

## **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** for one month to consider and agree channel lines and to enable further consideration of parking issues. Review of channel lines to be undertaken by an independent expert. The review to be undertaken once North Yorkshire County Council (NYCC) had confirmed channel lines.

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 **REFUSED** due to the adverse impact on the listed building and the conservation area, impact on the amenities of the neighbouring property by virtue of overlooking and inadequate parking provision.

(Due to a technical issue Councillor Pringle missed part of the debate and therefore did not take part in the vote for this item.)

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 **REFUSED** due to the adverse impact on the listed building and the conservation area.

(Due to a technical issue Councillor Pringle missed part of the debate and therefore did not take part in the vote for this item.)

(Councillor Solloway left the meeting at 4.05pm during the consideration of this item.)

Application ref: 2021/22385/VAR – Former Rockwood House, Park Wood Close, Skipton – 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 4 August 2020 – Application **REFUSED** in accordance with paragraph 127 of the National Planning Policy Framework (NPPF) and planning policy ENV3E of the Council's Local Plan.

Application ref: 2019/20400/FUL – Land at Draughton Heights, Height Lane, Draughton – Proposed fishing lakes, wildlife lake, camping pods, toilet block and associated car parking facilities – Application **DEFERRED** to receive clarification on water flow and extraction rates; waste disposal from the toilet block; access issues in and out of the proposed development and sustainability (energy statement requested.)

#### **b. Delegated Matters**

The Strategic Manager for Planning and Regeneration submitted a list of delegated planning decisions in the period 5 February 2021 to 4 March 2021.

#### **c. Planning Enforcement**

The Strategic Manager for Planning and Regeneration submitted details of closed enforcement cases and new enforcement complaints registered in the period 5 February 2021 to 4 March 2021.

PL.1018

#### **PERFORMANCE REPORT**

The Planning Manager submitted a report which presented performance information in relation to determining planning applications. It was advised that the government required statistical returns on a quarterly basis, January to March, April to June, July to September and October to December. The returns covered three categories; major applications; minor applications and other applications. It was proposed to report this information to the first available Planning Committee after each quarterly figures were collated.

#### **Resolved –**

- (a) That the contents of the report are noted.
- (b) That the performance information is presented to Planning Committee on a quarterly basis.
- (c) That future performance reporting includes planning appeal decisions with a commentary on the Inspectors decisions and costs awarded.

PL.1019

#### **CALENDAR OF MEETINGS FOR 2021/22**

The Democratic Services Manager submitted a report which presented the Calendar of Meetings for 2021/22 (as it applied to Planning Committee) for Members' approval.

Craven District Council

**Resolved** – That the Planning Committee approves option one as set out in the Calendar of Meetings for the 2021/22 municipal year (Mondays at 1.30pm unless otherwise stated)

PL.1020

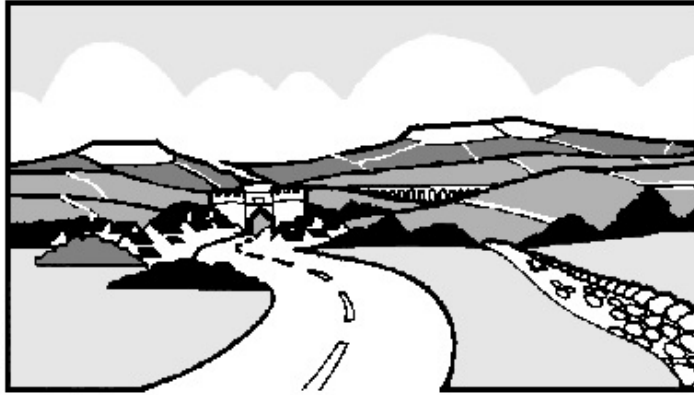
**ANY OTHER ITEMS**

There were no late items of business to consider.

**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: 12th April 2021**

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

| Item No. | Application Reference No. | Name of Applicant               | Site Address                                       | Page No's |
|----------|---------------------------|---------------------------------|--|-----------|
| 1.       | 2019/20400/FUL            | Mr R Slingsby And Mr D Mitchell | Land At Draughton Heights, Height Lane, Draughton. | 2 - 17    |
| 2.       | 2020/21775/FUL            | Mr Simon Coultherd              | Fountain House Farm Buildings, The Green, Clapham. | 18 - 27   |

## REPORT TO PLANNING COMMITTEE ON 12th April 2021

**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

**Date Registered:** 24th April 2019

**Expiry Date:** 24th July 2019

**EOT Date, if applicable:** 5th February 2021

**Case Officer:** Mr Sam Binney

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**The application has been deferred from the March Planning Committee to allow for additional information regarding extraction rates of water, waste disposal, access to the development, sustainability and management of springs and watercourses.**

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.
- 8.7 Other Matters.
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.

**Other Matters**

9.62 Since the previous planning committee, additional information has been supplied confirming that the water to be used for the development is from a borehole which has more than sufficient capacity to serve the proposed development as well as top up the lakes once created. The extraction rate at the site can sustain up to 20m<sup>3</sup>/hr and that the maximum anticipated level required by the site would be no greater than 20m<sup>3</sup> per day.

9.63 Concern was raised regarding the access to the development. The access to the site follows the route of a bridleway, but up to the site entrance follows the route of land owned by the applicant. Additionally, the County Council has previously provided paid for improvement works to be undertaken to this section of the access to improve accessibility along the route of the Way. The applicant has stated that they are happy to provide passing places if required for greater ease of access.

9.64 In regard to sustainability and energy efficiency, the applicant has stated that they are happy to provide solar panels to the toilet block if required and the landscaping proposed includes the provision of a substantial number of trees and shrubs.

9.65 Conclusion

9.66 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.

9.67 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:

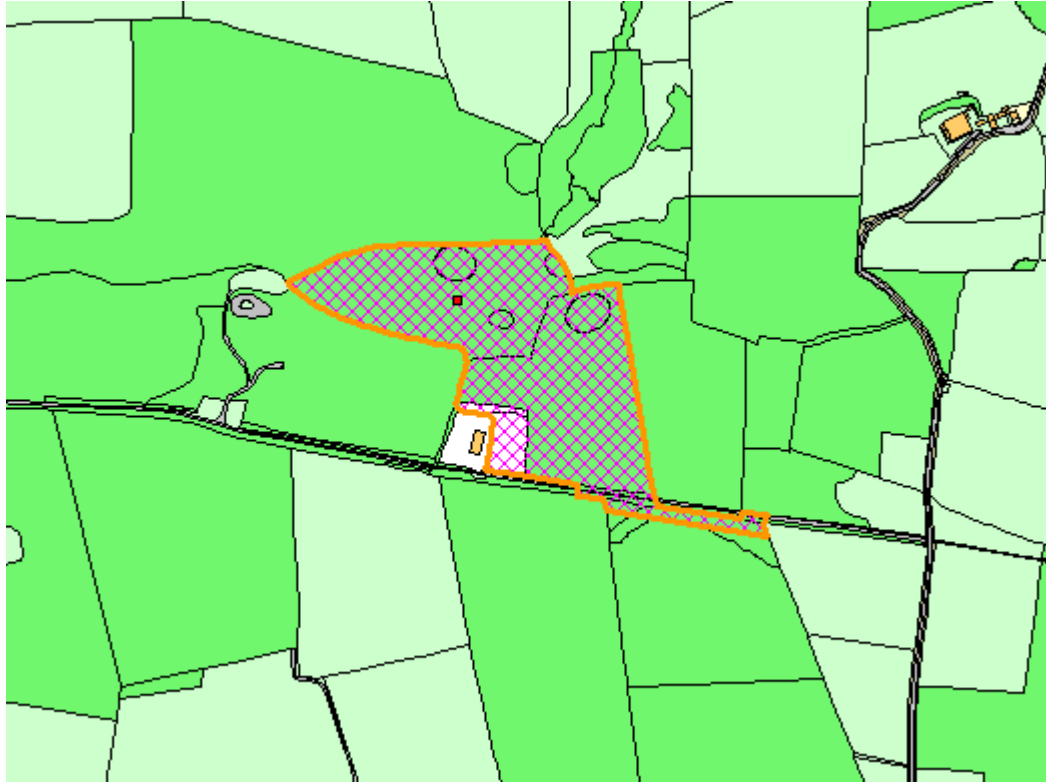
<https://www.gov.uk/government/publications/abstracting-water-a-guide-to-getting-your-licence>

