



PLANNING COMMITTEE

Monday, 17 May 2021 at 1.35pm

Meeting to be held at Belle Vue Square Offices, Belle Vue Suite, Skipton

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.

Please note the following advice in advance of the meeting:

The Government temporarily removed the legal requirement for local authorities to hold meetings in person during the Covid-19 pandemic. All local authorities were given new powers to enable meetings to take place virtually. The Council's powers to hold remote meetings expires on 7 May 2021.

Whilst the return to face to face meetings provides significant challenges, the Council has undertaken a great deal of work to ensure that face to face meetings are delivered in a COVID safe environment.

Due to social distancing measures, spaces for public attendance are limited and so registration is essential to secure a place.

Everyone who attends this meeting will be required to wear a face covering, unless exempt.

Council staff, elected members and members of the public are urged to take advantage of the national 'next step safely' campaign and access a free, rapid lateral flow test in advance of the meeting:

<https://www.nhs.uk/conditions/coronavirus-covid-19/testing/> Please note that whilst this is advised, it is not a requirement for entry to the meeting.

Anyone displaying Covid-19 symptoms is asked not to attend.

For more information email committees@cravendc.gov.uk

Thank you,

Guy Close, Democratic Services Manager

AGENDA

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 12 April 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.

(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** – 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@cravendc.gov.uk or telephone: (01756) 706402)

6. **Any other items** which the Chairman decides are urgent in accordance with Section 100B(4) of the Local Government Act, 1972.
7. **Date and Time of Next Meeting** – Monday, 7 June 2021 at 1.35pm

Agenda Contact Officer:

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

Additional Information

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

PLANNING COMMITTEE

(Online Meeting)

12 April 2021

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

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

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

Confirmation of Minutes:

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

Start: 1.30pm

Finish: 3:55pm

PL.1021

DECLARATIONS OF INTEREST AND LOBBYING

a. Declarations of Interest

There were no declarations of interest.

b. Lobbying

Application 2019/20400/FUL (Land at Draughton Heights, Height Lane, Draughton) – Councillors Brockbank, Brown, Lis, Morrell, Pringle and Sutcliffe had been lobbied for the application.

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

Application 2020/21775/FUL (Fountain House Farm Buildings, The Green, Clapham) – Councillors Brockbank, Brown, Place, Morrell, Pringle, Rose and Sutcliffe had been lobbied against the application.

Councillor Pringle wished to place on record that he had visited the site and spoken to both the applicant and objectors about the application.

PL.1022

PUBLIC PARTICIPATION

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

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

Application 2020/21775/FUL (Fountain House Farm Buildings, The Green, Clapham) – Ann Stewart, Objector (Statement read out by the Democratic Services Manager) and Iain Crossley, Objector.

a. Applications determined by Planning Committee

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 **APPROVED WITH CONDITIONS AS FOLLOWS:**

- A statement to be submitted demonstrating an increase in biodiversity;
- The statement to include measures taken to address the Council's Climate Emergency Policy, i.e. solar panels and electric charging points;
- A meter to be installed to monitor and review the water extraction rate; and
- That there is no change to the access road until a plan is submitted to planning services for approval, which addresses the need to provide suitable passing places.

Application ref: 2020/21775/FUL – Fountain House Farm Buildings, The Green, Clapham – Conversion of two barns into three dwellings, conversion and extension of existing stone outbuilding to form one new dwelling – Application **DEFERRED TO THE PLANNING MANAGER FOR APPROVAL, SUBJECT TO RECEIPT OF A BAT SURVEY AND THE FOLLOWING CONDITIONS:**

- A statement to be submitted demonstrating an increase in biodiversity;
- The statement to include measures taken to address the Council's Climate Emergency Policy, i.e. solar panels and electric charging points;
- That details of the arrangements for managing the impact of the works on the access road to be submitted to planning services for approval prior to commencement of works;
- Obscured glass to be installed to prevent overlooking; and
- An environmental health condition to be added to control hours of working and dust emission.

b. Delegated Matters

The Strategic Manager for Planning and Regeneration submitted a list of delegated planning decisions in the period 5 March 2021 to 30 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 March 2021 to 25 March 2021.

PL.1023

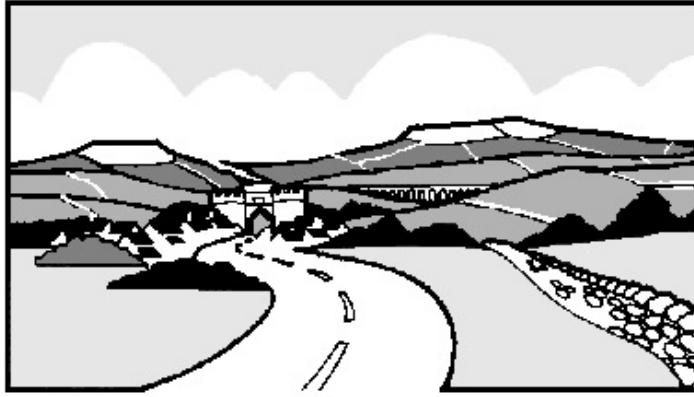
ANY OTHER ITEMS

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: 17th May 2021

INDEX OF PLANNING APPLICATIONS

Item No.	Application Reference No.	Name of Applicant	Site Address	Page No's
1.	2019/20076/FUL	Mandale Homes North Yorkshire	Land To North West Of Clay Hall, Broughton Road , Skipton.	2 - 19
2.	2020/22027/REM	Mr and Mrs B H Green	Land At Ling Haw Hill / Brow Top, Cononley Road, Glusburn.	20 - 25
3.	2020/22357/REM	Mr and Mrs B H Green	Land At Ling Haw Hill/Brow Top, Cononley Road, Glusburn.	26 - 29

REPORT TO PLANNING COMMITTEE ON 17th May 2021

Application Number: 2019/20076/FUL

Proposal: Erection of 42 no. dwellings with associated landscaping and Public Open Space (revised number of dwellings).

Site Address: Land To North West Of Clay Hall Broughton Road Skipton BD23 3AA

On behalf of: Mandale Homes North Yorkshire

Date Registered: 8th January 2019

Expiry Date: 9th April 2019

EOT Date, if applicable: 16th April 2021

Case Officer: Mr David Coates

SUMMARY

The proposal relates to an existing housing commitment site as defined by the adopted Local Plan. The proposal would provide 42 dwellings with off street parking.

Benefits: The proposal would provide social benefits through the provision of housing including affordable housing on-site and the provision on site of open space with an off-site contribution. The proposal would also provide economic benefits through the construction period and as resident's access local services and facilities. The proposal would also provide environmental benefits through the regeneration of this site and the landscaping and habitat creation leading to biodiversity benefits.

The proposal would also provide sustainable design and construction benefits to help address climate change.

The proposal would not have any adverse impacts on the privacy or amenity of neighbouring properties nor highway safety.

Therefore, the proposal is recommended for approval subject to conditions outlined below and a signed S106 agreement.

1. Site Description
 - 1.1 The site lies adjacent to Broughton Road, just beyond the western edge of Skipton. Broughton Road forms the southern boundary. The Skipton Bypass runs to the east but at a much higher level due to the high level pass-over. The Leeds –Liverpool canal lies at a higher level and bends around the site to the north, and forms the sites northern boundary. The site is predominantly level with drystone wall boundaries and some tree around the periphery of the site.
 - 1.2 The eastern edge of site lies partially within flood zone 3, this being the lowest lying area underneath the By-pass flyover.
 - 1.3 The existing access to the site is substantial and is located to the western end of the site. The position of the access onto Broughton Road is located on a sharp bend close to the access to Niffany Farm. From the access to east towards Skipton the highway is a straight stretch of road to

where the 30mph speed restriction commences in the residential built up area of Skipton. From the site access to the west towards the A59 junction, the road is again straight to where it passes over the railway and makes a sharp turn and disappears from sight. The boundary to the south side of the highway is fencing with stone walls to the north side of the highway

2. Proposal

- 2.1 The proposal was initially submitted for 45 dwellings, but this was modified to 41 dwellings. As a result of making affordable housing provision pro rata, the design and layout was further changed to the current 42 units. This revised scheme for 42 dwellings would be made up of:
- 2.2
- 17 x 4 bedroom houses
 - 8 x 3 bedroom houses
 - 15 x 2 bedroom houses
 - 2 x 1 bedroom apartments
- 2.3 The development makes provision for 13 units of affordable housing comprising:
- 7 x 2 bed houses (66 sqm)
 - 4 x 3 bed houses (105 sqm)
 - 2 x 1 bed apartments (50 sqm)
- 2.4 Visually there is little or no discernible difference between the affordable units and the open market housing being of similar size and constructed of the same materials. The number, size, tenure and layout on the development has been agreed with Strategic Housing of the Council. There are no more than 5 affordable units in any one group.
- 2.5 The houses would be constructed of buff coloured Forticrete Anstone stonework with Marley Eternit dark grey roofing tiles. The doors would be of composite materials and windows would be dark grey uPVC:
- 2.6 Additionally, there is a strong emphasis on habitat creation with species rich hay meadow, native species hedgerows, swales in the water course, bird and bat boxes built into the properties, hedgehog hibernating lodges and access for hedgehogs to all the gardens to form a purpose made hedgehog highway.
- 2.7 An area of 0.035ha is to be provided as public open space with the precise design to be finalised.
- 2.8 A shared public right of way and cycleway is to be provided from the end of the internal road to the east and would run within the site boundary until it meets the pavement on Broughton Road to the east of the site adjacent to Clay Hall.

3. Planning History

- 3.1 The relevant planning history includes:
- 63/2002/2676 – Construction of 3 dwellings with integral garages and conservatories – Withdrawn December 2002.
- 3.2 63/2004/4358 – Construction of 3 dwellings with integral garages, provision of new access road (private) to serve house at Clay Hall Farm, provision of office over existing garage – Refused September 2004.
- 3.3 63/2005/5207 – Construction of 2no. dwellings (with integral garages), new access road, and office over existing garages – Approved August 2005.
- 3.4 63/2010/10739 – Extend time limit on previous approval 65/2005/5207 for construction of two dwellings, access road, and office over existing garage – Approved August 2010.
- 3.5 63/2013/13823 – Extend time limit on previous approval 65/2005/5207 for construction of two dwellings, access road, and office over existing garage. Previous extension of time application 65/2010/10739 – Approved September 2013.
- 3.6 63/2016/17139 – Discharge of conditions 5, 7 & 14 of planning approval 63/2013/13823 – Split decision August 2016.

