

PLANNING COMMITTEE

Monday, 7 June 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, Harbron, Heseltine, Lis, Morrell, Place, Pringle, Rose, Shuttleworth and Sutcliffe.

Substitute Members: Councillors Hull, Ireton, Madeley, Noland, Solloway and 1 vacancy (Independent).

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@cravenc.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 17 May 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.

If Members have any queries regarding individual applications dealt with under the Scheme of Delegation or if they have any queries regarding an enforcement matter, then please contact Neville Watson, Planning Manager (Development Management) (E-mail: nwatson@cravenc.gov.uk 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, 5 July 2021 at 1.35pm

Agenda Contact Officer:

Vicky Davies, Senior Democratic Services Officer
E-mail: vdavies@cravenc.gov.uk
27 May 2021

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

17 May 2021

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

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

Apologies for Absence and Substitutes: There were no apologies for absence or substitutes. Councillor Place left the meeting at 4pm.

A short comfort break was taken at 3.25pm.

Confirmation of Minutes:

Resolved – That the minutes of the meeting held on 12 April 2021 were approved as a correct record.

Start: 1.30pm

Finish: 4.21pm

PL.1024

DECLARATIONS OF INTEREST AND LOBBYING

a. Declarations of Interest

There were no declarations of interest.

b. Lobbying

Application 2019/20076/FUL (Land North West of Clay Hall, Broughton Road, Skipton BD23 3AA) – Councillors Brockbank and Sutcliffe had been lobbied for and against the application. Councillors Brown, Lis, Morrell, Pringle, Rose and Shuttleworth had been lobbied against the application.

Applications 2020/22027/REM and 2020/22357/REM (Land at Ling Haw Hill/Brow Top, Cononley Road, Glusburn) – Councillor Brockbank had been lobbied for the applications.

PL.1025

PUBLIC PARTICIPATION

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

Application 2019/20076/FUL (Land to the North West of Clay Hall, Broughton Road, Skipton BD23 3AA) – Jenny Andrews for the Objectors, David Majoram, Applicant's Agent and Charlotte Green, Highways' Agent on behalf of the Applicant's Agent.

Application 2020/22027/REM (Land at Ling Haw Hill/Brow Top, Cononley Road, Glusburn) – Judith Spalls, objector (statement read out by the Democratic Services Officer).

Application 2020/22357/REM (Land at Ling Haw Hill/Brow Top, Cononley Road, Glusburn) – Jay Everett, Applicant's agent.

a. Applications determined by Planning Committee

Application ref: 2019/20076/FUL – Land to the North West of Clay Hall, Broughton Road, Skipton, BD23 3AA – Proposed erection of 42 no. dwellings with associated landscaping and public open space (revised number of dwellings) – Application **REFUSED FOR THE FOLLOWING REASONS:**

The applicant had not produced satisfactory information with regard to highways safety. Members highlighted that several deaths had occurred near or at the proposed development site and a formal comprehensive traffic/speed survey over a certain time period not just on one occasion should be undertaken at the location of the proposed site entrance. In addition, 70m visibility accepted with the previous scheme was not adequate and it should be 200m visibility.

Additional information and clarity was needed with respect to the proposed financial contribution for 'education provision'.

The site is also in a highly visible, out of town and significant location being on the edge of Skipton and the design and density were key elements of the scheme. This proposed development would have an adverse visual impact on the entrance to the town. Given the linear nature of the site, together with highway safety, the proposed development is considered too dense and would be over-developed.

Details regarding sustainable drainage for the surface water run-off at the site and elsewhere were insufficient given the nature of the site and its location next to the canal which was a flood risk. The applicant needed to provide specific details on how sustainable drainage would be achieved at the site as part of their planning application. Detailed information and evidence on how the flooding risk would be alleviated was inadequate given the flooding history of the site. The reasons why the Local Lead Flood Authority now found the scheme acceptable should be provided to the Committee.

The actual wording of the decision notice to be formulated by the Planning Manager.

Application ref: 2020/222027/REM – Land at Ling How Hill/Brow Top, Cononley Road, Glusburn — Application for 20 dwellings (reserved matters – appearance and landscaping) outline 2016/17327 as varied by 2019/21188 – (this application is subject to a non-determination appeal and this decision is taken on the basis of what the Planning Authority's decision would have been if determined by Planning Authority. This application is **REFUSED FOR THE FOLLOWING REASONS:**

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.

(Councillor Lis requested that it be recorded that he abstained from voting in respect of the above application).