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-and-shellfish> 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

## REPORT TO PLANNING COMMITTEE ON 12th April 2021

**Application Number:** 2020/21775/FUL

**Proposal:** Conversion of 2 barns into 3 dwellings, conversion and extension of existing stone outbuilding to form one new dwelling.

**Site Address:** Fountain House Farm Buildings The Green Clapham

**On behalf of:** Mr Simon Coultherd

**Date Registered:** 13th July 2020

**Expiry Date:** 7th September 2020

**EOT Date, if applicable:** 17th March 2021

**Case Officer:** Mr Mark Danforth

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**The proposal has been referred to committee by Cllr Lis concerns of over development of the site. Locally there is a good deal of concern with regard to the objectives of the application. i.e. holiday let or full time occupation.**

### 1 Site Description

- 1.1 The site consists of a farmyard and buildings that is located to the southern end of Clapham village. The site is bound by grazing land to the south and residential development to the east and west and a primary school to the north.
- 1.2 The site is within the main built up area of the village, it is also within the Forest of Bowland AONB but outside the conservation area.
- 1.3 The site consists of one large stone barn and two smaller stone barns and a steel portal frame building currently used for the housing of livestock.

### 2 Proposal

- 2.1 The proposal seeks consent to convert the main barn into two dwellings, convert the other main smaller barn to the south into one unit together with extending the small shed to the north east corner with a single with a one and half storey extension to form the fourth unit. The demolition of the modern farm building and re-building has now been omitted from the scheme. Members should note that some of the local representations refer to a fifth dwelling that has now been omitted from the scheme.

### 3 Planning History

- 3.1 18/2016/17190 Conversion of traditional barn to dwelling with ancillary office and new garage. Withdrawn 07.12.2016
- 3.2 2017/18171/FUL Re-submission as per above approved September 2017.

### 4 Planning Policy Background



- ENV1-Countryside and landscape
- SD1- The presumption in favour of sustainable development
- 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 (FBBCRs)
- IMP4-Highways
- NPPF as amended 2019
- Planning Practice Guidance

5. Parish/Town Council Comments

5.1 Resolved by a majority decision to support it but expressed some reservations/concerns over the quality of the road access to the site which it considered ought to be improved before development.

6. Consultations

6.1 NYCC Highways-The proposed development does not alter the existing access to the site. The volume of traffic using the site will increase slightly but will not be detrimental to the traffic flows. Consequently, there are no Local Highway Authority Objections to the proposed development”.

6.2 Ramblers-no comment provided access is kept open

6.3 EHO-Potential contamination is likely to be limited condition to be added pertaining to unexpected contamination.

6.4 United Utilities- the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

6.5 Officer note; The above is a summary of the comments received on this application. The full written text is available for inspection on the Council's website at:  
<https://publicaccess.cravendc.gov.uk/online-applications/>

7 Representations

7.1 15 letters of objection primarily concerned with the impact on the access road to the site. The private access point will not stand the heavy construction traffic making it difficult for wheelchairs and walking on.

7.2 The properties appear to be designed more for holiday usage rather than living in the village, this is not in line with the parish plan. This proposed courtyard development of 5 dwellings has limited total amenity space and whilst each individual dwelling has a designated ‘garden area’, this is in reality communal space. The lack of private amenity space for dwellings of this size, 2/3 bedrooms and the courtyard arrangement are not conducive to family living.

7.3 The application makes no reference to trees and hedges on the site, these will be damaged by the development.

7.4 There are issues with surface water running off the access track to the farmyard this will potentially be made worse by the proposed development.

- 7.5 Plots 1 and 2 have upper floor windows which will directly overlook the most secluded part of our garden. Plot 5 also has an upper floor window which will overlook the same area from a different angle. Plot 1 has a kitchen window which, depending upon the floor level inside, may overlook.
- 7.6 The original plans for the conversion of the barn into a house with a workspace seems totally in keeping with the present climate where people are been encouraged to work from home and would again fit in more with the purposed Clapham development plan.
- 7.7 Two letters of support advising 'My wife and I are currently renting in the area and are looking for a forever home in the village. This development would provide the smaller type of residence that we are looking for. One local person would also like to live in the village as this is close to his place of work.
8. Summary of Principal Planning Issues
- 8.1 Principle of development  
Impact on the AONB/design  
Impact on the adjacent conservation area  
Impact on residential amenity  
Highways and parking  
Biodiversity  
Bats  
Drainage  
Footpath
9. Analysis
- 9.1 Principle
- 9.2 SP4-supports a sustainable pattern of growth will be promoted to deliver the spatial strategy of the plan over the plan period 2012 to 2032. This will be achieved by in this case :- Directing limited growth towards Tier 4b settlements (Villages with Basic Services Bisected by the National Park Boundary) to reflect their roles as tourism hubs or gateways on the edge of the Yorkshire Dales National Park.
- 9.3 SD1 promotes sustainable development and the re-use of existing buildings to residential use; this is also supported at a National level with the NPPF. There are two main barns capable of conversion with modifications and suitable extensions to create a family home. Sections of the main barn to the east will be removed and the existing covered area to the south adapted to form an enclosed courtyard area for two units would be acceptable in principle.
- 9.4 The other main barn to the south will also be adapted by creating a larger footprint to an existing lean-to, also acceptable in order to maximise and create a modern house type for 21st century living.
- 9.5 Officers have raised the addition of a two-storey extension to what is a small building to the north east corner of the site (Plot 4). This is essentially a new build on the site. Albeit the site is considered to be well related to the village environs this would not normally be within the remit of the simple conversion of an existing farmyard building philosophy. However, the site is not in open countryside by reason of the new dwellings adjacent.
- 9.6 The plans have been amended to show a smaller extension that is one and a half storeys' high. Officers do have some concerns as to the implications towards residential amenity to neighbouring properties in terms of a loss of general amenity.