- 3.2 2016/17312 – Outline consent for up to 20 houses with all matters reserved except for Highways - Approved 17 January 2017
4. Planning Policy Background
- 4.1 Craven Local Plan
- Policy SD1 seeks to promote sustainable development
 - Policy SP1 details sites allocated for housing
 - Policy SP3 advises on appropriate housing mix.
 - Policy SP4 describes settlement hierarchy and directs development to particular settlements.
 - Policy ENV1 seeks to conserve and enhance the countryside
 - Policy ENV2 seeks to conserve and promote the built up area.
 - Policy ENV3 seeks good design
 - Policy ENV4 seeks a positive contribution to biodiversity
 - Policy ENV5 seeks to enhance and improve the green infrastructure of the locality
 - Policy ENV6 seeks to safeguard water resources including adequate foul and surface water drainage.
 - Policy ENV11 seeks to include good design for development adjacent to the Leeds Liverpool Canal, access and the setting of the canal.
 - Policy ENV12 seeks to safeguard and improve the quality and extent of public rights of way and cycleways.
 - Policy H2 seeks to secure appropriate levels of affordable housing in open market housing proposals.
 - Policy INF1 advises on the use of Planning Obligations
 - Policy INF2 advises on improving or creation of new community spaces.
 - Policy INF4 seeks to reduce conflict between road users and promotes minimises congestion and promotes sustainable transport modes.
 - Policy INF5 seeks the expansion of the communications infrastructure.
 - Policy INF7 supports the minimising of greenhouse gases and congestion and the provision of safe and accessible travel facilities.
- 4.2 National Policy
- The National Planning Policy Framework
 - Planning Practice Guidance
5. Parish/Town Council Comments
- 5.1 The Town Council responded on 9 September 2019 citing the following comment:
- 5.2 Concerns of vehicular access and sight lines from main road. Further concerns of extra traffic volume
6. Consultations
- 6.1 The CDC Strategic Housing responded on 30 July 2019
- 6.4 Without the provision of affordable housing on this scheme Strategic Housing are unable to offer support for this site. We would require 12 on site affordable homes to be provided comprising a mix of:
- 2 x 1 bed homes @60sqm
 - 7 x 2 bed homes @ 70sqm

3 x 3 bed homes @ 85sqm

- 6.2 The particular plots and tenure for affordable housing were agreed with the developer and Strategic Housing and these are now part of the s106 Agreement. This was confirmed by Strategic Housing on 19 August 2020. The affordable housing units would be:
- 8 units for rent
 - 4 units for shared ownership
- 6.3 Historic England responded on 2 July 2019 with the following recommendation:
- Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 192 to 194 and 196 and 200 of the NPPF.
- In determining this application, you should bear in mind the statutory duty of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
- Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.
- 6.4 The Environment Agency responded on 3 February 2021 raising an objection to the proposal. An Addendum to the Flood Risk Assessment was submitted by the Applicant following consultation with the Environment Agency.
- 6.5 The Environment Agency further responded on 18 March 2021 indicating they were withdrawing their objection.
- 6.6 The Environment Agency formally withdrew their objection on 26 March 2021, and recommended conditions be imposed on any grant planning permission.
- 6.7 The Highway Authority responded on 11 February 2019, 14 February 2019, 13 March 2019, 3 July 2019, 8 July 2019, 16 July 2019, 26 July 2019. Their final comments were no objections and recommended conditions be imposed to any grant of planning permission.
- 6.8 The LLFA responded on 11.2.2019 indicating there had been insufficient information submitted. The LLFA were further consulted in light of the Environment Agency responses but no response was made at the time of writing this report.
- 6.9 The NYCC Designing Out Crime Officer responded on 28 January 2019 making the following comments:
- 6.10 The Canal and rivers Trust responded on 29 Jan 2019. They outline suggested conditions to be attached to any grant of planning permission.
- 6.11 The EHO responded on 21 January 2019 suggesting conditions to be attached to any grant of planning permission. They further responded on 29 January 2019 indicating there were no known contaminated land implications.
- 6.12 The Yorkshire Wildlife Trust responded on 8 February 2019 declining to make any comments.
- 6.13 Yorkshire Water responded on 12 February 2019 advising that foul and surface water drainage should be on separate systems.
- 6.14 The Sports Development Officer responded on concluding the following:
- 6.15 The SDO find this application acceptable in relation to SRC2 subject to a small amount of informal on site open space and an off-site contribution of £150,000 to address the policy requirements for equipped play, youth and adult provision: playing fields and know deficiencies in such provision within the catchment of the scheme.

- 6.16 The NYCC Education Authority responded on 11 September 2019 indicating the following:
 This is an initial response to your enquiry and based on the proposed 41 2+ bedroomed properties a developer contribution of £139,359 would currently be sought for primary education facilities as a result of this development. A developer contribution would not be sought for secondary school facilities.
- 6.17 The CDC Spatial Planning Team was consulted on 26 July 2019. No response has been received.
- 6.18 To view comments in full please click on the link below:
<https://publicaccess.cravendc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>
7. Representations
- 7.1 A site Notice dated 18 March 2019 was erected on site and 12 properties were notified by letter. 9 letters of representation have been received raising the following points:
 Increase in traffic and more accidents
 Why continuing to build more houses
 No public access to footpath
 Conflicts with the local plan
 Sets precedent to ignore the late stage local plan
 Underestimates the ecological value of the site
 Too many houses
 Makes extremely busy road worse
 Out of character with the area
- 7.2 To view comments in full please click on the link below:
<https://publicaccess.cravendc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>
8. Summary of Principal Planning Issues
 The main issues are:
 The principle of development
 Affordable housing
 Design and construction
 Landscape effects
 Landscaping and habitat creation
 Highway safety
 Footpaths and cycleways
 Flood risk
9. Analysis
Principle of Development
- 9.1 The site benefits from an extant outline planning consent for residential development under reference 2016/17312 granted by this Planning Committee.
- 9.2 The site is also an allocated site for housing in the adopted Local Plan. By reason of the extant planning permission and the site being accepted and forwarded as an allocated site for housing in

the Local Plan, the principle of housing development on the site is accepted notwithstanding there are other considerations to take into account.

Affordable Housing

- 9.3 A Viability Appraisal was submitted with the application suggesting provision of affordable housing and off-site contributions made the site unviable.
- 9.4 The Council sought advice from the District Valuer concluding that the affordable housing provision and off-site contributions were reasonable and the development was viable with the inclusion of these. The decision of the District Valuer has been accepted by the Developer.
- 9.5 The developer has accepted the requirement for 13 affordable housing on the site and in consultation with the CDC Strategic Housing has allocated 11 of the housing units for affordable housing. There was also requirement for two one-bedroom units, and to achieve this whilst maintaining the overall design of the scheme, plot 23 was changed from a single 2 bedroom property to form two 1 bedroom apartments, having the similar appearance of other properties on the site.
- 9.6 The affordable housing is predominantly towards the eastern end of the site, which on its face may suggest it is going against the 'pepperpot' approach in the siting of affordable housing. However, pepperpotting is generally pursued where there is a significant difference in the appearance of affordable housing and open market housing. Overall it should be noted that there is little or no discernible difference in the appearance of the affordable housing units and the open market housing and therefore a greater grouping of affordable units in this case can be justified without any harm to general appearance of the residential development or the operational management of the affordable units by a registered social landlord.

Design and Construction

- 9.7 The site as a whole is generally a long narrow plot of land giving little opportunity other than for the proposed housing to follow the grain of the land. The housing would be constructed of buff coloured Forticrete Anstone stonework with Marley Eternit dark grey roofing tiles. The doors would be of composite materials and windows would be dark grey uPVC.
- 9.8 The layout of the development follows the grain of the land on what is a thin linear site.
- 9.9 The application scheme is required by Policy ENV3 to meet Building Regulations with regards to tackling climate change. The agent has confirmed that the proposed development would meet this requirement, and a condition would be attached in the event planning permission is granted to ensure compliance with this Policy.
- 9.10 In terms of other mitigation measures, a condition would be attached in the event planning permission is granted to require details requiring the developer to provide details of all proposed energy efficiency measures/renewable technologies to be incorporated into the development.

Landscape effects

- 9.11 The application is supported by a Landscape and Visual Impact Assessment (LVIA) and the viewpoints were agreed with the Council prior to the LVIA being undertaken. It concludes that
- Design of the proposed properties should respond to the intrinsic character of and appearance of the Craven District to ensure that any landscape effects are minimised.
- Use should be made of native species wherever possible to enhance existing vegetation and creation new landscape buffers to naturally filter views of the development
- The development of the site at Clay hall would be naturally contained by the Leeds Liverpool Canal and Broughton Road and would not create any intrusion into the productive agrarian landscape. Given the current un-used appearance of the site, it is considered that a high quality development which respects the character of the landscape and strong sense of place may visually enhance the western gateway to Skipton
- 9.12 Due to the site lying in the countryside and it is appropriate to secure an appropriate design of the development which relates to its location and setting. In this particular case, through working with

the developer to secure effective design and incorporating the key landscape element which characterise the locality, it has been possible to enable the built form to be integrated with those landscape elements to break up the massing of the dwellings to ensure the development as whole assimilates into the landscape as an integrated form of development

Landscaping and Habitat Creation

- 9.13 The landscaping of the site, as part of its assimilation into the landscape, does incorporate a number of important habitats. The public open space will have a species rich hay meadow, together with other habitats such as log piles, and stone heaps to broaden the range of habitats to be created. The public open space will be subject to a management plan and can be controlled by a planning condition. The highway boundaries will include native species hedgerows, to be maintained a height of 1.8m. Bird and bat boxes are to be incorporated into the houses. The gardens will all have holes in the fences at ground level which links to the open spaces and provides a very important hedgehog highway. This is particularly supported by the Environment Agency. The swales as part of the surface water drainage provides for controlled water discharge and the damp water edges provides wetland habitats along its length.
- 9.14 This housing development is probably one of the greenest infrastructure and habitat creation friendly developments within the Council's area, which is commendable.

Conservation Area

- 9.15 The application site lies adjacent to the Leeds Liverpool Conservation Area. Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 (as amended) indicates that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.' In this case, although the site is outside the Conservation Area, regard should be paid to its setting.
- 9.16 Paragraphs 193 – 196 and 200 of the NPPF provides advice on development affecting Heritage Assets (including Conservation Areas) and where the harm is less than substantial there is a justification for the proposal outweighing the level of harm. In this particular case, the proposal for housing adjacent to the Conservation Area would result in less than substantial harm. However, the site is an allocated site for housing in the Local Plan, and there are mitigation factors in the design and landscaping to assimilate the development into its setting as well as significant habitat creation. Taking all factors into account, it is considered that the less than substantial harm to the Conservation Area is outweighed by the housing need which incorporates the many positive mitigation factors.

Highway Safety

- 9.17 The application includes the results of a speed survey carried out on 10 July 2019. This was undertaken using 2 separate survey points to the east and west of the proposed access point. Whilst speed surveys are ordinarily taken at the proposed access point to the site, in this particular case taking the speed survey points was for very sound reasoning. The proposed access point is located closed to a bend which forms a natural traffic calming feature, and taking the speed survey at this point would only measure vehicles at slow speeds as they go round the corner with the resultant outcome of having artificially short visibility splays. To the east is a straight stretch of road with visibility all the way to the By-pass flyover and the edge of the built up area. By taking the speed survey further to the east it therefore will include vehicles travelling at higher speeds prior to them slowing down to negotiate the corner.
- 9.18 To the west, vehicles will have to negotiate the skew in the road over the railway prior to the short stretch before the site's access point on the corner. Vehicles from the west will travel at slower speeds as a consequence. In any event, visibility in both directions is good.
- 9.19 The speed survey report was submitted at the time the application was submitted prior to the Highway Authority being consulted. The time span of the speed survey is limited nevertheless it does provide an indication of vehicle speeds and numbers. The Highway Authority does not object to the speed survey or its findings and does recommend conditions be imposed. In any event, visibility on the ground does significantly exceed the splay requirement from the speed survey to

the effect that even if speed survey did show a higher speed and long visibility requirement this can be accommodated.

- 9.20 Notwithstanding the limited timescale of the speed survey's duration, its results are in line with expectations, and taking account of the previous planning consents on the site, it is considered there would be no harm to Highway Safety.

Footpaths and cycleways

- 9.21 The existing pavement broadly ends at the eastern end of the site. The proposal includes for a purpose made footpath and cycleway link within the application site area to then link to the existing pavement into Skipton. Links to the Canal towpath would also be created.
- 9.22 The Highway Authority raises no objections, and it is considered that the proposed footpath and cycleway link is acceptable and can be controlled by condition to ensure it is in place for its use.

Flood risk

- 9.23 There have been changes to the scheme since submission. Part of the site at the eastern end lies in flood zone 3 with all the proposed housing now in flood zone 1. The Environment Agency raised an objection and following discussions between the developer and the Environment Agency a revision to the Flood Risk Assessment has been submitted by way of an Addendum to it. In addition, the Skipton Flood Alleviation Scheme has just been completed which has a consequential effect on the flood modelling by the Environment Agency. A combination of the Flood Risk Assessment and the completion of the Skipton Flood Alleviation Scheme resulted in the Environment Agency removing its objection and now recommends conditions to be imposed in the event planning permission is granted.
- 9.24 The Environment Agency also identifies the yellow fish symbols to be used to signify the proximity of surface water drainage to the watercourses and to avoid cross contamination with foul drainage. This proposed residential development would provide for the surface water and foul drainage to be on separate systems, with foul drainage to be pumped to the public sewer. Whilst cross contamination is unlikely due to separate systems, inclusion of such yellow fish symbols would be beneficial for the avoidance of doubt in the future.