Application ref: 2020/22357/REM – Land at Ling Haw Hill/Brow Top, Cononley Road, Glusburn – Application for the 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 – **CONSIDERATION 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.

b. Delegated Matters

The Strategic Manager for Planning and Regeneration submitted a list of delegated planning decisions for the period 1 April 2021 to 6 May 2021.

c. Planning Enforcement

Craven District Council

The Strategic Manager for Planning and Regeneration submitted details of closed enforcement cases and new enforcement complaints registered in the period 26 March 2021 to 6 May 2021.

PL.1026

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: 7th June 2021

INDEX OF PLANNING APPLICATIONS

Item No.	Application Reference No.	Name of Applicant	Site Address	Page No's
1.	2020/21878/FUL	RN Wooler & Co Ltd	Workshop, Park Lane, Carleton.	2 - 21
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REPORT TO PLANNING COMMITTEE ON 7th June 2021

Application Number: 2020/21878/FUL

Proposal: Conversion of existing workshop to form 2no. residential dwelling with detached garages, off street parking provision and re-alignment of access

Site Address: Workshop Park Lane Carleton Skipton BD23 3DJ

On behalf of: RN Wooler & Co Ltd

Date Registered: 13th October 2020

Expiry Date: 8th December 2020

EOT Date, if applicable: 17th May 2021

Case Officer: Andrea Muscroft

SUMMARY

Following the debate at the meeting on the 15th March 2021, the committee resolved to defer a decision on the application to allow the case officer time to seek further consultation with the Highway Authority in respect of the channel lines and further consideration of parking issues.

Officers have sought further consultation with respect to the proposed channel lines the full response is attached as an appendix to this report.

NYCC Highways response sets out the following:

Visibility splay requirements using vehicle speeds and visibility documents as set out in the MFS do not relate to private accesses and thus there is no requirement for a developer to provide visibility splays for a private access.

Notwithstanding this, the developer was asked to demonstrate how visibility of 2m x 25m could be achieved (submitted drawings).

Visibility splays normally measured from the kerb line in both directions.

However, to the north of the access there is no footway and thus no kerb line.

Thus, a 1m distance out from the wall was considered an appropriate line to consider as the kerb line.

Taking a point 2m back from the kerb line at the proposed access demonstrated that the visibility to the north could be achieved.

To the south, given the low traffic volumes and the fact that 25m visibility can be achieved to the centreline of the carriageway (2,5m from the kerblines) with vehicles travelling on the opposite side of the carriageway to the proposed access, again the visibility distance is acceptable.

Taking into account that visibility splays for private accesses along the street edge are **not required by design guidance**, and the fact that the **developer has demonstrated that 2m x 25m visibility distances can be achieved**, I am satisfied that the proposed access for the development does not have an adverse impact on highway safety and would reiterate that the

Highway Authority has no objections to the proposed development.

The attached extracts to the response also outline how vehicles access from a private access onto a street and that professional judgement should be used in assessing the design layout taking into the local environment.

The provision of on-site parking provision is policy compliant with the Local Plan.

Concerns have been raised over the potential impact on existing on-street parking arrangements, however, it is considered that the improvements to the access would not result in any displacement of parking of residents as the existing parking arrangements would be unaffected by the proposed development.

The additional response from NYCC Highways Authority does not raise any new issues or change the formal statutory response by the highway authority on the acceptability of the proposal.

Balance of considerations

The proposal would result in the loss of a 'B' use building, but on balance the proposed use is considered more appropriate given its location in a predominately residential area due to concerns over impacts on amenity.

The proposal would have no adverse impact on privacy or amenity of neighbouring properties nor on highway safety.

There is enough off-street parking to accommodate the proposal and thus the proposal is policy compliant.

The proposal would not result in any loss of any undesignated on-street parking.

Benefits: Environmental and Social impacts through the regeneration of a brownfield site within the main built up area of Carleton for residential dwelling to help address the shortfall. Economic impacts through job creation during construction period and as residents' access local services and facilities. Biodiversity and sustainable benefits through the provisions on site.

Therefore, after reviewing the further response from NYCC Highway Authority in response to the reason for the deferral of the application it is considered that the proposal is acceptable and thus is recommended for approval subject to conditions outlined below.