- 9.7 In conclusion there is support for the conversions of the existing barns under policy SP4, ENV1 and ENV2 but the extent of the new build to unit 4 as amended still raises concerns; these will be discussed below.
- 9.8 Impact on the AONB/design
- 9.9 Policy ENV1 of the Craven Local Plan states that: "In determining proposals which affect the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and its setting or the setting of the Yorkshire Dales National Park, the Council will give great weight to conservation of their special qualities, including their landscape, scenic beauty and intrinsically dark landscapes (for the enjoyment and experience of dark skies). In addition, proposals will be considered on a needs basis, should be in scale with, and have respect for their surroundings and be in line with the AONB or National Park Management Plan objectives.
- 9.10 The NPPF advises that 'decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 9.11 Whilst the site lies on the outer edge of the village essentially it forms part of the rural landscape. With the completion of the development at Dales View to the east the site has arguably become part of the village albeit it borders the open landscape to the south belonging to the AONB. The change of use of unit 4 therefore does impact on its character by the change of use to residential and the paraphernalia that comes with it. The extension to the east is towards the inside of the site so would have minimal impact on the character of the AONB.
- 9.12 Policy ENV3 of the Craven Local Plan states that "Designs should respect the form of existing and surrounding buildings including density, scale, height, massing and use of high-quality materials which should be locally sourced wherever possible;". The NPPF additionally advises that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development.
- 9.13 Units 1 and 2 will have a rear extension that is a little quirky using an external wall that would be higher to form an enclosed courtyard. This design prevents the spillage of domestication into the open countryside that is visible transiently from the A65 to the east. It also provides a private area to enjoy the southerly aspect so in this case can be accepted.
- 9.14 The main elements of objection are the new build and the extensions to what is a small single storey building to the northern side of the main barns. The agent has been informed of the issues by officers and has amended the plans.
- 9.15 ENV3 advises;
- (c) Development should be legible and create a sense of place by maintaining, enhancing and creating good townscapes with beneficial elements like views, vistas, enclosures, focal points, public art, backcloths and landmarks;
- (d) Development should seek to enhance local distinctiveness through maintaining good aspects of the local environment, improving poorer aspects and adding new aspects that benefit the local environment;
- 9.16 The extensions to unit 3 as amended would alter the overall character and appearance of the farmyard. Albeit there may be examples of tightly knit farm developments where space is limited as in this case. The omission of the new build and the use of that space for parking results in two advantages. Primarily it reduces the built form of the site and also alleviates impact on the tree along the boundary by moving outside of its canopy. Overall it results in a much more coherent

development of the site improving space and cramped conditions of the original schemes. The three units are clearly readable as a traditional range of farm barns in line with policy ENV2.

- 9.17 In conclusion the new build element to unit 3 is still a concern albeit there are some advantages in that it provides another small dwelling that local people could potentially afford to stay in the village. This element has been highlighted by a few people who wish to live in the area. It is arguable that the additional unit would be in line with Paragraph 8 of the NPPF in that it would provide a social and economic benefit to the village that will help to ensure the local services such as the shop, cafe and the public house.
- 9.18 Impact on the conservation area
- 9.19 ENV2 Advises that Craven's historic environment will be conserved and, where appropriate, enhanced and its potential to contribute towards the economic regeneration, tourism and education of the area fully exploited. The adjacent school lies within the conservation and is an undesignated Heritage Asset. Historic England have contacted the Council to seek advice as to whether the school building has any special architectural or historic interest and value to the Conservation area.
- 9.19 With the C/A designation being made by the Yorkshire Dales National Park this is where Historic England have been directed. The Council has no knowledge as to whether this has been put forward for listing in its own right. With the new build not now an issue formerly (plot 3) there would be no adverse impact on the setting of the school or the conservation area.
- 9.20 In conclusion the redevelopment of the farmyard in its amended form would be compliant with policy ENV2 and policy 189 of the NPPF.
- 9.21 Impact on residential amenity
- 9.22 ENV3-e) Development should protect the amenity of existing residents and business occupiers as well as create acceptable amenity conditions for future occupiers; and
- 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;
- 9.23 The main issue is with the extension to unit 3 and how that will impact on the amenity and enjoyment of the adjacent properties to the east by the one and half storey element. The proposal has been moved further from the adjacent property's as amended. The garden areas of the properties on Dales View are to the rear north and west which will only be able to enjoy early and late evening sun. It was suggested to the agent that the existing structure should be retained either as a store external office for example for unit 2.
- 9.24 The agent considers that there would be minimal loss of sunlight given that the reduction in overall height and the offset of the boundary wall that stands at 2.5m high. Neighbouring properties off Dales View have commented to some degree on the overall development but nothing that specific to loss of sunlight or day light. The loss of light would be exacerbated by the native tree along the northern boundary when in full leaf will restrict sunlight. This in effect when coupled with the new build restricts sunlight from mid-afternoon to late evening. Officers still feel that this has an adverse effect, but members may consider this is not such an issue.
- 9.25 The proposal in respect of units 3 would be partially contrary to criteria (e) and (f) of policy ENV3 on the basis of impacting on the amenity and aspect of the use of neighbouring properties outdoor space that is currently enjoyed.
- 9.26 Concerns has been expressed by neighbouring properties 'off The Green 'Old Manor' regarding overlooking. Regarding this issue; properties along this lane have large rear gardens which extend

to between 17m – 20m from the rear side elevations of units 1 and 2. Given the intervening distance involved overlooking or loss of privacy from first floor bedrooms would not be compromised.

#### Highways and parking

- 9.27 INF4: Parking Provision advises-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.
- 9.28 Parking has been provided for each unit with two spaces per unit post the omission of the new build. This has also allowed larger garden area for each dwelling. This improves residential amenity and private space about the dwellings.
- 9.29 The parking provision is therefore acceptable retaining the character of the farm yard layout and character in line with policy ENV2 above.
- 9.30 Biodiversity
- 9.31 There is little in the way of greenery additional tree planting for example within or surrounding the site. This said the main tree to the north will now be protected and should be fenced off during construction. Gardens and planting will be instigated increasing soft landscaping within the site. This will enhance the area in line with ENV4.
- 9.32 Bats
- 9.33 The 2017 surveys did not record bats emerging or re-entering the buildings within the survey boundary. The dusk survey suggests the area is an important early evening foraging area, likely close to a roost within the village. The design of the proposed renovation will need to take this into account when considering external lighting. The dawn survey observed numbers of both soprano pipistrelle and common pipistrelle commuting from north to south across the site heading for a roost.
- 9.34 The 2016 survey recorded a single pipistrelle emerging from the south side of the west gable end of the main barn. The proposed works will lead to the loss of this roost location, therefore a Natural England licence and associated mitigation will be required. The roost is likely to be infrequently used by low numbers of common bats therefore the conservation status is low and the works may be completed under the low impact class licence.
- 9.35 An integrated roost will need to be incorporated into the structure on the west gable end (Figure 3) and into the south west elevation extension (Figure 4). As the proposed extension would block access to part of the gable end, a Habitat type box would be installed behind the outer cladding with a gap left for access. This type of bat box requires no maintenance and cannot be seen from the outside of the building.
- 9.36 Whilst the survey is comprehensive it is out of date to be considered a true reflection of the use of the site by wildlife such as bats. If the council were minded to approve the proposal a revised up to date survey would be required. This would not be able to be undertaken while May to provide optimum results.
- 9.37 Drainage

- 9.38 Policy ENV8 states that development will help to safeguard and improve water resources and will be served by adequate sewerage and waste water treatment infrastructure; will maximise opportunities for water conservation; reduce the risk of pollution and deterioration of water resources; and not lead to pollution of controlled waters.

There is limited information as to how surface water would be managed other than in a sustainable way. No details have been provided as to how this would be achieved. Sewage would be directed to the mains system in the village which United Utilities have no objection to. Details will be conditioned if minded to approve.

Footpath

- 9.39 The footpath to the rear will not be changed or diverted and will remain open to users. Craven Ramblers raised no objections.