10. Recommendation

- 10.1 New S106 Agreement Required

Conditions

Time Limit for Commencement

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

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

Approved Plans

- 2 This permission relates to the following plans:

Drawing no. L018003-103 REV C (AMENDED PLAN) HOUSE TYPE A
Drawing no. L018003-104 REV C (AMENDED PLAN) HOUSE TYPE B
Drawing no. L018003-105 REV C (AMENDED PLAN) HOUSE TYPE C
Drawing no. L018003-106 REV C (AMENDED PLAN) HOUSE TYPE D
Drawing no. L018003-100 REV C (AMENDED)) LOCATION PLAN
Drawing no. L018003-102 REV L (AMENDED) PROPOSED SITE LAYOUT PLAN
Drawing no. L018003-111 REV F (AMENDED PLAN)

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

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 and the National Planning Policy Framework.

- 3 Notwithstanding any description of materials in the application and the requirements of condition 2 [Approved Plans] of this permission, no above ground works of the dwellings hereby approved shall take place until samples or full details of all materials to be used on the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and local landscape in the interests of visual amenity in accordance with the requirements of Craven Local Plan policy ENV3 and the National Planning Policy Framework.

- 4 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, within 3 months of development first taking place details of the siting, height, design, materials and finish of all external boundary treatments to the site including the visibility splays shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and the Environment Agency. The duly approved boundary treatments shall be constructed in full accordance with the approved details before the building hereby approved is first occupied, and shall be retained as such thereafter.

Reason: In the interests of site security and to ensure a satisfactory relationship with the character of surrounding area in accordance with the requirements of Craven Local Plan Policy ENV3 and the National Planning Policy Framework.

- 5 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, within 3 months of development first taking place details of the siting, height, design, materials and finish of boundary treatments for each plot shall be submitted to and approved in writing by the Local Planning Authority. The duly approved boundary treatments shall be constructed in full accordance with the approved details before the dwelling on that plot is first occupied, and shall be retained as such thereafter.

Reason: In the interests of the security of future occupiers, to ensure adequate levels of privacy between neighbouring dwellings and to achieve an acceptable relationship with the local landscape in accordance with the requirements of Craven Local Plan Policy ENV3 and the National Planning Policy Framework.

- 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 scheme for the construction of all hard surfaced areas of the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the design, construction (including sub layers and surfacing materials) and drainage of all hard surfaced areas, and a timetable for their provision. The hard surfaced areas shall thereafter be delivered in accordance with the duly approved scheme and the timetable contained therein.

Reason: In order to ensure satisfactory treatment of hard surfaced areas and a satisfactory standard of engineering works in the interests of visual amenity in accordance with the requirements of Craven Local Plan policy ENV3 and the National Planning Policy Framework.

- 7 No development shall take place until a scheme for tree protection measures (both above and below ground) to be implemented during the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- (i) Details of a construction exclusion zone (including protective fencing of a height and design which accords with the requirements BS 5837: 2012) to be formed around the root protection areas of those trees within and/or overhanging the site to be retained.
 - (ii) Details of any excavation to take place within the root protection areas of those trees within and/or overhanging the site to be retained.
 - (iii) Details of the foundations of any building, hardstandings and/or boundary treatments to be constructed within the root protection areas of those trees within and/or overhanging the site to be retained.

The development shall thereafter be carried out in strict accordance with the protection measures contained in the duly approved scheme throughout the entirety of the construction period.

Reason: To ensure that adequate measures are put in place to protect existing trees which are to be retained as part of the development before any construction works commence in accordance with the requirements of the Craven Local Plan and the NPPF.

- 8 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works of the dwellings hereby approved shall take place until details of all windows and doors have been submitted to and approved in writing by the Local Planning Authority. Such details shall include their design, materials (including sill and lintel treatments), finishes, colour treatment, reveals and opening profile. The windows and doors shall be installed in accordance with the duly approved details before any of the dwellings hereby approved are first occupied, and shall be retained as such thereafter.

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

- 9 No above ground works shall take place until a scheme for the design, construction and drainage of the site access (shown on the approved drawing) has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall make provision for a minimum visibility splay of 2 metres x 160m (south easterly) and 2m x 70 (north westerly) at the junction of the site access with Broughton Road. The site access shall be constructed in accordance with the duly approved scheme and made available for use before any of the dwellings hereby approved are first occupied.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent order following the revocation or re-enactment thereof (with or without modification), the visibility splay shall thereafter be kept free of any obstructions (including buildings, walls, fences, hedges, trees, shrubs or any other obstruction).

Reason: To ensure a suitable and safe means of access to the site for vehicular traffic and to achieve a satisfactory standard of engineering works in accordance with the requirements of Craven Local Plan and the National Planning Policy Framework.

- 10 No development shall take place until a Habitat and Landscape Management Plan (HLMP) for all landscaped areas of the site (excluding privately owned domestic gardens) has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. The HLMP shall include details of the following:

- (i) protection measures for all retained [trees and hedgerows] during the course of construction;
- (ii) long term design objectives;

- (iii) management responsibilities;
- (iv) maintenance schedules; and
- (v) a timetable for implementation.

The HLMP shall thereafter be implemented in full accordance with the duly approved details and timetable contained therein.

Reason: In order to ensure adequate protection of existing landscape features of ecological value and to achieve appropriate landscape and biodiversity enhancements as part of the development in accordance with the requirements of Craven Local Plan policies ENV4 and ENV5 and the National Planning Policy Framework.

- 11 Details for the provision of electric charging points on the site shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the completion of the dwellings hereby approved and thereafter retained.

Reason: To improve accessibility for future residents to sustainable modes of transport in accordance with policies contained within the Craven Local Plan and national planning policy framework.

- 12 Notwithstanding any details contained within the application, a scheme for the installation of any external lighting on the building(s) and the external areas 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(s) 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 or detract from visual amenity in the surrounding area as a result of light pollution in accordance with the requirements of Craven Local Plan policy ENV10 and the National Planning Policy Framework.

- 13 Notwithstanding details approved under condition 2 of this permission, details of a scheme for the boundary treatment to the dwellings fronting Broughton Road shall be submitted to and approved in writing by the local planning authority. The scheme shall include the species; size and number of plants comprising the hedge and any hedgerow trees, their height to relative to the hedge to be retained together with any hard fence. The approved scheme shall be implemented prior to the completion of dwellings and thereafter retained.

Reason: For the avoidance of doubt and ensure appropriate boundary treatment to the prominent boundary on Broughton Road in accordance with policies contained in the Craven Local Plan and the national planning policy framework.

- 14 Prior to any above ground work hereby approved an Energy Statement applicable to dwellinghouse shall have been submitted to and approved in writing by the planning authority. The Energy Statement shall include the following items:

- a) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development.

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

Reason: To ensure this development complies with the on-site carbon reductions required in Policy ENV3 of the Craven Local Plan and the National Planning Policy Framework

Before the Development is Occupied

- 15 Notwithstanding details approved under conditions 2, details of the scheme for the link footpath to the existing footpath on Broughton Road including a timetable for its implementation shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with those details and thereafter retained.

Reason: For the avoidance of doubt and to ensure the footpath link is constructed to appropriate standards

- 16 No above ground works to the dwellings approved shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- (i) separate systems for the disposal of foul and surface water;
- (ii) a detailed drainage strategy to demonstrate that the post-development surface water discharge rate to any soakaway, watercourse or sewer does not exceed the pre-development (greenfield) rate. The drainage strategy shall include details of the peak surface water runoff rate from the development for the 1 in 1 year rainfall event and the 1 in 100 year (+30% climate change allowance) rainfall event, and shall demonstrate that the peak post-development runoff rate does not exceed the peak pre-development greenfield runoff rate for the same event;
- (iii) details of any necessary flow attenuation measures, including the use of SUDS where appropriate;
- (iv) details of the measures taken to prevent flooding and pollution of any receiving groundwater and/or surface waters (including watercourses) and any off-site works required to ensure adequate discharge of surface water without causing flooding or pollution (including refurbishment of existing culverts and headwalls or removal of unused culverts where applicable);
- (v) flood water exceedance routes, both on and off site;
- (vi) means of access for maintenance and easements (where applicable);
- (vii) a timetable for implementation, including any phasing of works.

The duly approved scheme shall be implemented before any of the dwellings hereby approved are first occupied, or within any other timescale first agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Craven Local Plan and the National Planning Policy Framework.

- 17 The dwellings hereby approved shall not be occupied until a scheme of details for the provision of access/egress points for hedgehogs (a hedgehog highway) to all internal plot boundaries and external boundaries where appropriate shall be submitted to and approved in writing by the local planning authority in consultation with the Environment Agency. The approved details shall be implemented prior to the occupation of those plots and thereafter retained.

Reason: To improve biodiversity and habitat in accordance with policies ENV3, ENV4 and ENV6 of the Craven Local Plan and the National Planning Policy Framework.

- 18 No later than 6 weeks from the commencement of the development, details of the bat and bird boxes including type, number and location to be incorporated into the scheme shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the completion of the relevant dwelling and others to be implemented prior to the completion of the development. The implemented scheme in its entirety shall thereafter be retained.

Reason; To improve the biodiversity and habitat creation of the site in accordance with the Craven Local Plan policies ENV3, ENV4 and ENV5 and the national planning policy framework.

- 19 The development shall be carried out in accordance with the following submitted documents:
- o Flood Risk Assessment by JNP Group, referenced H76802 R001 and dated February 2019 as amended by Flood Risk Assessment (FRA) Addendum, by JNP Group, referenced H76802-JNP-92-XX-RP-C 1004 P01, dated 12 March 2021.
 - o Drawing L018003-102 Revision L

Reason: To minimise Flood Risk in accordance with Policy ENV3 and ENV6 of the Craven Local Plan and the NPPF

- 20 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works or the depositing of material on the site, until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:
- a. Detailed engineering drawings to a scale of not less than 1:250 and based upon an accurate survey showing:
 - o the proposed highway layout including the highway boundary
 - o dimensions of any carriageway, cycleway, footway, and verges
 - o visibility splays
 - o the proposed buildings and site layout, including levels
 - o accesses and driveways
 - o drainage and sewerage system
 - o lining and signing
 - o traffic calming measures
 - o all types of surfacing (including tactiles), kerbing and edging.
 - b. Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:
 - o the existing ground level
 - o the proposed road channel and centre line levels
 - o full details of surface water drainage proposals.
 - c. Full highway construction details including:
 - o typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths
 - o when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
 - o kerb and edging construction details
 - o typical drainage construction details.
 - d. Details of the method and means of surface water disposal.
 - e. Details of all proposed street lighting.
 - f. Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.
 - g. Full working drawings for any structures which affect or form part of the highway network.

h. A programme for completing the works. The development shall only be carried out in full compliance with the approved drawings and details unless agreed otherwise in writing by the Local Planning Authority with the Local Planning Authority in consultation with the Highway Authority.

Reason: To secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users in accordance with Policy ENV3 of the Craven Local Plan and the NPPF.

- 21 No dwelling to which this planning permission relates shall be occupied until the carriageway and any footway/footpath from which it gains access is constructed to basecourse macadam level and/or block paved and kerbed and connected to the existing highway network with street lighting installed and in operation.

The completion of all road works, including any phasing, shall be in accordance with a programme submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority before the first dwelling is occupied.

REASON: To ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents in accordance with Policy ENV3 of the Craven Local Plan and the NPPF.

- 22 There shall be no access or egress between the highway and the application site by any vehicles other than via the existing access with the public highway at A6069 Broughton Road Skipton. The access shall be maintained in a safe manner which shall include the repair of any damage to the existing adopted highway occurring during construction.

Reason: In the interests of vehicle and pedestrian safety and to accord with Policy ENV3 of the Craven Local Plan and the NPPF

- 23 There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.

Reason: In the interests of highway safety to accord with Policy ENV3 of the Craven Local Plan and the NPPF.