1. Site Description

- 1.1 The application site is a large detached former Victorian mill located in the village of Carleton. Evidence available seems to demonstrate that this building has been vacant since 2010.
- 1.2 The application site has been granted planning permission previously for the conversion of the existing building to residential in 2012 and 2016 (ref: 17/2012/13169 & 17/2016/17039).
- 1.3 The building is three storeys with a single-storey extension projecting off the northern elevation. To the southern elevation is a dilapidated greenhouse. The mill is slightly elevated with the access sloping westwards towards Park Lane Terrace. A single storey garage/store is located to the west of the mill.
- 1.4 The application site is located within the main built-up area of Carleton but adjacent to the designated conservation area of Carleton.

2. Proposal

- 2.1 The proposal seeks permission for the conversion and extension of an existing workshop to form 2no. Residential dwellings with detached garages, off-street parking provision, and re-alignment of access with associated works.

- 2.2 **Officer note:** Additional drawings supplied to Highways and the Council showing the visibility splays. Drawings also include construction of a dry-stone wall; this has since been omitted from the drawings based on discussions with the highways engineer. The proposal has been based on the omission of the dry-stone wall.
3. Planning History
- 3.1 5/17/365 – Demolition of existing wood store and garage and construction of new wood store – Approved 28.06.1993.
- 3.2 17/2012/13169 - Conversion & Extension Of Existing Workshop To 2 No. Houses – Approved January 2013
- 3.3 17/2015/15753 – A certificate of lawfulness is required to confirm that foundations have been laid as planning application 17/2012/13169 - Refused May 2015
- 3.4 17/2016/17039 – Conversion and extension of existing joiners’ workshop to 2 no. houses – Approved August 2016
- 3.5 2019/20105/CND - Application to discharge condition 9 (Surface Water Drainage Scheme) of planning approval referenced 17/2016/17039 – Approved April 2019
- 3.6 2019/21000/CPE - Application for Certificate of Lawful Development to confirm that works have lawfully commenced on planning application referenced 17/2016/17039 – Withdrawn February 2020.
4. Planning Policy Background
- 4.1 Craven Local Plan 2012 – 2032
- SD1: The presumption in favour of sustainable development
 - SD2: Meeting the challenge of climate change
 - SP1: Meeting the housing need
 - SP3: Housing mix and density
 - SP4: Spatial strategy and housing growth
 - SP11: Strategy for Tier 4A and 4B villages with basic services and bisected villages with basic services
 - ENV3: Good design
 - ENV4: Biodiversity
 - ENV7: Land and air quality
 - ENV8: Water resources, water quality and groundwater
 - INF4: Parking provision
 - INF7: Sustainable transport and highways
- 4.2 National Policy
- The National Planning Policy Framework – NPPF
 - Planning Practice Guidance – PPG
5. Parish/Town Council Comments
- 5.1 Carleton Parish Council (2.3.2021): Following the deferral the Parish wishes to clarify its position regarding the following:
- 5.2 Parish agreed with the general principle of conversion of the building to residential subject to the access and visibility splays meet the requirements of NYCC Highways.

- 5.3 Request that proper detailed drawings and diagrams are provided to show the proposed access, position of adjacent buildings and visibility splay, and NYCC Highways need to justify their decision. Additional information to be uploaded to the system for public scrutiny.
- 5.4 **Officer Note:** The response by the Highway Engineer includes reasons for the consultee's recommendation and thus the Highways Authority has complied with its statutory responsibility as set out in Article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 with regards to providing the Council with a substantive response and does not need provide evidence to support their recommendation.
- 5.5 The Parish is opposed to any narrowing of Park Lane.
- 5.6 **Officer Note:** The proposal would not result in any narrowing of Park Lane as shown on the submitted drawings.
- 5.7 Concern over the accuracy of the plan in particular the double garage located outside of the application site to the north of the proposed garage.
- 5.8 **Officer Note:** A site inspection was undertaken, and the drawings have been considered acceptable. Furthermore, due to the site inspection, the siting/location of buildings, etc have formed part of the assessment accordingly.
- 5.9 Carleton Parish Council (13.9.2020): Objects to the proposal on the following grounds that the plans are too small and impossible to scale, lack of information, over development of the site. Home office not needed, inadequate parking or turning areas and the conversion would bring the loss of existing business that is currently used by the woodturning group in the village. Heritage statement is inadequate, and the proposal does not comply with LP policies.
- 5.10 **Officers note:** Home offices have been omitted from the scheme. The site lies outside of the designated conservation area and thus there is no requirement for a detailed Heritage Statement and thus the submitted document is acceptable.
- 5.11 Carleton Parish Council: (16.11.2020): The Parish understands that NYCC Highways have been to examine the proposed new layout of the entrance/exit including visibility splays.
- 5.12 The Parish has no objection to the planning application subject to the entrance/exit and visibility splays fully meet the necessary requirements of Highways.
6. Consultations
- 6.1 **NYCC Highways:** (14.9.2020): Confirmation of receipt of details and advising Council that once the internal consultation with colleagues has been undertaken the highway authority will provide a formal response.
- 6.2 **Officer note:** The highways officer has confirmed that the omission of the drystone wall means that the original recommendation remains unchanged.
- 6.3 **NYCC Highways:** (17.11.2020): No objection subject to the attachment of appropriate conditions 3 & 10.
- 6.4 **NYCC LLFA Officer** (16.11.2020): The proposal is a minor development and therefore outside of the authorities remit.
- 6.5 **Yorkshire Water:** No comments were received within the statutory consultation period.
- 6.6 **Officer note:** YW have verbally confirmed that they have no observations to make in relation to this proposal as it does not require comments to be provided.
7. Representations
- 7.1 Site Notice posted 28th August & 20th October 2020
- 7.2 Press Notice published 27th August & 5th November 2020.
- 7.3 21 Notification letters circulated (24th August 2020 & 28th October 2020)