Conclusion

- 9.40 The proposed small dwellings would provide small open market dwellings within a sustainable location. The design and amenity provided would be acceptable for each unit albeit officers still have reservations regarding unit 3. The proposal would comply with Local Plan policies SD1, SP4, ENV1 and ENV3 therefore can receive officer support subject to conditions.

## 10. Recommendation

- 10.1 Approve with Conditions

Conditions

### **Time Limit for Commencement**

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

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

### **Approved Plans**

- 2 The permission relates to the following plans: received 04.02.2021

Proposed site plan/ground floor 1196 Rev 03 B  
Proposed Drawing 1196 Rev 04 B First floor.  
Proposed elevations Drawing number (s) 1196 Rev B 05, 06, 07.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings received. .

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

## During Building Works

- 3 Before the development commences further details are required regarding the construction of the foul and surface water drainage system to be approved in writing by the Local Planning Authority. The details shall be carried out thereafter as approved.

Reason: To prevent pollution of the water environment.

- 4 The proposed construction work shall abide to the bat survey submitted 23 June 2020 in respect of working with a Natural England Licence. A pre-emergence survey shall be undertaken prior to any works to the roofs given the age of the survey. All mitigation works shall be carried out thereafter as per the submitted report to the Council.

Reason; In the interests of protected species.

- 5 Prior to the erection of any stone walling for the boundary walls and the extension a sample panel shall be erected on site for the written approval of the Local Planning Authority. The development shall be carried out in accordance with the approved details shall be carried out thereafter.

Reason; In order to match with the existing barns.

- 6 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 of the conservation area.

- 7 Should any significant contamination be encountered during development, the local planning authority shall be notified in writing immediately. A Remediation Strategy shall be submitted to, and approved in writing by, the local planning authority. The approved remediation measures shall be implemented in accordance with the timescales in the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy, a Validation Report shall be submitted within agreed timescales to, and approved in writing by, the local planning authority. The site shall not be brought into use until such time as all the validation data has been approved in writing by the local planning authority at the agreed timescales. The Remediation Strategy and Validation Report shall be prepared in accordance with current best practice.

Reason: To enable the local planning authority to ensure that unexpected contamination at the site will not present significant environmental risks and that the site will be made suitable for use.

## Before the Development is Occupied

- 8 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.

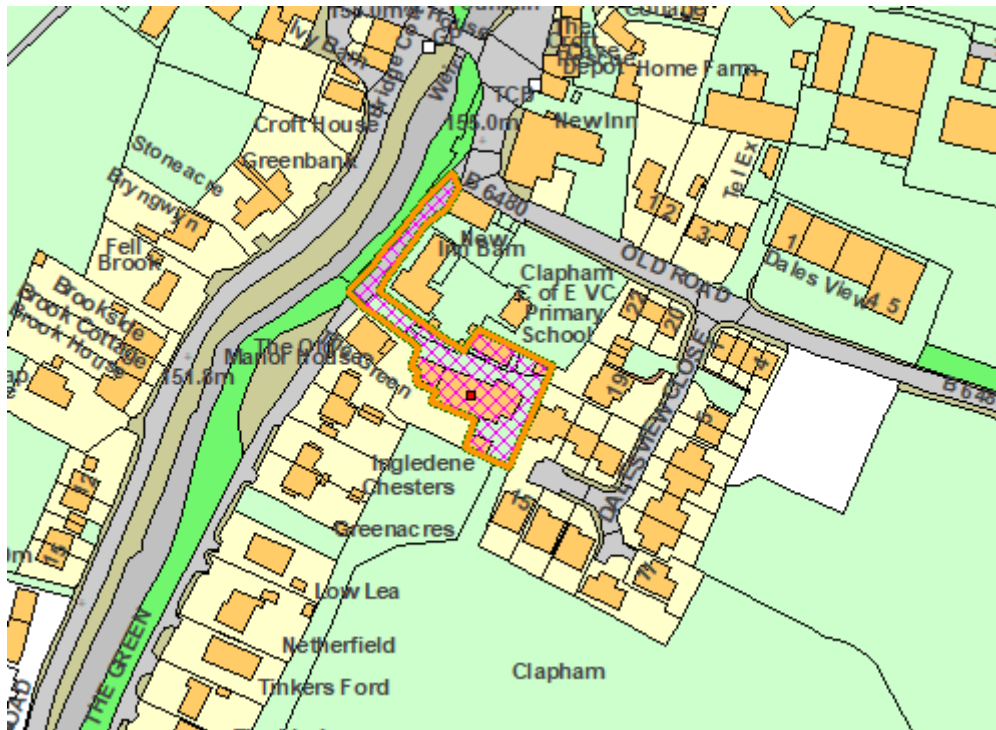
### Informatives

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. Whilst the site has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.
3. Existing Public Rights of Way on the site should remain unobstructed and available for use unless and until an application (whether temporary or permanent) under Sections 247 or 257 of the Town and Country Planning Act (or any other relevant legislation) is approved to allow the diversion or stopping up of any of these routes. Approval of any such application should be confirmed prior to the carrying out of any operations that would obstruct the use of the relevant Public Rights of Way.



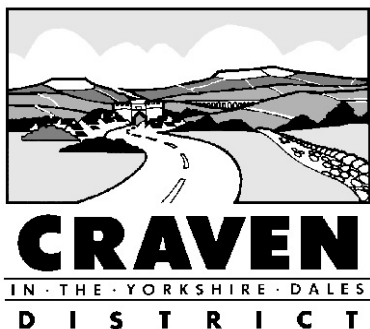


**Application Number:** 2020/21775/FUL

**Proposal:** Conversion of 2 barns into 3 dwellings, conversion and extension of existing stone outbuilding to form one new dwelling.

**Site Address:** Fountain House Farm Buildings The Green Clapham.

**On behalf of:** Mr Simon Coultherd



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

(Main Switchboard) Telephone: 01756 700600

## Craven District Council - List of Planning Decisions Issued 05 March to 30 March 2021

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

| Application Number | Applicant                            | Location  | Proposal  | Decision                | Date of Decision |
|--------------------|--------------------------------------|---|---|-------------------------|------------------|
| 2019/20477/S106    | Mr & Mrs I Askew                     | Mount Pleasant Bungalow<br>Wigglesworth<br>BD23 4RN                             | Application to vary the Section 106 Agreement dated 30 March 2006 relating to planning application 72/2005/5741   | Approve no conditions   | 30.03.2021       |
| 2019/20558/REM     | Stonebridge Homes                    | Land At Hawbank Field<br>Skipton  | Approval of appearance, landscaping, layout and scale as reserved in outline consent referenced 2017/18237/OUT granted 10 April 2019  | Approve with Conditions | 12.03.2021       |
| 2019/21191/ADV     | Food Programme Delivery Orchid Group | Co-Operative Retail Services<br>Main Street<br>Ingleton<br>Carnforth<br>LA6 3EH | Installation of 1no. halo illuminated logo, 1no. externally illuminated projector and 1no. wall amounted sign   | Approve with Conditions | 05.03.2021       |
| 2020/21808/FUL     | Mr and Mrs Fiona Hughes              | Stepping Stones<br>Wigglesworth<br>BD23 4SN                                     | Installation of four camping pods with associated landscaping and access  | Approve with Conditions | 18.03.2021       |
| 2020/21883/FUL     | ARBA Group                           | Natwest<br>Market Place<br>Settle<br>BD24 9EF                                   | 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) | Refuse                  | 25.03.2021       |