- 24 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
- (i) The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
 - (ii) (c) The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
 - (iii) Any gates or barriers shall be erected a minimum distance of 4.5 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
 - (iv) That part of the access(es) extending 4.5 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.
 - (v) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority, and maintained thereafter to prevent such discharges.

(vi) The final surfacing of any private access within 4.5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

(vii) Provision of tactile paving in accordance with the current Government guidance. All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety in accordance with Policy ENV3 of the Craven Local Plan and the NPPF.

- 25 There shall be no movement by construction or other vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until that part of the access(es) extending 20 metres into the site from the carriageway of the existing highway has been made up and surfaced in accordance with the approved details and/or Standard Detail number A2 and the published Specification of the Highway Authority. All works shall accord with the approved details unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority. Any damage during use of the access until the completion of all the permanent works shall be repaired immediately.

Reason: To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and to accord with Policy ENV3 of the Craven Local Plan and the NPPF.

- 26 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 160 metres south easterly and 70 metres north westerly measured along both channel lines of the major road A6069 Broughton Road Skipton from a point measured 2 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In the interests of highway safety in accordance with Policy ENV3 of the Craven Local Plan and the NPPF.

- 27 There shall be no access or egress by any vehicles between the highway or proposed highway (estate road) and the proposed vehicular access (except for the purposes of constructing the initial site access) until visibility splays providing clear visibility of 2 metres x 2 metres measured down each side of the access and the back edge of the footway of the major road have been provided. The eye height shall be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In the interests of road safety to provide drivers of vehicles using the access and other users of the public highway with adequate inter-visibility commensurate with the traffic flows and road conditions.

- 28 No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition number 2:

a. have been constructed in accordance with the submitted drawing (References L018003-111 Rev F and L018003-102 Rec L

Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times

Reason: To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development

- 29 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the express consent in writing from the Local Planning Authority.
- Reason: To ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity the development.
- 30 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.
- Reason: To ensure that no mud and/or other debris is deposited onto the carriageway in the interests of Highway Safety.
- 31 Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:
- a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
 - b. on-site materials storage area capable of accommodating all materials required for the operation of the site.
 - c. The approved areas shall be kept available for their intended use at all times that construction works are in operation.
- Reason: In the interests of Highway Safety.
- 32 No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase:
- a. the parking of vehicles of site operatives and visitors
 - b. loading and unloading of plant and materials
 - c. storage of plant and materials used in constructing the development
 - d. erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate
 - e. wheel washing facilities
 - f. measures to control the emission of dust and dirt during construction
 - g. a scheme for recycling/disposing of waste resulting H construction of the access road or building(s)
 - h. HGV routing to avoid the Skipton town centre
- Reason: To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

Ongoing Conditions

33 No earthworks or construction of the dwellings shall take place until details of foundations and earthworks are submitted to and approved in writing by the local planning authority. Such details shall include cross sections relative to the canal and information about risks of potential water seepage from the canal and any proposed mitigation works together with a timetable of those mitigation measures. The foundation and earthworks shall be carried out in accordance with the approved details.

Reason: In order to prevent land instability on the site and protect the structural integrity of the Leeds - Liverpool Canal in accordance with the Craven Local Plan and 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. We request that surface water drains from each house are marked in-line with the yellow fish scheme to make it clear to householders that certain drains will lead to surface waters (or possibly the canal in this instance). This will help reduce the likelihood of "cross connections" where foul sewage is accidentally connected into the surface water system.
<https://catchmentbasedapproach.org/learn/engaging-with-communities-yellow-fish/>

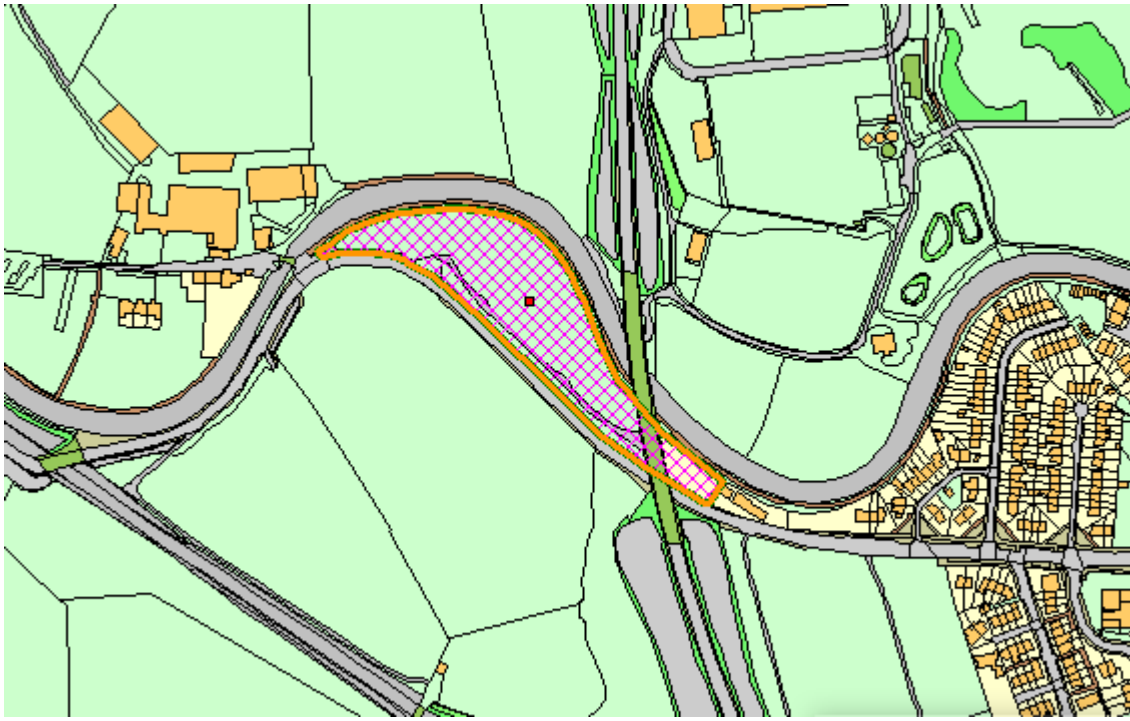
3. Hours of Construction

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

4. Broadband Connectivity

The applicant is advised to undertake early engagement with telecommunication providers to ensure the development benefits from the highest quality broadband connectivity available. Lead times for the provision of broadband services can be in excess of 9 months prior to occupation of the first dwelling.

The District Council has produced a document, "Broadband Connectivity for New Developments in Craven - A Briefing Note for Developers" which provides a general introduction to broadband connectivity in the District. The briefing note is available by emailing edu@cravencd.gov.uk or can be downloaded from the District Council website.



Application Number: 2019/20076/FUL

Proposal: Erection of 42 no. dwellings with associated landscaping and Public Open Space (revised number of dwellings).

Site Address: Land To North West Of Clay Hall Broughton Road Skipton
BD23 3AA

On behalf of: Mandale Homes North Yorkshire

REPORT TO PLANNING COMMITTEE ON 17th May 2021

Application Number: 2020/22027/REM

Proposal: 20 Dwellings (Reserved Matters - Appearance and Landscaping) (Outline 2016/17327 as varied by 2019/21188)

Site Address: Land At Ling Haw Hill / Brow Top Cononley Road Glusburn

On behalf of: Mr and Mrs B H Green

Date Registered: 15th September 2020

Expiry Date: 10th November 2020

EOT Date, if applicable:

Case Officer: Mr David Coates

SUMMARY

The application is subject of a Non-determination Appeal, and this report sets out what the Council's decision would have been if determined by the Council.

1. Site Description

1.1 The site lies to the north west of Cross Hills and fronts onto Cononley Road. To the south are existing houses, and to the west there are large detached properties in substantial grounds. The site is bounded by stone walls.

1.2 Of particular note is the site's elevated location on the edge of the Aire Valley from which there are extensive views to the north, east and south east, with the site being equally visually prominent from beyond the site's boundaries due to its prominent and elevated location. The site can be clearly viewed from a wide range of public viewpoints along extensive parts of the entire Aire Valley. To the north are two footpaths which are at a lower level, but close to the site. The Cononley Road from which the site would gain access, steeply descends to the north west immediately beyond the boundary of the application.

The land to the north is identified as Green Wedge in the Development Plan

2. Proposal

2.1 The description of the application as submitted read:

Reserved Matters Application for the details of the appearance of the buildings and the landscaping for the construction of 20 houses (Pursuant to outline planning permission 32/2016/17327 [granted on appeal APP/C2708/W/17/3178551 on 21st December 2017] as varied by planning permission 2019/21188/VAR granted 11th June 2020.

2.2 The description was changed with agreement of the Applicant on 5 October 2020 to read:

20 Dwellings (Reserved Matters - Appearance and Landscaping) (Outline 2016/17327 as varied by 2019/21188

- 2.3 The proposal seeks determination of reserved matters relating to appearance and landscaping for a residential development of 20 dwellings. They would consist of a range of 2 storey and 3 storey dwellings. The materials would be coursed buff stone under a grey slate roof, with white uPVC windows, and black composite front doors and white uPVC rear doors.
3. Planning History
- 3.1 5/32/217/A & 300 – Proposals for residential development, refused between 1979 and 1981.
- 32/2006/6429 - Retention of double stable unit with fenced hardstanding area to the front and associated development including rain water butt, lean-to shelter to rear of stables for storage of straw, and fenced 'pen' area at entrance to field. Approved 11/10/2006.
- 32/2008/9127 – Retention of a two block stable. Approved 08/12/2008.
- 32/2016/17153 - Outline application with some matters reserved for construction of four detached houses with access, layout and scale for consideration. Withdrawn 02/09/2016.
- 2016/17327 - Outline application with all matters reserved for the construction of twenty houses with the exception of access, layout & scale (amended plans - layout). Refused 21 Dec 2016. Appeal Allowed 21 Dec 2017
- 2019/21188 Section 73 Application to vary conditions – Approved 11 June 2020. Subject of Appeal relating to conditions imposed (Appeal decision awaited)
- 2020/22027 – 20 Dwellings (Reserved Matters - Appearance and Landscaping) (Outline 2016/17327 as varied by 2019/21188) [This application]
- 2020/22357 - Approval of: appearance; and landscaping, of outline planning permission 32/2016/17327 (Granted on appeal APP/C2708/W/17/3178551) as varied by 2019/2188/VAR
4. Planning Policy Background
- 4.1 The Development Plan includes the Craven Local Plan adopted on 12 November 2019.
- 4.2 Policy SD1 seeks to secure sustainable development
- 4.3 Policy ENV1 seeks to protect and where possible improve the countryside
- 4.4 Policy ENV2 seeks to protect and where possible improve the built up areas.
- Policy ENV3 seeks to secure good design
5. Parish/Town Council Comments
- 5.1 The Parish Council responded on 16 November 2020 citing the following:
- This was what was passed at appeal. this should not be changed. To confirm / revert back to decision from the appeal*
6. Consultations
- 6.1 None relevant.
7. Representations
- 7.1 A site notice dated 6 November 2020 was erected on site and 12 neighbouring properties were notified. Four letters of representation were received, including one from the Ramblers Yorkshire expressing their concerns about public rights of way 5/22/10 and 5/22/11. In particular, route 5/22/10 would be destroyed with no available room to divert it to in the event a future diversion application was made, which can only end in extinguishment. They express concern over the lack of information regarding maintenance of the public rights of way.
- 7.2 Other points raised by neighbours include:
- 7.3 Plots 19 – 20 overlook existing properties which is NOT ACCEPTABLE
- 7.4 Proposed stone will not in keeping with surrounding houses

- 7.5 Major road safety issue due to volume of traffic and speed
- 7.6 Propose plots 19 and 20 are removed and safer entry is designed
- 7.7 Is a roundabout proposed at the entrance?
- 7.8 Loss of light to existing dwellings due to proximity to the boundary wall
- 7.9 Loss of privacy

8. Summary of Principal Planning Issues

8.1 The main issues are:

- The effect on the appearance of locality with particular reference to the relationship with the existing built form of the settlement and its visual prominence on the elevated position on the edge of the Aire Valley; and
- Whether the proposed landscaping is appropriate for the setting of the proposed development.