- 7.4 16 letters of objection have been received (7 from 4 Park Lane Terrace, 2 from 3 Park Lane, and 3 from Park House) with comments summarised below:
- 7.5 Visual impacts.
- Visual impact of refuse bins
 - Proposal would require the removal of the listed wall to Grundy Farm
- 7.6 **Officer note:** The proposal would not require any alterations nor is it seeking permission for works to this wall.
- 7.7 Amenity issues.
- Concern over loss of privacy.
 - Concern that the repositioned streetlight would result in light shining directly into residential property
- 7.8 **Officer note:** The repositioning of a new streetlight would be subject to a separate agreement between the applicant and NYCC Highways and thus is outside of planning control. It is noted that any replacement streetlight would be provided with a full cut-off shield which limits the light spread down towards the highway as per current guidance.
- 7.9 Highway issues
- Concern over whether the visibility splays proposed are achievable.
- 7.10 **Officer note:** The highways engineer has visited the application site in excess of 3 times and conducted a detailed survey considering a number of factors and has confirmed that the visibility splays are achievable.
- Demand that the highway officer provided his site drawings and calculations to support his position.
- 7.11 **Officer note:** The response by the Highway Engineer includes reasons for the consultee's recommendation and thus the Highways Authority has complied with its statutory responsibility as set out in Article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 with regards to providing the Council with a substantive response and does not need to provide evidence to support their recommendation.
- Concerns ref complaints over the assessment of previous application
- 7.12 **Officer note:** Following concerns raised by residents over application 17/2017/17886 (Grundy Farm) an investigation looked at the responses provided for application ref: 17039. Notwithstanding this, each application is assessed upon its own merits.
- Is the proposed parking sufficient?
- 7.13 **Officer note:** The level of parking proposed meets the NYCC Parking Standards Interim Guidance.
- Concern that the proposal will put pressure on more on-street parking.
 - The Parish have concerns over the safety at the junction.
- 7.14 **Officer note:** The Parish have confirmed that following a site visit by the Highways Engineer and subject to the visibility splays meeting the necessary highway requirements as defined by the highways authority they have no objection to the proposal.
- Concern that the development would result in the loss of off-street parking.
- 7.15 **Officer note:** It is not considered that the improvements to the existing access would result in any unacceptable loss of on-street parking given the current existing access and on-street parking.