| <b>Application Number</b> | <b>Applicant</b>          | <b>Location</b>  | <b>Proposal</b>  | <b>Decision</b>         | <b>Date of Decision</b> |
|---------------------------|---------------------------|--|--|-------------------------|-------------------------|
| 2020/21884/LBC            | ARBA Group                | Natwest<br>Market Place<br>Settle<br>BD24 9EF                              | 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). | Refuse                  | 25.03.2021              |
| 2020/21899/FUL            | Skipton Girls High School | Skipton Girls High School<br>Gargrave Road<br>Skipton<br>BD23 1QL          | Temporary Portacabin classroom for 1 year on the grass area at the front of school.  | Approve with Conditions | 19.03.2021              |
| 2020/21985/HH             | Mr Dean Simpson           | 2 Mayfield Close<br>Glusburn<br>Keighley<br>BD20 8PX                       | Construction of first floor extension  | Approve with Conditions | 12.03.2021              |
| 2020/22126/FUL            | Mr Colin Quinn            | 6 Willow Garth Avenue<br>Cross Hills<br>Keighley<br>BD20 7DY               | Change of use from agricultural to residential use as a garden (10ft x 35ft- 350 sq ft.)   | Approve with Conditions | 16.03.2021              |
| 2020/22053/HH             | Mr Robert Piper           | 2 Ashfield Cottages<br>Main Street<br>High Bentham<br>Lancaster<br>LA2 7HZ | Retrospective application for retention of rear porch including amendment to roof (resubmission of application referenced 2019/21006/HH refused 22 January 2020)   | Refuse                  | 16.03.2021              |
| 2020/22191/HH             | Paul Mecalfe              | 76 Regent Drive<br>Skipton<br>BD23 1BB                                     | Construction of first floor side extension and single storey and two storey rear extension, and formation of parking   | Approve with Conditions | 10.03.2021              |
| 2020/22204/ADV            | The Range                 | Millennium Road<br>Airedale Business Centre<br>Skipton<br>BD23 2UB         | 3 No internally illuminated with LED flex faces (Advert 1, 4, 7). 6 No non illuminated slim frame flex faces (Advert 2, 3, 5, 6, 8, 9)   | Approve with Conditions | 24.03.2021              |
| 2020/22214/HH             | Mr S Robinson             | 12 Ryecroft Way<br>Glusburn<br>Keighley<br>BD20 8PT                        | Construction of garage extension and single storey rear extension  | Approve with Conditions | 17.03.2021              |

| <b>Application Number</b> | <b>Applicant</b>                      | <b>Location</b>  | <b>Proposal</b>   | <b>Decision</b>             | <b>Date of Decision</b> |
|---------------------------|---------------------------------------|--|---|-----------------------------|-------------------------|
| 2020/22217/FUL            | ACWA Services                         | Unit 9 A C W A House<br>Acorn Business Park<br>Airedale Business Centre<br>Skipton<br>BD23 2UE | Proposed external stair   | Approve with Conditions     | 10.03.2021              |
| 2020/22256/<br>OTHERS     | Mr Antonio Polignone                  | 2 Regal Buildings<br>Keighley Road<br>Skipton<br>BD23 2LT                                      | Prior approval notification for change of use from shop to cafe   | Prior Approval Not Required | 15.03.2021              |
| 2020/22233/HH             | Mr and Mrs A and P Swift              | 1 Hall Gardens<br>Kildwick<br>Keighley<br>BD20 9AF   | Single storey extensions  | Approve with Conditions     | 17.03.2021              |
| 2020/22235/VAR            | Casey Group Ltd                       | Site Of Former St. Monica's Convent<br>Raikes Road<br>Skipton                                  | Application to vary condition 1 (Approved Plans), 2 (NYCC Splays) and 6 (Highway road audit) of planning consent referenced 2019/20262/VAR granted 05 October 2019                                  | Approve with Conditions     | 29.03.2021              |
| 2020/22236/HH             | Mr and Mrs Neil and Louise Hargreaves | 50 Eshton Road<br>Gargrave<br>Skipton<br>BD23 3PN  | First floor extension above existing single storey ground floor accommodation   | Approve with Conditions     | 19.03.2021              |
| 2020/22286/LBC            | Mr Andrew Earnshaw                    | Close House<br>Dallicar Lane<br>Giggleswick<br>Settle<br>BD24 0EA                              | Conversion of existing and connected barn to form additional living space. Replacement windows to existing house. Repairs and painting of existing courtyard elevations. New green house in garden. | Approve with Conditions     | 25.03.2021              |
| 2020/22285/FUL            | Mr Andrew Earnshaw                    | Close House<br>Dallicar Lane<br>Giggleswick<br>Settle<br>BD24 0EA                              | Conversion of existing and connected barn to form additional living space. Replacement windows to existing house. Repairs and painting of existing courtyard elevations. New green house in garden. | Approve with Conditions     | 24.03.2021              |
| 2020/22296/HH             | M Sarfraz                             | 84 Broughton Road<br>Skipton<br>BD23 1TT   | Two storey rear extension and side dormer windows   | Approve with Conditions     | 17.03.2021              |

| <b>Application Number</b> | <b>Applicant</b>                    | <b>Location</b>  | <b>Proposal</b>   | <b>Decision</b>         | <b>Date of Decision</b> |
|---------------------------|-------------------------------------|--|---|-------------------------|-------------------------|
| 2020/22299/FUL            | Trustees -1988 Broughton Settlement | The Manse Church Lane Broughton Skipton BD23 3AE                   | Change of use to holiday accommodation, construction of side conservatory, and other alterations                  | Approve with Conditions | 25.03.2021              |
| 2020/22300/LBC            | Trustees -1988 Broughton Settlement | The Manse Church Lane Broughton Skipton BD23 3AE                   | Construction of side conservatory, replacement windows, and other alterations                                     | Approve with Conditions | 22.03.2021              |
| 2020/22344/HH             | Mr & Mrs M Daly                     | The Old Coach House Tosside Skipton BD23 4SQ                       | Two storey extension and alterations  | Approve with Conditions | 17.03.2021              |
| 2020/22302/FUL            | SE Design Solutions                 | Parkfield Nurseries Chapel Hill Skipton                            | Construction of replacement detached dwelling   | Approve with Conditions | 10.03.2021              |
| 2020/22309/FUL            | Katy Marshall                       | Wellside Glusburn Moor Lothersdale Road Glusburn Keighley BD20 8JB | Construction of first floor extension, two storey extension and porch   | Approve with Conditions | 29.03.2021              |
| 2020/22316/FUL            | W Stapleton & Son                   | Switchers Farm Hellifield Skipton BD23 4JL                         | Applying for retrospective planning for the construction of a roof to cover an existing slurry store on the farm. | Approve no conditions   | 10.03.2021              |
| 2020/22323/HH             | Mr & Mrs S Hutchinson               | 2 Lidget Croft Bradley Keighley BD20 9DJ                           | Construction of porch and replacement of paving flags   | Approve with Conditions | 05.03.2021              |