9. Analysis

- 9.1 The application site was originally granted planning permission allowed on Appeal for the siting of 20 dwellings. A section 73 Application submitted in 2019 sought to vary condition 2 (Approved plans) of the outline planning permission and to increase the size of the footprint of the proposed dwellings (excluding affordable housing units). That application also sought to delete other conditions which the Council resisted. The s73 Application was subsequently approved with a number of varied the conditions, as well as additional conditions being imposed to reflect the adopted Craven Local Plan (2012 – 2032). This is because decisions should be taken in accordance with Development Plan in force at the time of decision as set out under section 38(6) of the Planning and Compulsory Purchase Act 2004
- 9.2 Following the submission of this reserved matters application the Council expressly set out the principal main issue of visual effects due to the site being very prominent on its elevated location, and the cumulative appearance of the 2 and 3 storey large dwellings on their setting, and relationship to the adjoining existing housing. A meeting was held with the Applicant's agents on 17 December 2020. Against the background of the Council's concerns over visual effects, the Appellant's agents indicated they would review the scheme and in particular plots 4, 5, 6, notwithstanding their lack of understanding of visual effects. The Council agreed to await receipt of amended plans and on their receipt contact the Appellant's agent for agreement of Extension of Time to allow for consideration of those amended plans.
- 9.3 Despite the Appellant's agents indicating amended plans would be forwarded to the Council for consideration as a consequence of that 17 December 2020 meeting, the Applicant alternatively lodged an Appeal for non-determination the following day on 18 December 2020 without prior notice.
- 9.4 In addition to this non-determination Appeal, the Applicant submitted a separate additional reserved matters application dated 18 December 2020 under reference 2020/22357. That application as received as received by the Council was invalid and only became a valid application on 12 February 2021. The now valid 2020/22357 application was identical to the non-determination Appeal, and was therefore in effect a twin-track application. On 19 February 2021, the Applicant submitted revised plans to the Council for plots 4, 5, 6. It was only on receipt of these revised plans that the 2020/22357 application became different to this 2020/22027 application. The 2020/22357 application is subject of a separate report before this Committee.

Visual Effects.

- 9.5 The Appeal Decision of the Outline Application 2016/17327 dated 21 December 2017 granted outline planning permission with all matters reserved by virtue of the Inspector expressly setting out that the accompanying plans were indicative and the Appeal was determined on that basis.
- 9.6 The site is identified as a housing allocation in the Local Plan as a consequence of that Appeal decision therefore the principle of housing on the site is established. The principle of development

is not a matter for consideration in this reserved matters application. However, at the time the 2019 Appeal was granted, the indicative plans suggested modest/average dwellings with commensurate footprints. The subsequent s73 application to vary the scheme did increase the footprint of the dwellings, but because the elevations, floor levels and height of dwellings were a matter for future approval as set out under condition 3 of the Appeal decision, the Council could not comment or consider the heights of dwellings as part of that s73 application. It was only on receipt of the reserved matters relating to appearance that the Council could consider what the visual effects would be of the proposed size and massing of the dwellings as a collective form of development in respect of the site's location, association, and context with the remainder of the settlement.

- 9.7 The site is extremely prominent and can be viewed from a wide area both from close distance as well as from further away across the broad Aire Valley. Whilst there is the back drop of substantial houses in large grounds and the rising ground the site is visually more associated with the existing settlement which broadly follows the edge of the valley side, with rooflines of dwellings together with their associated space leads to the housing to the south of the site to be generally seen with only the upper parts of dwellings visible but the built form of the settlement together with its spaces surrounding buildings provides a balanced aspect overall. This is particularly the case when viewed from the opposite side of the Aire Valley, with many public viewpoints offering clear uninterrupted views of the site.
- 9.8 From these viewpoints, the land to the north is countryside, nevertheless the composite views of that area of the settlement do indicate an end point of development to include the application site particularly where development follows a similar form and pattern.
- 9.9 During discussions with the Appellant's agent, the Council's concerns about the size and massing of the collective built form of the proposed housing by reason of their size, height that when viewed from public viewpoints would result in a large expanse of house walls, which is exacerbated by the lack of relief from the space between buildings was put to the applicant. The collective built form could only be considered during the assessment of 'appearance' because finished floor levels and heights of buildings was reserved for future approval under 'appearance'.
- 9.10 During the 2019 Appeal relating to the outline planning permission, the only consideration of visual effects which could be taken was that of housing in general terms. No heights of dwellings were provided and the size and specifically heights of buildings were reserved for future approval. Therefore it was only when the size and heights of dwellings were provided as part of 'appearance' in this reserved matters application, that consideration of the cumulative effect of the appearance of the proposed dwellings could be taken. The Council suggested that an assessment of Visual Effects should be provided in order that due consideration could be given to this issue due to the sensitivity of the site. The Applicant declined to submit an assessment of Visual Effects, and therefore the Council is left to determine the application based on the submitted information.
- 9.11 With regard to closer views, the existing footpaths at a lower level, would result in the large housing units looming over users of the footpath. Nevertheless, the broadness of each housing unit would, from views from the north, also result in a cohesive band of elevations, with surrounding space being minimised to such an extent the block of walls gives the appearance of a continuous block of the built form without the adequate separation of dwellings by its surrounding associated space. As a consequence, the appearance of a single mass of buildings particularly given their considerable height, does not reflect the context of the site in which is located. Neither has the appearance of the dwellings, and in particular their height and bulk, been informed by the levels of the site, nor informed by its surroundings.
- 9.12 The existing housing adjacent to the site, has a defined sense of place and space. Whilst it is accepted that current housing is constructed at a greater density than was the case for the existing housing, nevertheless, any development proposal is not limited to its application boundary, but should take account of the surrounding built form to provide context. In this particular case, the absence of that sense of place and space coupled with the sheer size and heights, and pattern of development of the proposed dwellings, it would result in the appearance of the development being incongruous and wholly out of scale to the adjacent existing housing. The absence of any consideration of the proposed dwellings' size and height in the context of adjacent housing is very

evident and this adds to the identified harm to visual effects which the proposal would create if these reserved matters were allowed as submitted

- 9.13 A landscaping plan has been submitted with the application, which only goes as far as providing details for the internal landscaping of individual gardens, but it does not in any way to enable the housing development as a whole to be assimilated into its locality. This further indicates that the reserved matters are limited to the proposal within the application boundary in isolation with the evidential absence of the context of the locality.
- 9.14 It is clear and beyond doubt, that an assessment of visual effects taking account of the agreed viewpoints by the Council, would have helped inform the landscape design of the housing development as a whole, rather than simply concentrating on the internal garden areas. As a consequence, the landscaping plans as submitted do not suggest context or provide any mitigation against the harmful visual effects caused by the development's appearance.
- 9.15 The limited amount of information provided in the application and the Applicant's decision not to provide any kind of assessment of visual effects, does not provide any evidence or demonstrate the case that the appearance and limited landscaping would not result in demonstrable harmful visual effects. Due to the site's explicit prominence and elevated siting, it is entirely appropriate that the Council should take a precautionary approach, particularly when the necessary requested information was not provided. The Appellant has not made any attempt to overcome the justified concerns of the Council. Therefore, in the absence of evidence to the contrary, it has not been demonstrated that the appearance and landscaping details as submitted for these reserved matters would not result demonstrable harmful visual effects to the locality.

Other matters

- 9.16 Representations have been received relating to access and number of dwellings. These were approved as part of the outline planning permission granted on appeal, and in any event do not form part of the reserved matters of appearance and landscaping which are the only two matters which can be considered under this application.

10. Recommendation

- 10.1 Refuse

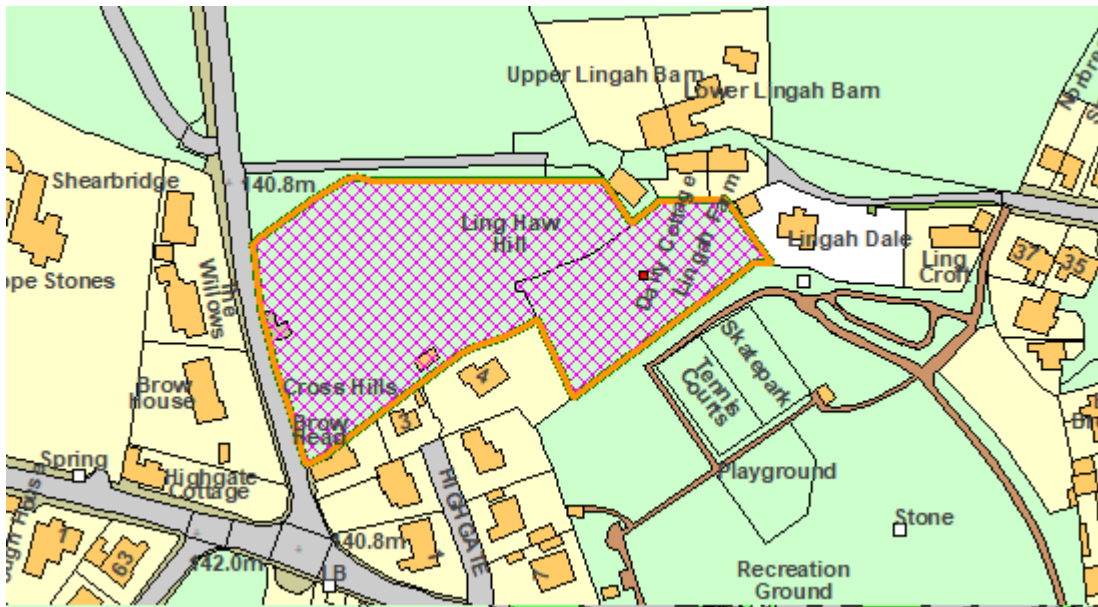
Reasons for Refusal

1. In the absence of evidence to the contrary it has not been demonstrated that the proposed appearance of the development and landscaping as submitted as reserved matters would not result in demonstrable harm in terms of adverse visual effects to the locality due to the site's extremely prominent and highly visual location on the edge of the Aire Valley as well as harm to the existing settlement as the context to which the application site relates.

Informatives

1. Statement of Positive Engagement:

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



Application Number: 2020/22027/REM

Proposal: 20 Dwellings (Reserved Matters - Appearance and Landscaping) (Outline 2016/17327 as varied by 2019/21188)

Site Address: Land At Ling Haw Hill / Brow Top Cononley Road Glusburn

On behalf of: Mr and Mrs B H Green

REPORT TO PLANNING COMMITTEE ON 17th May 2021

Application Number: 2020/22357/REM

Proposal: Approval of: appearance; and landscaping, of outline planning permission 32/2016/17327 (Granted on appeal APP/C2708/W/17/3178551) as varied by 2019/2188/VAR

Site Address: Land At Ling Haw Hill/Brow Top Cononley Road Glusburn

On behalf of: Mr and Mrs B H Green

Date Registered: 15th January 2021

Expiry Date: 16th April 2021

EOT Date, if applicable:

Case Officer: Mr Neville Watson

SUMMARY

The site was granted planning permission on appeal in 2017 and is identified in the Craven Local Plan as a housing commitment. There is a Section 106 agreement to deliver eight affordable dwellings and a contribution to public open space. There will be a need for a Deed of Variation of the Agreement to secure the provision of 30% affordable housing (6 dwellings). The scheme accords with the development plan and the NPPF.

1. Site Description

1.1 The site lies to the north west of Cross Hills and fronts onto Cononley Road. To the south are existing houses, and to the west there are large detached properties in substantial grounds. The site is bounded by stone walls.

1.2 Of particular note is the site's elevated location on the edge of the Aire Valley from which there are extensive views to the north, east and south east, with the site being visually prominent from beyond the site's boundaries due to its prominent and elevated location. To the north are two footpaths at a lower level, and the Cononley Road steeply descends to the north.

