

PLANNING COMMITTEE

(Online Meeting)

15 March 2021

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

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

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

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

Confirmation of Minutes:

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

Start: 1.30pm

Finish: 6:00pm

PL.1015

PUBLIC PARTICIPATION

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

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 An assurance was given that the enforcement notice was to be withdrawn and that the Planning Manager would seek to agree the amount of costs, in light of the fact that they had been awarded.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

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

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

PL.1016

DECLARATIONS OF INTEREST AND LOBBYING

a. Declarations of Interest

There were no declarations of interest.

b. Lobbying

Application 2020/21878/FUL (Workshop, Park Lane, Carleton) – Councillors Brockbank and Place had been lobbied for the application.

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

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

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

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

PL.1017

SCHEDULE OF PLANS

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

Application 2020/21878/FUL (Workshop, Park Lane, Carleton) – Applicant – R N Wooler (Statement read out by the Democratic Services Manager)

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

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

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

a. Applications determined by Planning Committee

Application ref: 2020/21878/FUL – Workshop, Park Lane, Carleton – Conversion of existing workshop to form 2 no. residential dwelling with detached garages, off street parking provision and re-alignment of access – Application **DEFERRED** for one month to consider and agree channel lines and to enable further consideration of parking issues. Review of channel lines to be undertaken by an independent expert. The review to be undertaken once North Yorkshire County Council (NYCC) had confirmed channel lines.

Application ref: 2020/21883/FUL – NatWest, Market Place, Settle – Proposed change of use and rear extension, following demolition of existing rear single storey extension, to former NatWest Bank, to provide retail or cafe / restaurant use (A1/A3) at ground floor with 4 no. residential apartments (C3) above, and the conversion of existing outbuilding to a store (resubmission of previous application referenced 2019/20759/FUL – Application **REFUSED** due to the adverse impact on the listed building and the conservation area, impact on the amenities of the neighbouring property by virtue of overlooking and inadequate parking provision.

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

Application ref: 2020/21884/LBC – NatWest, Market Place, Settle – Proposed change of use and rear extension, following demolition of existing rear single storey extension, to former NatWest Bank, to provide retail or cafe / restaurant use (A1/A3) at ground floor with 4 no. residential apartments (C3) above, and the conversion of existing outbuilding to a store (resubmission of previous application referenced 2019/20760/LBC) – Application **REFUSED** due to the adverse impact on the listed building and the conservation area.

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

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

Application ref: 2021/22385/VAR – Former Rockwood House, Park Wood Close, Skipton – Minor material amendment to vary condition no.2 (approved plans) of planning appeal APP/C2708/W/19/3237080 granted 29 April 2020 and 2020/21661/MMA granted 4 August 2020 – Application **REFUSED** in accordance with paragraph 127 of the National Planning Policy Framework (NPPF) and planning policy ENV3E of the Council's Local Plan.

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

b. Delegated Matters

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

c. Planning Enforcement

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

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PERFORMANCE REPORT

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

Resolved –

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

PL.1019

CALENDAR OF MEETINGS FOR 2021/22

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

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

PL.1020

ANY OTHER ITEMS

There were no late items of business to consider.

Minutes for Decision

There were no items for decision requiring confirmation by Council.

Chairman.