| <b>Application Number</b> | <b>Applicant</b>                        | <b>Location</b>  | <b>Proposal</b>  | <b>Decision</b>         | <b>Date of Decision</b> |
|---------------------------|---|--|--|-------------------------|-------------------------|
| 2020/22406/LBC            | Mr & Mrs Nicolas & Jacqueline Bannister | Spenneth House Farm<br>Side Gate Lane<br>Lothersdale<br>Keighley<br>BD20 8EU | Retrospective listed building application for repairs undertaken and window replacements   | Application Withdrawn   | 12.03.2021              |
| 2020/22332/CND            | Cobbydale Hospitality Ltd               | The Old Bank<br>Main Street<br>Cross Hills<br>Keighley<br>BD20 8TB           | Application to discharge condition no. 3 (bin storage); no. 4 (flag stones); no. 5 (illumination); no. 6 (main door); no. 7 (kitchen louvre); no. 8 (windows); no. 9 (materials); no. 10 (Fire door) ; no. 12 (Noise); No. 14 (Ventilation) on planning permission referenced 2020/21835/FUL; and to discharge condition no. 3 (mortar); no. 4 (external materials); no. 5 (bin store); no. 6 (stone flags); no. 7 (existing windows); no. 9 (front door); no. 10 (fire door and frame); no. 11 (kitchen louvre) and no. 12 of planning permission referenced 2020/21836/LBC both granted 26 November 2020 | Split Decision          | 05.03.2021              |
| 2020/22335/HH             | Mr Mark Facer                           | Hawlands<br>6 Kirk Lane<br>Eastby<br>Skipton<br>BD23 6SH                     | Demolish existing garage and replace with new  | Approve with Conditions | 08.03.2021              |
| 2020/22338/HH             | Mrs Suzi Allsopp                        | 3 Haw Park<br>Embsay<br>Skipton<br>BD23 6RY                                  | Construction of front and side and part rear extension.  | Approve with Conditions | 08.03.2021              |
| 2020/22341/FUL            | Mr Holmes                               | Highgate Barn<br>Gaylands Lane<br>Earby<br>BB18 6JR                          | Change of use of land and erection of outbuilding to be ancillary to the main house.   | Approve with Conditions | 05.03.2021              |
| 2020/22368/HH             | Mr & Mrs P Richardson                   | Green Close Farm<br>Clapham Road<br>Clapham<br>Lancaster<br>LA2 8HW          | Single storey extension to form sun room   | Approve with Conditions | 25.03.2021              |

| <b>Application Number</b> | <b>Applicant</b>           | <b>Location</b>  | <b>Proposal</b>  | <b>Decision</b>         | <b>Date of Decision</b> |
|---------------------------|----------------------------|--|--|-------------------------|-------------------------|
| 2020/22369/HH             | Mr Dean Simpson            | 68 Aire View<br>Crosshills Road<br>Cononley<br>Keighley<br>BD20 8JY          | Construction of first floor extension, conversion of loft and other alterations  | Approve with Conditions | 30.03.2021              |
| 2020/22372/HH             | Mr Holmes                  | 52 Sharphaw Avenue<br>Skipton<br>BD23 2QJ                                    | Construction of access ramp  | Approve with Conditions | 18.03.2021              |
| 2021/22417/HH             | Mr & Mrs C Busfield        | 160 Burnside Crescent<br>Skipton<br>BD23 2BU                                 | Construction of porch, single storey side extension and two storey rear extension  | Approve with Conditions | 22.03.2021              |
| 2020/22376/FUL            | Mr and Mrs Craig Wilkinson | East Berwick Farm<br>Berwick East<br>Draughton<br>Skipton<br>BD23 6DX        | Demolition of dwelling and attached buildings, construction of replacement dwelling, and conversion of outhouse  | Approve with Conditions | 25.03.2021              |
| 2020/22377/FUL            | Mr Karl Smith              | Ravenstones Farm<br>Strikes Lane<br>Sutton-In-Craven<br>Keighley<br>BD20 7BJ | Demolition of agricultural building and construction of agricultural building  | Approve with Conditions | 29.03.2021              |
| 2020/22380/VAR            | Mr Russell Ingham          | 9 Rook Street<br>Lothersdale<br>Keighley<br>BD20 8EH                         | Variation of condition 2 (approved plans) and 3 (external materials) of 2020/22021/HH  | Approve with Conditions | 30.03.2021              |
| 2020/22383/FUL            | Ms C Bell                  | Barn At Bank End Farm<br>Lawkland<br>Lancaster<br>LA2 8AT                    | Full Application for the conversion of a traditional agricultural barn to a dwelling.  | Approve with Conditions | 19.03.2021              |
| 2021/22385/VAR            | Firth Developments Ltd     | Former Rockwood House<br>Park Wood Close<br>Skipton                          | 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. | Refuse                  | 25.03.2021              |

| <b>Application Number</b> | <b>Applicant</b>     | <b>Location</b>  | <b>Proposal</b>  | <b>Decision</b>           | <b>Date of Decision</b> |
|---------------------------|----------------------|--|--|---------------------------|-------------------------|
| 2021/22449/FUL            | Mr Kevin Banks       | Land SW Of 43 Brook Street Skipton BD23 1PP                  | Construction of end of terrace dwelling adjacent 43 Brook Street, Skipton with off street parking  | Approve with Conditions   | 18.03.2021              |
| 2021/22388/HH             | Mr & Mrs C Blythe    | 3 Church Street Gargrave Skipton BD23 3NE                    | Proposed front entrance canopy   | Refuse                    | 08.03.2021              |
| 2021/22389/LBC            | Mr & Mrs C Blythe    | 3 Church Street Gargrave Skipton BD23 3NE                    | Proposed front entrance canopy   | Refuse                    | 08.03.2021              |
| 2021/22390/FUL            | Mr Adam Carr         | Burton Meadow Barn Burton Road Low Bentham Lancaster LA2 7ET | Retention of existing general purpose agricultural building (retrospective) and construction of an agricultural building for sheep housing and fodder storage  | Approve with Conditions   | 12.03.2021              |
| 2021/22392/VAR            | Green End Properties | Land To East Of 7 Green Lane Glusburn Keighley               | Application to vary condition no. 1 (approved plans) on planning application referenced 32/2015/15768 granted 23 December 2015   | Approve with Conditions   | 05.03.2021              |
| 2021/22395/CPE            | Mr Ashley Hodge      | Punch Bowl Barn Low Bentham Lancaster LA2 7DD                | Application for certificate of lawful development for existing use of Punch Bowl Barn for unrestricted C3 residential use as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). | Approve Cert. Lawful Devt | 19.03.2021              |
| 2021/22412/OTHERS         | Mega Delivery Ltd    | 26 Keighley Road Skipton BD23 2NS                            | Prior approval notification to operate a heat to serve food concept for delivery only  | PN Process Not Applicable | 10.03.2021              |
| 2021/22418/CPE            | Mr J Towler          | Agricultural Building Lodge Lane Langcliffe Settle BD24 9LT  | Application for certificate of lawful development for an existing agricultural building used in association with agriculture   | Approve Cert. Lawful Devt | 16.03.2021              |