1.3 The land to the north is identified as Green Wedge in the Development Plan.

2. Proposal

2.1 The proposal seeks determination of reserved matters relating to appearance and landscaping for a residential development of 20 dwellings (2no. 1 bed, 2no. 2 bed, 6no. 3 bed, 9no. 4 bed and 1no. 5 bed). They would be a range of 1^{1/2} storey, 2 storey and 3 storey dwellings. The materials would be coursed buff stone under a grey slate roof, with white uPVC windows, and black composite front doors and white uPVC rear doors.

3. Planning History

3.1 5/32/217/A & 300 – Proposals for residential development, refused between 1979 and 1981.

32/2006/6429 - Retention of double stable unit with fenced hardstanding area to the front and associated development including rain water butt, lean-to shelter to rear of stables for storage of straw, and fenced 'pen' area at entrance to field. Approved 11/10/2006.

32/2008/9127 – Retention of a two block stable. Approved 08/12/2008.

32/2016/17153 - Outline application with some matters reserved for construction of four detached houses with access, layout and scale for consideration. Withdrawn 02/09/2016.

2016/17327 - Outline application with all matters reserved for the construction of twenty houses with the exception of access, layout & scale (amended plans - layout). Refused 21 Dec 2016.
Appeal Allowed 21 Dec 2017

2019/21188 Section 73 Application to vary conditions – Approved 11 June 2020. Subject of Appeal relating to conditions imposed (decision awaited)

3.1 2020/22027 – Res Matters for Appearance and Landscaping – non-determination Appeal (decision awaited)

4. Planning Policy Background

4.1 The Development Plan includes the Craven Local Plan adopted on 12 November 2019.

4.2 Policy SD1 seeks to secure sustainable development

4.3 Policy SP1 seeks to deliver housing need

4.4 Policy ENV1 seeks to protect and where possible improve the countryside

4.5 Policy ENV2 seeks to protect and where possible improve the built up areas.

4.6 Policy ENV3 seeks to secure good design

5. Parish/Town Council Comments

5.1 The Parish Council responded on 15 March 2021 citing the following:

The Parish Council strongly objects to this application and request that it be refused. This application was granted via appeal and should remain as it was passed at the appeal.

6. Consultations

6.1 The NYCC Highway Authority responded on 16 March 2021 objecting to the proposal. On the receipt of further information, it further responded on 26 March 2021 raising no objections.

7. Representations

7.1 A site notice dated 19 February 2021 was erected on site, and 12 properties were notified by letter. 2 letters of representation have been received raising the following issues:

7.2 Impact on neighbouring properties and in particular Brow Head

7.3 There is no difference between this and previous scheme

7.4 **Officer Note:** Following advertising of the application, the applicants submitted revised plans.

8. Summary of Principal Planning Issues

8.1 The main issues are:

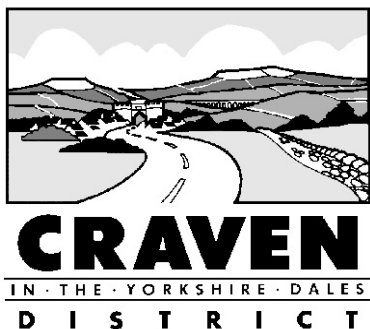
- Effect on the appearance of locality with particular reference to relationship with existing built form of the settlement and its visual prominence on the elevated position on the edge of the Aire Valley;
- Landscaping

9. Analysis

9.1 The application site was originally allowed on Appeal for the siting of 20 dwellings. A section 73 Application sought to vary condition 2 (Approved plans) which increased the footprint of the proposed dwellings, as well as to delete other conditions which the Council resisted and varied the

conditions instead. A reserved matters application was submitted and despite the Council setting out the principal main issue of visual effects due to its highly prominent and elevated location, and a meeting held to further explain this, the Applicant chose not to provide further information or amend the scheme, but to lodge an appeal for non-determination.

- 9.2 This current reserved matters application was originally submitted to be identical to the one subject of the non-determination appeal. However, amended plans have now been submitted to change plots 4,5, and 6 to 1 ½ storey dwellings in accordance with the discussions the took place last December.
- Visual effects
- 9.3 The site is identified as a housing allocation in the Local Plan, and together with the Outline planning permission, the principle of housing on the site is established. However, at the time the Appeal was granted, the indicative plans showed modest/average dwellings with commensurate footprints. The subsequent S.73 application to vary the scheme did increase the footprint of the dwellings, but because the elevations were a matter for future approval, the Council could not comment or consider the heights of dwellings. It was only on receipt of the reserved matters relating to appearance that the Council could consider what the visual effects would be of the size and massing of the dwellings as a collective form of development in respect of the site's location and association with the remainder of the settlement.
- 9.4 The site is extremely prominent and can be viewed from a wide area both from close distance as well as from across the broad Aire Valley. Whilst there is the back drop of substantial houses in large grounds and the rising ground the site is visually more associated with the existing settlement which broadly follows the edge of the valley side, with rooflines of dwellings together with their associated space leads to the housing to the south of the site to be generally seen with only the upper parts of dwellings visible but the built form of the settlement together with its spaces surrounding buildings provides a balanced aspect overall. This is particularly the case when viewed from the opposite side of the Aire Valley, with many public viewpoints of the site.
- 9.5 From these viewpoints, the land to the north is countryside, nevertheless the composite views of that area of the settlement do indicate an end point of development to include the application site particularly where development follows a similar form and pattern.
- 9.6 During discussions with the previous Reserved matters application which is now subject of a non-determination appeal, the Council's concerns about the size and massing of the collective build form of the proposed housing by reason of their size, height that when viewed from public viewpoints. This has now been addressed by the amended plans for plots 4, 5 and 6.
- 9.7 With regard to closer views, the existing footpaths at a lower level, would result in the large housing units looming over users of the footpath, although to a lesser degree from plots 4,5,6 with their reduced height.
- 9.8 A landscaping plan has been submitted, which only goes as far as providing details for the landscaping of individual gardens. However, there is little scope for wider landscaping on a residential cul-de-sac.
- 9.9 The site has the benefit of planning permission and is a housing commitment in the Local Plan. The scheme in its revised form is acceptable and is recommended for approval.
10. Recommendation
- Consideration be deferred and the Planning Manager be authorised to approve the application conditionally subject to a Deed of Variation to the Section 106 Agreement to secure the provision of 6 affordable dwellings. Conditions to be drafted by the Planning Manager taking into account the Inspectors decision and the Section 73 permission.



Development Management

Craven District Council

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SKIPTON

North Yorkshire

BD23 1FJ

(Main Switchboard) Telephone: 01756 700600

Craven District Council - List of Planning Decisions between 01 April & 06 May 2021

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

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
08/2017/17887	Carr & Stocks Development Ltd	Felstead Low Bentham Road High Bentham Lancaster LA2 7BP	Demolition of existing dwelling and industrial unit and erection of a residential development of 16 dwellings comprising of detached, semi detached and terraced houses, including 6 affordable homes	Approve with Conditions	29.04.2021
2019/20782/VAR	Bridge Leisure Limited	Bowland Fell Park Crow Trees Tosside Skipton BD23 4SD	Application to vary Condition 2 of planning permission referenced 72/2009/10186.	Approve with Conditions	04.05.2021
2019/21264/FUL	Mr & Mrs Padley	Moss Side Farm Wigglesworth Skipton BD23 4SP	Construction of new 5 bedroom holiday cottage with associated parking areas. Revised and relocated submission.	Approve with Conditions	23.04.2021
2020/21383/FUL	Mr Trevor Jackson	Pennine Haulage Brow Garage Rook Street Lothersdale Keighley BD20 8EH	Construction of detached house.	Refuse	16.04.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21590/CND	London Property Investments Ltd	19 - 25 Main Street Cross Hills Keighley	Application to discharge conditions no. 3, 4, 5 & 6 from application reference number 32/2016/17650 granted 29 September 2017	DOC satisfactory	21.04.2021
2020/21775/FUL	Mr Simon Coultherd	Fountain House Farm Buildings The Green Clapham Lancaster	Conversion of 2 barns into 3 dwellings, conversion and extension of existing stone outbuilding to form one new dwelling.	Approve with Conditions	29.04.2021
2020/21770/FUL	Mr Morgan Braidley	Land West Of Navigation House Back Bridge Street Skipton	Demolish existing garage and replace with three storey building containing two flats and parking	Application Withdrawn	12.04.2021
2020/21885/MMA	Mr R N And Mrs MA Wooler	Land Off Hellifield Road Gargrave Skipton North Yorkshire BD23 3NA	Application for variation of condition no. 1 (Approved Plans) on application reference number 30/2015/15663 granted 07 July 2015	Approve with Conditions	28.04.2021
2020/22001/HH	Mr J Harrison	80 Colne Road Glusburn Keighley BD20 8PJ	Demolition of existing single-storey side extension and enclosed porch and construction of two-storey side extension	Approve with Conditions	27.04.2021
2020/22012/FUL	Yorkshire Dales Railway (Museum) Trust	Land East Off Low Lane Low Lane Draughton Skipton	Change of use of land for the storage of building materials and siting of containers	Refuse	01.04.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22247/FUL	Pinnacle Homes Ltd	Land Off Meadow Lane Cononley Keighley	Revised description: Construction of 7 no. houses, garages and access road.	Refuse	09.04.2021
2020/22222/HH	Miss Anne Whiticker	42 Aire View Crosshills Road Cononley Keighley BD20 8JY	Construction of single storey rear extension and alterations to front store	Approve with Conditions	20.04.2021
2020/22242/LBC	Mr & Mrs A Gregory	Bleaberry House Duke Street Burton In Lonsdale Carnforth LA6 3LG	Replace 1 no rear window	Approve with Conditions	26.04.2021
2020/22318/FUL	Mrs C Boothman	Land Located South Of 10A Park Wood Close Skipton BD23 1QW	Construction of one dwelling with associated landscaping and parking	Approve with Conditions	16.04.2021
2021/22262/VAR	Mr Peter Ward	Coldwell House Skipton Road Gargrave Skipton BD23 3SA	Variation of condition no. 2 (approved plans) of planning application referenced 2020/21601/HH granted 16th July 2020	Approve with Conditions	29.04.2021
2020/22345/HH	Mr Philip Eddleston	The Estate Barn Moorber Lane Coniston Cold Skipton BD23 4ED	Full planning permission for the increase in height of existing roof to utilise loft space as living space.	Approve with Conditions	06.04.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22317/FUL	Mrs C Boothman	Cobwebs Cottage Broughton Road Skipton BD23 3AA	Conversion of single dwelling into 2 no dwellings, including 2 storey side extension and single storey front extension.	Approve with Conditions	21.04.2021
2020/22321/HH	Mr & Mrs McCormick	10 Airedale Ings Cononley Keighley BD20 8LF	Proposed balcony, decking and new windows	Approve with Conditions	16.04.2021
2020/22337/HH	Ms Helen Broughton	Gruntland Hall Sandyforth Lane Cowling Keighley BD22 0NB	Construction of two storey side extension, single storey side extension and front canopy	Approve with Conditions	16.04.2021
2020/22361/CND	Stonebridge Homes	Hawbank Field Skipton Bypass To The Bailey Skipton	Application to discharge condtion no. 17 (Construction Environment Management Plan) and no. 22 (Off-site Highway Works) of planning permission referenced 2017/18237/OUT granted 10 April 2019	DOC satisfactory	30.04.2021
2020/22364/HH	Mr James Johnstone	9 Yew Tree Close Low Bradley Keighley BD20 9HZ	Construction of two storey side extension, single storey side extension and porch extension	Approve with Conditions	09.04.2021
2020/22384/FUL	Deco Publique	Bentham Skate Park Wenning Avenue Bentham LA2 7ND	Installation of covered seating	Approve with Conditions	06.05.2021
2021/22393/FUL	Isaacs Working Jewellers	12 Sheep Street Skipton BD23 1JH	Change of use of redundant accommodation over shop unit into a self contained dwelling, with associated alterations.	Approve with Conditions	23.04.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2021/22394/LBC	Isaacs Working Jewellers	12 Sheep Street Skipton BD23 1JH	Change of use of redundant accommodation over shop unit into a self contained dwelling, with associated alterations.	Approve with Conditions	23.04.2021
2021/22396/FUL	Mrs Helen Perkins	Flat 3 The Vault 1 Park Road Cross Hills Keighley BD20 8AB	Division of one apartment to two apartments	Approve with Conditions	28.04.2021
2021/22397/LBC	Ms Helen Perkins	The Vault 1 Park Road Cross Hills Keighley BD20 8AB	Internal works to allow division of one apartment to two apartments	Approve with Conditions	28.04.2021
2021/22402/HH	Mr & Mrs Lampkin	Grasmere House College Road Bradley Keighley BD20 9DT	Build over existing dormer bungalow with rooms in roof space to form conventional two storey dwelling, with single storey extension to west / south elevations including reconstruct garage with pitched roof (resubmission of approved application reference 11/2016/17126)	Approve with Conditions	06.04.2021
2021/22411/TCA	Mr Richard Pryke	Land At Chapel Hill Skipton BD23 1UH	T1 Cherry tree - remove and replant	Approve Tree Works in Conservation Area	09.04.2021
2021/22414/TCA	Mr/Mrs Exley	Croft House 19 High Street Gargrave Skipton BD23 3RA	T1 Ash - Fell. T2 Silver Birch - Fell	Approve Tree Works in Conservation Area	09.04.2021
2021/22473/ RETRES	Mr Angus Carr	6 Station Road High Bentham Lancaster LA2 7LF	Prior approval notification for a proposed change of use of a building from mixed use, combining use as a dwellinghouse with financial and professional service, to two dwellinghouses.	PN Refuse and Application Required	13.04.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2021/22436/PNAG	Mrs Judith Lindle	Agricultural Building Land East Of Welbeck House Near Ashfield Farm Lothersdale Keighley BD20 8EE	Prior notification for a new agricultural building	PN Process Not Applicable	09.04.2021
2021/22419/FUL	Mr & Mrs Heather Hargreaves	Stott Hill Barn Old Lane Cowling Keighley BD22 0NP	Proposed conversion of existing detached garage / workshop into 1no. dwelling work to include raising the existing roof to allow for living accommodation within the roof space, associated off street parking, garden area & new detached garage.	Refuse	06.05.2021
2021/22432/HH	Mr Stuart Longbottom	4 Peel Green The Green Hellifield Skipton BD23 4LD	Demolition of garage and construction of two storey ancillary accommodation (previous planning consent 42/2007/7497)	Approve with Conditions	16.04.2021
2021/22443/FUL	Mr Richard Walker	Agricultural Building Park House Park Lane Cowling Keighley	Proposed extension to existing agricultural building	Approve with Conditions	16.04.2021
2021/22444/FUL	Mr J Jordan Garrod	Outbuilding 11 Newby Road Farnhill Keighley BD20 9AT	Conversion of outbuilding to apartment with alterations and roof extension	Refuse	01.04.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2021/22453/FUL	Partingtons Holiday Centres	Tarn Caravan Park Stirton Skipton BD23 3LQ	Full application for the change of use of land for the siting of 7 static static caravans.	Approve with Conditions	26.04.2021
2021/22482/TCA	Canal & River Trust	Swingbridge 187 Kildwick	Winter tree works	Approve Tree Works in Conservation Area	09.04.2021
2021/22462/HH	Mr and Mrs E Rayner	12 Longdale Avenue Settle BD24 9BB	Proposed extension and other associated alterations to existing dwelling	Approve with Conditions	09.04.2021
2021/22464/FUL	Mr Peter Fawcett	Mearbeck Barn Near Settle Junction Long Preston North Yorkshire BD24 0AH	New agricultural building	Approve with Conditions	26.04.2021
2021/22465/VAR	Craven District Council	Land Adj 50 North Parade Skipton	Application for variation of condition no. 2 (Approved Plans) of planning permission referenced 2019/20304/FUL granted 26 March 2019	Approve with Conditions	13.04.2021
2021/22481/TCA	Mr John Craven	1 Sawley Barn Sawley Croft Meadow Lane Cononley Keighley BD20 8NZ	T1 Beech - Crown lift	Approve Tree Works in Conservation Area	09.04.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2021/22478/FUL	Mr I Lewthwaite	Bloomsberry Meadow 14 Park Lane Bottom Keighley Road Cowling Keighley BD22 0ND	Construction of detached holiday accommodation	Approve with Conditions	04.05.2021
2021/22484/HH	Mr Stuart Luffman	15 Tarn Moor Crescent Skipton BD23 1LT	Removal of existing roof and construction of an additional storey to the existing bungalow	Approve with Conditions	21.04.2021
2021/22487/FUL	Mr & Mrs Atkinson	Croft House Farm School Lane Draughton Skipton BD23 6EA	Proposed improvements to the vehicular access to Croft Head Farm	Approve with Conditions	27.04.2021
2021/22493/TCA	Michelle Pearson	1 Bay Horse Court Skipton BD23 1JS	2 No. Silver Birch specimens - Light reduction & shaping of birch trees by 1/4 to suitable growth points leaving shapely	Approve Tree Works in Conservation Area	09.04.2021
2021/22498/FUL	Cameron & Samantha Jones and Tankard	Field House Farm Draughton Skipton BD23 6ED	Conversion of barn to single dwelling with off street parking and associated works	Refuse	20.04.2021
2021/22499/CND	CDS (Superstores International) Ltd	Former Millennium Ford, Millennium Road Airedale Business Centre Skipton BD23 2UB	Application to discharge condition no. 7 (exterior lighting) on planning approval referenced 2019/21257/FUL granted 20 January 2021	DOC satisfactory	09.04.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2021/22501/NMA	Mr and Mrs Francis and Sally Murray	Crowtrees Cottage 10 Chapel Street Settle BD24 9HS	Application for non material amendment to approved planning permission referenced 2020/21607/HH granted 15 July 2020 for 1. Adjustment to front boundary wall. 2 Change of position of gate posts (to co-ordinate with 1 above). 3 Reduction in size of rooflight to attic bedroom. 4 Amendment of replacement windows form timber to Roseview uPVC conservation windows (as approved and installed at neighbouring property to east. 5 Replacement of zinc roofing with natural slate to match existing property to rear single storey extension (roofer comfortable with shallow pitch). 6 Use of render above single storey rear extension as removal of existing revealed poor quality red brick and not stone as hoped. 7 Provision of additional small conservation rooflight (to match others approved) to rear elevation main roof. 8 Alteration of 'combination vertical and sloping' rooflights to rear elevation of two storey extension to three wide combination rooflight on slope of roof only (i.e. removing vertical component in wall). 9 enlargement of east elevation ground floor kitchen window from 600mm wide to 900mm wide.	Non-material amendment approved	20.04.2021
2021/22516/TCA	Mrs Melanie Marsh	Pebble Barn 30A Church Street Gargrave Skipton BD23 3NE	3 No. Larch, 1. No Spruce and 1 No. Conifer - remove	Approve Tree Works in Conservation Area	09.04.2021
2021/22508/FUL	WR & M Airey	Agricultural Field Off Long Gate Sutton-in-Craven	Re-profiling of agricultural field to improve land drainage and accessibility	Approve with Conditions	21.04.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2021/22510/HH	Mr Andrew Greenwood	Rock House Dick Lane Cowling Keighley BD22 0JY	New workshop with toilet facilities within the grounds of Rock house (approx 5m x 15m).	Approve with Conditions	26.04.2021
2021/22512/HH	Mr J Clawson	1 Meadow Close Matthew Lane Bradley BD20 9DH	Construction of single storey side extension	Approve with Conditions	16.04.2021
2021/22515/HH	Mr Darren Law	Wood Bank The Arbour Farnhill Keighley BD20 9BN	Construction of single storey bay window	Approve with Conditions	19.04.2021
2021/22518/TCA	Mr Smith	20 Springwell Close Cowling Keighley BD22 0AP	T1 Conifer - fell	Approve Tree Works in Conservation Area	09.04.2021
2021/22522/VAR	Mr Robert Rowntree	Moorview Lane Ends Lane Cowling Keighley BD22 0NX	Application to vary condition no. 2 (Approved Plans) on planning permission referenced 2019/21110/HH granted 20 December 2019 to increase extension and roof depth, raise first floor window cill, revise window materials.	Approve with Conditions	05.05.2021
2021/22638/ VARLBC	Mr Robert Rowntree	Moorview Lane Ends Lane Cowling Keighley BD22 0NX	Application to vary condition no. 2 (Approved Plans) on listed building consent referenced 2019/21111/LBC granted 20 December 2019 to increase extension and roof depth, raise first floor window cill, revise window materials.	Approve with Conditions	05.05.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2021/22532/HH	Mrs Susan Gudgeon	Beck House 12 Gooselands Rathmell Settle BD24 0LT	Solar panels on garage roof	Approve with Conditions	26.04.2021
2021/22537/HH	Mr Steve Daft	27 Park Road Cross Hills Keighley BD20 8BG	Construction of single storey front and rear extensions	Approve with Conditions	21.04.2021
2021/22539/FUL	Mr Tom Middlemiss	Land North East Of Cranberry Hole Farm West Lane Sutton-in-Craven Keighley BD20 7AY	Proposed agricultural building	Approve with Conditions	23.04.2021
2021/22541/HH	Mr and Mrs Michael and Judith Ormond	Stonecroft Tems Side Giggleswick Settle BD24 0BS	Additional single-storey garden room; add first floor over dining room; dormer window to office; car port; infill arched link	Approve with Conditions	28.04.2021
2021/22542/HH	Mr Ian Cranston	25 Gainsborough Court Skipton BD23 1QG	Single storey rear extension	Approve with Conditions	09.04.2021
2021/22543/FUL	Mr Andrew Mitchell	Woodside Main Street Farnhill Keighley BD20 9BJ	Change of use of former day care nursery to single dwelling	Approve with Conditions	14.04.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2021/22548/FUL	Skipton Golf Club	Stewards Flat Skipton Golf Club Short Lee Lane Skipton BD23 3LF	Change of use of redundant golf club steward's flat to holiday accommodation. Creation of external roof terrace with ballustrading and formation of 2 no. door openings.	Approve with Conditions	08.04.2021
2021/22549/HH	Amanda Parker	32 Moorview Way Skipton BD23 2JW	Installation of rear platform lift	Approve with Conditions	19.04.2021
2021/22551/FUL	Mr & Mrs J Lewis	1 High Fell Close Settle BD24 9RR	Conversion of garage to bungalow with extensions and other alterations	Approve with Conditions	20.04.2021
2021/22558/HH	Mrs Anne Crowe	3 The Croft Draughton Skipton BD23 6DZ	Construction of single storey extension	Approve with Conditions	27.04.2021
2021/22560/HH	Mr & Mrs Gibbons	43 Otley Road Skipton BD23 1HQ	Demolition of garage, construction of single storey extension, and other alterations	Approve with Conditions	04.05.2021
2021/22563/LBC	Mr John Curtis	Bigber Farm 102 Main Street High Bentham Lancaster LA2 7JB	Divide bathroom to provide an en-suite shower room and a family bathroom	Approve with Conditions	20.04.2021
2021/22571/CND	Pinnacle View Homes (Yorkshire) Ltd	Land South Of Station Road Giggleswick Settle BD24 0AB	Application to discharge condition no's 3 (remedial strategy) and 8 (materials) on planning permission referenced 2018/19695/FUL granted 23 October 2018	Split Decision	20.04.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2021/22575/ADV	Termrim Construction	Land East Of Carleton Road Skipton BD23 3BP	Erection of 2no. Non illuminated signs consisting of sales details	Approve with Conditions	22.04.2021
2021/22616/ LSHLD	Mr Adrian Thompson	55 Regent Drive Skipton BD23 1BB	Prior approval notification for single storey replacement of the conservatory with approximately the same footprint with hipped pitched roof measuring 4.50 metres beyond the rear wall; 3.50 metres in height from ground level and 2.80 metres in height to eaves from ground level	PD HH Prior Approve Details	29.04.2021
2021/22581/NMA	Mr S Hall	Poppy Cottage Main Street Carleton Skipton BD23 3BY	Non-material amendment of 17/2016/16525 to change ground floor division line	Non-material amendment approved	09.04.2021
2021/22587/HH	Mrs Michelle Mansell	Mount Pleasant Green Lane Glusburn Keighley	Construction of single storey extension to garage and widening of driveway	Approve with Conditions	04.05.2021
2021/22589/VAR	Miss Barbara Rothwell	Barn (Roadside) Fourlands House Farm High Bentham Lancaster LA2 7EX	Application to vary condition no. 11 (windows and doors) of planning approval referenced 2018/19794/FUL granted 20 December 2018.	Approve with Conditions	26.04.2021
2021/22594/TCA	Mrs Thornton	Bankwell Bankwell Road Giggleswick Settle BD24 0AP	T1 Cypress - fell	Approve Tree Works in Conservation Area	09.04.2021