| <b>Application Number</b> | <b>Applicant</b>       | <b>Location</b>   | <b>Proposal</b>  | <b>Decision</b>         | <b>Date of Decision</b> |
|---------------------------|------------------------|---|--|-------------------------|-------------------------|
| 2021/22425/VAR            | Skipton CC             | Cricket Pavilion<br>Sandylands Sports Centre<br>Carleton New Road<br>Skipton                    | Application to vary condition no. 2 (approved plans) on planning permission 2017/18759/FUL granted 21.03.2018  | Approve with Conditions | 08.03.2021              |
| 2021/22424/CND            | Stonebridge Homes      | Land At Hawbank Field<br>Skipton Bypass To The Bailey<br>Skipton                                | Application to discharge condition no. 2 (materials) of planning permission referenced 2019/20558/REM  | DOC satisfactory        | 15.03.2021              |
| 2021/22428/HH             | Mr and Mrs S Shaw      | 4 Cammock Lane<br>Settle<br>BD24 9BH  | Proposed rear extension, removal of garage and construction of timber garden room  | Approve with Conditions | 29.03.2021              |
| 2021/22429/HH             | Mr Kyle Telford        | 3 Lock View<br>Smithy Croft Road<br>Gargrave<br>Skipton<br>BD23 3BW                             | Two storey rear extension  | Approve with Conditions | 18.03.2021              |
| 2021/22430/LBC            | Mr Nic Bannister       | Spenn House Farm<br>Side Gate Lane<br>Lothersdale<br>Keighley<br>BD20 8EU                       | Replacement of windows, replacement/repair of external doors, and structural repairs   | Application Withdrawn   | 29.03.2021              |
| 2021/22431/HH             | Mrs Karen portlock     | 9 Burnside Crescent<br>Skipton<br>BD23 2BH  | First floor side extension with open aspect carport below  | Approve with Conditions | 18.03.2021              |
| 2021/22434/CND            | Skipton Properties LTD | Land To The West Of Bell<br>Busk Lane<br>Coniston Cold<br>Bell Busk Lane<br>Skipton<br>BD23 4EA | Application to discharge condition no. 12 (internal road maintenance arrangements) on planning permission referenced 2018/19704/FUL granted 19 December 2018 | DOC satisfactory        | 09.03.2021              |
| 2021/22440/HH             | Mr Chris Ward          | 2 - 3 Cowper Terrace<br>Wigglesworth<br>Skipton<br>BD23 4RP                                     | Conversion of outbuilding to dining/garden room and single-storey link to main house   | Approve with Conditions | 09.03.2021              |

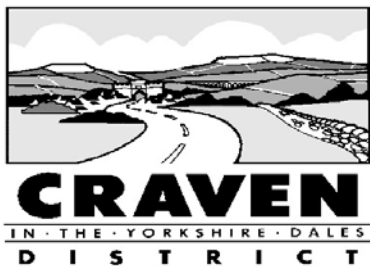
| <b>Application Number</b> | <b>Applicant</b>       | <b>Location</b>   | <b>Proposal</b>   | <b>Decision</b>                 | <b>Date of Decision</b> |
|---------------------------|------------------------|---|---|---------------------------------|-------------------------|
| 2021/22442/OUT            | Mr D Yarrow            | Tow Top Farm<br>Babyhouse Lane<br>Cononley<br>Keighley<br>BD20 8HY                  | Outline application for the erection of agricultural worker's dwelling, all matters reserved with the exception of highways.  | Approve with Conditions         | 30.03.2021              |
| 2021/22459/ADV            | True Physio            | High Lodge<br>Gargrave Road<br>Skipton<br>BD23 1UD                                  | New external post sign  | Approve with Conditions         | 16.03.2021              |
| 2021/22468/CPE            | Mr and Mrs G Beresford | Starkie Heaton Farm<br>Main Street<br>Ickornshaw<br>Cowling<br>Keighley<br>BD22 0DE | Application for certificate of lawful development for an existing use of land as domestic garden  | Approve Cert. Lawful Devt       | 23.03.2021              |
| 2021/22470/FUL            | Alexanders Jewellers   | 3 Craven Court<br>High Street<br>Skipton<br>BD23 1DG                                | Replacement shop window, window frame and door  | Approve with Conditions         | 22.03.2021              |
| 2021/22472/HH             | Mr and Mrs E Bland     | 1 Southend<br>Raines Road<br>Giggleswick<br>BD24 0BW                                | Single storey rear extension; demolition of outbuilding   | Approve with Conditions         | 30.03.2021              |
| 2021/22474/NMA            | Dean Simpson           | 2 Collinge Road<br>Cowling<br>Keighley<br>BD22 0AG                                  | Application for non-material amendment to original planning permission referenced 2019/20244/HH granted 29th April 2019 for replacement of front garage door with two windows, and omission of side window. | Non-material amendment approved | 15.03.2021              |
| 2021/22480/CND            | Mr T Jackson           | Pennine Haulage Brow<br>Garage<br>Rook Street<br>Lothersdale<br>BD20 8EH            | Application to discharge condition no's 4 (water supply) and 5 (private water supply) on planning permission referenced 2018/19100/FUL granted 01.08.2018.  | DOC satisfactory                | 05.03.2021              |

| <b>Application Number</b> | <b>Applicant</b>            | <b>Location</b>  | <b>Proposal</b>   | <b>Decision</b>                       | <b>Date of Decision</b> |
|---------------------------|-----------------------------|--|---|---------------------------------------|-------------------------|
| 2021/22495/HH             | Mr & Mrs<br>Christian Dunne | 21 Uplands<br>Skipton<br>BD23 1BJ  | Proposed two storey side extension  | Approve with<br>Conditions            | 30.03.2021              |
| 2021/22503/CND            | Pinnacle View<br>Homes Ltd  | Land Off Skipton Road<br>Kildwick<br>Keighley<br>BD20 9BB                                    | Application to discharge condition no. 16 (NYCC Carriage way construction) and no. 17 (CDC Landscaping) on planning approval referenced 2019/20416/FUL granted 01 August 2020   | DOC<br>satisfactory                   | 22.03.2021              |
| 2021/22526/<br>AGRRES     | Mr John<br>Wermouth         | Near Leys Farm<br>Glusburn Moor<br>Leys Lane<br>Glusburn<br>BD20 8DY                         | Prior approval notification for conversion of dairy to dwelling   | Prior Approval<br>Not Required        | 24.03.2021              |
| 2021/22536/CPE            | Ms Jacqueline<br>Doidge     | Land At 42 East Lane<br>Embsay<br>Skipton<br>BD23 6QD  | Confirmation of the lawful commencement of Planning Ref. 2017/18725/FUL (that authorises the construction of detached dwelling with associated amenity space and off street parking) by undertaking the widening of the driveway, crossing of the highway verge and dropping of the kerb in accordance with approved site plan AD103 and the discharge of all relevant pre-commencement conditions. | Approve Cert.<br>Lawful Devt          | 23.03.2021              |
| 2021/22572/CND            | Mr & Mrs Neil<br>Robinson   | On Land To Rear Of Westfield<br>House<br>Matthew Lane<br>Low Bradley<br>Keighley<br>BD20 9DF | Discharge condition 7 (external materials) of 2020/21688/FUL  | DOC<br>satisfactory                   | 29.03.2021              |
| 2021/22579/NMA            | A Alam                      | 17 Regent Road<br>Skipton<br>BD23 1AT  | Non-material amendment of 2020/21797/HH to allow installation of roof light within the single storey rear extension   | Non-material<br>amendment<br>approved | 15.03.2021              |