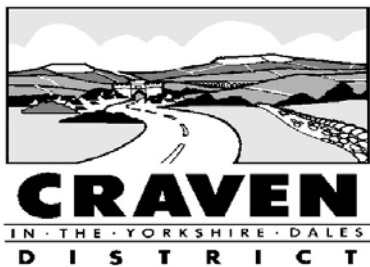
Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2021/22599/TCA	Dr Paul Hucknall	18 Low Street Burton In Lonsdale Carnforth LA6 3LF	T1 Flowering Cherry - thin crown	Approve Tree Works in Conservation Area	09.04.2021
2021/22602/HH	Mrs June Sinnot	Mooring Heights 5 Links Drive High Bentham Lancaster LA2 7BJ	Replacement of a window with French doors with access ramp.	Approve with Conditions	23.04.2021
2021/22617/HH	Mr & Mrs Howarth	44 Princes Drive Skipton BD23 1HL	Conversion of garage and construction of single storey rear extension	Approve with Conditions	04.05.2021
2021/22634/VAR	Mr & Mrs S Hall	Top Acre Main Street Carleton Skipton	Application for variation of conditional no. 2 (Approved Plans) to reduce the scale of the dwelling on planning approval referenced 2017/18524/FUL granted 18 December 2017.	Approve with Conditions	19.04.2021
2021/22636/HH	Mr Jason Walton	3 Oakhead Terrace Station Road Cross Hills Keighley BD20 7DX	First floor side extension above existing garage	Approve with Conditions	29.04.2021
2021/22641/HH	Mr Frank Gledhill	4 The Old Corn Mill Glusburn Keighley BD20 8DW	Construction of single storey rear extension	Approve with Conditions	30.04.2021
2021/22755/PNAG	Mrs Varley	Agricultural Barn Land Off Lumb Lane Cowling Keighley	Proposed extension to existing agricultural building	Prior Approval Not Required	20.04.2021

Planning Committee Report of New Cases Registered
26/03/2021 to 06/05/2021

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03381/2021	Alleged unauthorised fence in front and rear gardens. Alleged unauthorised drive being tarmacked and unauthorised hardstanding.	26 Sharphaw View Gargrave Skipton BD23 3SQ	Gargrave And Malhamdale
ENF/03382/2021	Erection of large wooden outbuilding at the front of the property for business use.	The Bungalow Grange Road Farnhill Keighley BD20 9AH	Aire Valley With Lothersdale
ENF/03383/2021	Solar panels have been installed.	Yew Tree Farm Gledstone Road West Marton Skipton BD23 3UE	West Craven
ENF/03384/2021	Breach of condition no. 3 of planning application ref: 22/2001/1037. Granny flat is being rented out.	The Lodge Well Head House Park Lane Cowling Keighley BD22 0NH	Cowling
ENF/03385/2021	Alleged unauthorised fence on top of boundary wall.	11 Park View Skipton BD23 1UN	Skipton North
ENF/03386/2021	Development not being built in accordance with planning application ref: 2018/19921/HH. The garage has been made into a single garage and extra windows and doors have been installed.	Woodlands West Lane Sutton-in-Craven Keighley BD20 7AS	Sutton-in-Craven

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03387/2021	Untidy piece of land.	Land Between Corn Mill House & Ellerghyll Mill Lane Low Bradley Keighley BD20 9EE	Aire Valley With Lothersdale
ENF/03388/2021	Dining pods having been erected within the curtilage of listed building.	Harts Head Inn Belle Hill Giggleswick Settle BD24 0BA	Penyghent
ENF/03389/2021	Large screen has been placed on the side elevation of the pub.	Railway Inn Main Street Cononley Keighley BD20 8LS	Aire Valley With Lothersdale
ENF/03390/2021	Alleged unauthorised agricultural building(s)	Agricultural Building Gasker Lawkland Austwick	Ingleton And Clapham
ENF/03391/2021	Alleged unauthorised rear extension	Howgill Cottage Low Lane Draughton Skipton BD23 6EE	Barden Fell
ENF/03392/2021	Alleged unauthorised siting of caravans	Land To North West Of New Laithe Gargrave Skipton	Gargrave And Malhamdale
ENF/03393/2021	Alleged unauthorised steel framed structure to rear of house	2 Greenfield Place Binns Lane Glusburn Keighley BD20 8JH	Glusburn
ENF/03394/2021	Breach of condition no. 2 of planning application- 45/2016/17387- Velux windows installed and materials different on plots 1 & 2 from other plots.	Land Opposite Greta Villas Main Street Ingleton Carnforth	Ingleton And Clapham

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03395/2021	6ft fence has been erected.	17 Ryeland Street Cross Hills Keighley BD20 8SR	Glusburn
ENF/03396/2021	Alleged unauthorised decking	11 Ribblesdale Estate Long Preston Skipton BD23 4RD	Hellifield And Long Preston
ENF/03397/2021	Alleged unauthorised garden structures	Bay Horse Barn Cottage Ravens View Ellers Road Sutton-in-Craven BD20 7LY	Sutton-in-Craven
ENF/03398/2021	Alleged unauthorised second storey extension	61 Hurrs Road Skipton BD23 2JX	Skipton East



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
26/03/2021 to 06/05/2021

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
2322/2016	7th March 2016	21st April 2021	Not Expedient to Enforce	Untidy Back Garden	Westfield House 13 Marton Road Gargrave Skipton North Yorkshire BD23 3NL	
ENF/02841/2018	29th March 2018	15th April 2021	Breach Resolved	Demolition of garage site without discharging conditions no. 10, 12,13,14,15 & 19 of planning application ref: 53/2017/17852.	Former Haulage Garage Site Rook Street Lothersdale Keighley BD20 8EH	Aire Valley With Lothersdale
ENF/02992/2019	17th January 2019	21st April 2021	Breach Resolved	Alleged unauthorised erection of agricultural building	Bowsber Farm Clapham Bypass Underpass To Bowsber Clapham Ingleton LA2 8HJ	Ingleton And Clapham

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/03025/2019	14th March 2019	21st April 2021	Not Expedient to Enforce	Shipping container having been brought onto site and cladded.	Riversdale Long Preston Skipton BD23 4RA	Hellifield And Long Preston
ENF/03110/2019	8th July 2019	21st April 2021	Not Expedient to Enforce	Vehicles stored on site.	Coop Hall Main Road Hellifield Skipton BD23 4JY	Hellifield And Long Preston
ENF/03158/2019	29th August 2019	20th April 2021	Not Expedient to Enforce	Alleged untidy land	6 Meadowcroft Gargrave Skipton BD23 3SN	Gargrave And Malhamdale
ENF/03157/2019	12th September 2019	19th April 2021	Breach Resolved	Large amount of works happening and storage of machinery.	Land Adjacent To Thorlby Cross Gargrave Skipton BD23 3PS	Gargrave And Malhamdale
ENF/03168/2019	8th October 2019	19th April 2021	Retrospective Planning	Alleged first floor flat over existing garage and stables without planning permission	The Lodge Highfield Grange Pale Lane Carleton Skipton BD23 3HU	West Craven
ENF/03177/2019	1st November 2019	19th April 2021	Consent granted / Permitted development	Alleged unauthorised large amount of ground works to rear of property	37 Dalacres Crescent Embsay Skipton BD23 6RW	Embsay-with-Eastby

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/03183/2019	8th November 2019	19th April 2021	Retrospective Planning	Alleged unauthorised exterior lighting installed to Grade I listed building	Farnhill Hall Main Street Farnhill Keighley BD20 9BP	Aire Valley With Lothersdale
ENF/03190/2019	19th November 2019	19th April 2021	No Breach	Alleged creation of two driveways to no's 5 and 6 New Brighton	New Brighton House Gargrave Skipton BD23 3NS	Gargrave And Malhamdale
ENF/03205/2020	14th January 2020	19th April 2021	Breach Resolved	Alleged non-completion of access road and streetlights not installed.	St John's Church Site Main Street Cononley Keighley BD20 8LS	Aire Valley With Lothersdale
ENF/03209/2020	24th January 2020	19th April 2021	No Breach	Alleged unauthorised joinery business	187 Keighley Road Cowling Keighley BD22 0AH	Cowling
ENF/03214/2020	10th February 2020	19th April 2021	Breach Resolved	1) Is the development being built in accordance with the approved plans.	Site Of Former Methodist Church Main Street Farnhill Keighley	Aire Valley With Lothersdale
ENF/03225/2020	11th March 2020	19th April 2021	Consent granted / Permitted development	Alleged unauthorised construction of hardstanding and outbuilding	1 Wood View High Street Burton In Lonsdale Carnforth LA6 3JT	Bentham

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/03226/2020	12th March 2020	21st April 2021	Breach Resolved	Development not being carried out in accordance with planning application ref: 2017/18192/FUL (untidy site).	Land North West Of Royd House Crosshills Road Cononley Keighley	Aire Valley With Lothersdale
ENF/03235/2020	30th March 2020	21st April 2021	Retrospective Planning	Two steel buildings have been erected.	Hawshaw Grange Hawshaw Road Lothersdale Keighley BD22 0LB	Aire Valley With Lothersdale
ENF/03243/2020	20th April 2020	14th April 2021	Breach Resolved	New gate and boundary wall allegedly encroaching and blocking access onto back street behind Ings Avenue.	Former Allotments And Garages Broughton Road Skipton BD23 1SZ	Skipton West
ENF/03274/2020	10th July 2020	21st April 2021	Breach Resolved	Breach of condition no. 4 of planning application ref: 63/2007/7460- Using the extension as a holiday let.	49 Grassington Road Skipton BD23 1LL	Skipton North
ENF/03301/2020	25th August 2020	15th April 2021	Retrospective Planning	Alleged unauthorised change of use of land.	Tatterthorn Farm Ingleton Carnforth Lancaster LA6 3DS	Bentham
ENF/03304/2020	27th August 2020	21st April 2021	Retrospective Planning	Alleged unauthorised erection of large black building housing gym equipment and creation of hardstanding	Highgate Barn Gaylands Lane Earby BB18 6JR	West Craven

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/03311/2020	24th September 2020	22nd April 2021	Not Expedient to Enforce	Satellite dish has been installed.	33 Brougham Street Skipton BD23 2ES	Skipton South
ENF/03319/2020	9th October 2020	18th April 2021	No Breach	Seating area created to the rear of the property obstructing shared access.	6 Ryeland Street Cross Hills Keighley BD20 8SR	Glusburn
ENF/03320/2020	9th October 2020	18th April 2021	No Breach	Seating area created to the rear of the property obstructing shared access.	8 Ryeland Street Cross Hills Keighley BD20 8SR	Glusburn
ENF/03374/2021	11th March 2021	21st April 2021	Not Expedient to Enforce	1) Alleged unauthorised fence 2) Alleged unauthorised construction of pergola around protected tree	15 Gainsborough Court Skipton BD23 1QG	Skipton North
ENF/03377/2021	22nd March 2021	21st April 2021	No Breach	Alleged unauthorised construction of ground floor extension.	27 Aldersley Avenue Skipton BD23 2LA	Skipton East