**Planning Committee Report of New Cases Registered**  
**For Period 05/03/2021 to 25/03/2021**

| <b>Enforcement Reference</b> | <b>Alleged Breach</b>   | <b>Site Address</b>  | <b>Ward</b>          |
|------------------------------|---|--|----------------------|
| ENF/03373/2021               | 1) Condition 3 of 2019/20693/HH not discharged before commencement.<br>2) Alleged new front boundary wall too high.<br>3) Alleged non-use of porous materials on hard surfaces (condition 5 of 2019/20693/HH) | 3 Dalacres Crescent<br>Embsay<br>Skipton<br>BD23 6RW   | Embsay-with-Eastby   |
| ENF/03375/2021               | Building built under planning ref: 2020/21926/PNAG is not being used in accordance with permission. Sheep housed in there instead of animal feed and equipment.   | Land North East Of<br>Cranberry Hole Farm<br>West Lane<br>Sutton-in-Craven<br>Keighley<br>BD20 7AY | Sutton-in-Craven     |
| ENF/03374/2021               | 1) Alleged unauthorised fence<br>2) Alleged unauthorised construction of pergola around protected tree  | 15 Gainsborough Court<br>Skipton<br>BD23 1QG   | Skipton North        |
| ENF/03376/2021               | Works being carried out in the beer garden.   | Wheatsheaf Hotel<br>High Street<br>Ingleton<br>Carnforth<br>LA6 3AD                                | Ingleton And Clapham |
| ENF/03377/2021               | Alleged unauthorised construction of ground floor extension.  | 27 Aldersley Avenue<br>Skipton<br>BD23 2LA   | Skipton East         |
| ENF/03378/2021               | Alleged unauthorised detached store   | Meadow View<br>Main Street<br>Carleton<br>Skipton<br>BD23 3BY                                      | West Craven          |

| <b>Enforcement Reference</b> | <b>Alleged Breach</b>  | <b>Site Address</b>  | <b>Ward</b>        |
|------------------------------|--|--|--------------------|
| ENF/03379/2021               | Alleged unauthorised building works in rear garden   | 48 East Lane<br>Embsay<br>Skipton<br>BD23 6QD                | Embsay-with-Eastby |
| ENF/03380/2021               | Alleged unauthorised garage and bedroom extension. PD believed to be removed by 5/15/11/T but need confirmation. | 16 Manor Close<br>Burton In Lonsdale<br>Carnforth<br>LA6 3NE | Bentham            |



**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**  
**For Period 05/03/2021 to 25/03/2021**

| <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>                     |
|------------------------------|----------------------|--------------------|---------------------------|---|---|---------------------------------|
| 1696/2014                    | 2nd January 2014     | 24th March 2021    | Breach Resolved           | Five large waste containers   | Greens Mill<br>Station Works<br>Cononley Lane<br>Cononley<br>Keighley<br>BD20 8LN | Aire Valley With<br>Lothersdale |
| ENF/02775/2017               | 30th November 2017   | 24th March 2021    | Not Expedient to Enforce  | (1) Signs illuminated in breach of Condition 8 of 2017/18408/ADV  | W M Morrison<br>Supermarkets Plc<br>Broughton Road<br>Skipton<br>BD23 1RT         | Skipton West                    |
| ENF/02807/2018               | 30th January 2018    | 19th March 2021    | Not Expedient to Enforce  | Agricultural building not built in accordance with 36/2016/16958 (Would appear that the building is twice as long as originally stated) | West Thornber<br>West Thornber<br>Halton West<br>Skipton<br>BD23 4RS              | Settle And<br>Ribble Banks      |
| ENF/02883/2018               | 19th June 2018       | 19th March 2021    | Breach Resolved           | Unauthorised erection of fence  | 34 Station Road<br>Cross Hills<br>Keighley<br>BD20 7DT                            | Glusburn                        |

| <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/02931/2018               | 18th September 2018  | 24th March 2021    | Not Expedient to Enforce  | Works been carried out without submitting planning applications (Listed building consent was granted)                 | 1 - 12 Skipton House<br>Thanets Yard<br>Skipton<br>BD23 1EE    | Skipton North                |
| ENF/02948/2018               | 17th October 2018    | 24th March 2021    | No Breach                 | Development not carried out in accordance with 17/2016/16554 - converted to a holiday let and creation of new access. | Low Barn<br>Pale Lane<br>Carleton<br>Skipton<br>BD23 3HU       | West Craven                  |
| ENF/02976/2018               | 12th December 2018   | 19th March 2021    | No Breach                 | Change of use from A3 (sandwich shop) to Mixed use (A3 & A5) cold and hot food & catering business.                   | 19 Main Street<br>Ingleton<br>Carnforth<br>LA6 3EH             | Ingleton And Clapham         |
| ENF/02978/2018               | 13th December 2018   | 19th March 2021    | Breach Resolved           | Potential change of use from residential to residential/ business use.  | 12 Aspinall Rise<br>Hellifield<br>Skipton<br>BD23 4JT          | Hellifield And Long Preston  |
| ENF/03062/2019               | 29th April 2019      | 19th March 2021    | Not Expedient to Enforce  | Shed in front garden  | 5 High Castle<br>Rectory Lane<br>Skipton<br>BD23 1FP           | Skipton East                 |
| ENF/03092/2019               | 12th June 2019       | 24th March 2021    | Not Expedient to Enforce  | Concrete building erected next to greenhouse without planning permission  | Lynmouth<br>Rook Street<br>Lothersdale<br>Keighley<br>BD20 8EH | Aire Valley With Lothersdale |

| <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/03101/2019               | 24th June 2019       | 22nd March 2021    | No Breach                 | Excavation works begun prior to planning approval.                          | Former Railway Goods Yard<br>Clapham Station<br>Clapham<br>Lancaster | Ingleton And Clapham |
| ENF/03103/2019               | 25th June 2019       | 22nd March 2021    | No Breach                 | Excessive developer's advertisements on site.                               | Former Railway Goods Yard<br>Clapham Station<br>Clapham<br>Lancaster | Ingleton And Clapham |
| ENF/03108/2019               | 28th June 2019       | 24th March 2021    | Breach Resolved           | Site access not suitable standard prior to deposition of materials on site. | Land Off Main Street<br>Ingleton<br>Carnforth<br>North Yorkshire     | Ingleton And Clapham |



| <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/03132/2019               | 7th August 2019      | 24th March 2021    | Breach Resolved           | <p>1) Potential works being undertaken without permission - (Planning Approval ref: 22/2016/16577 expired 23 May 2019) and alleged barn conversion made bigger (gable end moved).</p> <p>2) Alleged unauthorised large structure without planning permission.</p> <p>3) Alleged dumping of commercial waste.</p> <p>4) Alleged agricultural building (granted under 2018/19749/FUL) to be used as a dwelling.</p> <p>5) Alleged unauthorised storage of materials and equipment at Earls Cragg.</p> <p>6) Alleged business being run from dwelling and unit placed to house staff.</p> | Hallen Hill Farm<br>Piper Lane<br>Cowling<br>Keighley<br>BD22 0NS | Cowling                 |
| ENF/03149/2019               | 29th August 2019     | 19th March 2021    | Not Expedient to Enforce  | 1) Alleged untidy land 2) Erection of unsightly wooden fence   | 4 Meadowcroft<br>Gargrave<br>Skipton<br>BD23 3SN                  | Gargrave And Malhamdale |
| ENF/03362/2021               | 8th February 2021    | 19th March 2021    | No Breach                 | Alleged unauthorised installation of solar panels  | 8 Gooselands<br>Rathmell<br>Settle<br>BD24 0LT                    | Settle And Ribble Banks |

| <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/03365/2021               | 16th February 2021   | 19th March 2021    | Not Expedient to Enforce  | Alleged unauthorised erection of decking and fence. | 7 Montagu Close<br>Glusburn<br>Keighley<br>BD20 8FJ | Glusburn    |