- 7.16 Drainage
- Concern over the disposal of foul and surface water.
- 7.17 **Officer note:** The development of this site with greater areas of permeable surfaces and the provision of water collection would reduce the current level of surface water run-off from this site thus improve the existing situation.
- Concern that existing sewage infrastructure will not be up under strain.
- 7.18 **Officer note:** Yorkshire Water have been advised on the application and have not objected on the grounds of the proposed integration with the existing infrastructure. Furthermore, the necessary discharge and connection to the sewerage infrastructure would be subject to separate legal agreements between the developer and Yorkshire Water.
- Concern that the proposal would result in an increase in flooding
- 7.19 **Officer note:** The application site lies outside of any designated flood zone as defined by the Environment Agency.
- 7.20 Other issues
- Concern over the potential impact of the development on the village infrastructure.
- 7.21 **Officer note:** There is no evidence to support this statement. Furthermore, statutory consultees have been consulted and have not raised any concerns that the proposal would have a negative impact on local infrastructure.
- Plans don't show the location of bin storage
- 7.22 **Officer note:** Bins would be stored to the rear of the properties and brought down to the roadside for collection.
- Plans submitted are not accurate.
- 7.23 **Officer note:** A site inspection was undertaken, and the drawings have been considered acceptable. Furthermore, due to the site inspection, the siting/location of buildings, etc have formed part of the assessment accordingly.
- Concern that the Council did not notify neighbours of development.
- 7.24 **Officers note:** The application has been publicised in accordance with the legal requirements of the Town and Country Planning (Development Management Procedure) Order 2015. This has involved the display of site notices, notification letters sent to neighbours, and notices being displayed in a local newspaper advertisement detailed in paragraphs 7.1 – 7.3 7 of this report.
- Concerns over the lack of consultation following the receipt of plans dated 23.12.2020
- 7.25 **Officer note:** The revised drawings ref 2407.2C relate to changes to the proposed internal boundary design to the front of units 1 & 2. Therefore, as the revisions were judged to have no material consequences for neighbours there was no need to re-consult neighbours.
- The proposal should trigger affordable housing provision.
- 7.26 **Officer note:** Local Plan Policy H2 clearly sets out when the requirement for affordable housing provision will be sought by the Council. In this instance, those requirements are not triggered and therefore there is no policy requirement for the applicant to provide any affordable housing provision on this site.
- 7.27 Non-material observations
- Concern that the application makes ref to the resubmission of an approved scheme.
 - Street gutters already flood at the time of severe weather

- 7.28 **Officer note:** The maintenance of street gutters is covered by the Highway Act 1980 and thus is not a material planning consideration.
- Could yellow lines be put along Park Road
- 7.29 **Officer note:** The provision of yellow lines is covered by the Road Traffic Regulations Act 1984 and thus is not a material planning consideration.¹
- 7.30 Following the circulation of this report the Council has also received a comment from the Ward Member. These are summarised below:
- Revised Plans were only received on the 23rd December 2020 and therefore not available when the Highway Officer made his recommendation.
- 7.31 **Officer note:** The revised drawings ref 2407.2C relate to changes to the proposed internal boundary design to the front of units 1 & 2. The drawings made no changes to the proposed vehicle access onto Park Lane and thus no further comment from the Highways Engineer was necessary as the acceptability of the access based on both information received and as a result of the Highways Engineer conducting several site visits had been provided to the Council.
- Plans received on the 23rd December 2020 are still not available to view as per the 9th January for residents to comment.
- 7.32 **Officer note:** Unfortunately, due to administrative difficulties there was a delay in the documents being made available to view. The information is now available to view online.
- Concern that the Highways Engineer has changed his recommendation on several occasions in the last few months on a site a 100m from this site means that he should ask him to provide a justification for these thoughts or at the least provide members with plans underlying his recommendation.
- 7.33 **Officer note:** Each proposal must be considered on its own merits and site constraints. The requirements for consultation with statutory consultees are set out in Article 22 of the Town and Country Planning (Development Management Procedure) (England) Order and requires consultee's to provide a substantive response (as defined in that Article). The response by the Highway Engineer includes reasons for the consultee's recommendation and thus the Highways Authority has complied with its statutory responsibility as set out in Article 22 of the Development Management Procedure Order with regards to providing the Council with a substantive response.
- Concern that the highway engineer may have got it wrong as he will not of considered factors (such as parked cars) in his assessment.
- 7.34 **Officer note:** As outlined earlier the Highway Engineer has undertaken a detailed assessment on the acceptability of the proposal in terms of highway safety which involved internal assessments of details provided with professional colleagues, combined with undertaking several site visits to gain an understanding of the existing situation in terms of e.g. vehicle movements on and along Park Lane and the surrounding area and any potential impacts on highway safety in relation to the proposal including parked cars. Following those detailed assessments, the Highways Engineer has not recommended refusal of the proposal on highway safety grounds. It is therefore appropriate for the Case officer to advise members of any potential implications, including those for any appeal and award of costs if members overturn advice from officers in the absence of any evidence contrary to the Highways recommendation.
8. Summary of Principal Planning Issues
- Principle of development
 - Visual impact of development
 - Sustainable design and construction
 - Accessibility
 - Impact of development on the amenity of neighbouring properties

Highway Safety
Drainage
Land and Air Quality
Water resources, water quality & ground water.
Biodiversity
Other issues

9. Analysis

9.1 **Principle of development**

- 9.2 The principle of residential accommodation on this site has already been established through the grant of planning permission previously for the conversion of the existing building to residential in 2012 and 2016 (ref: 17/2012/13169 & 17/2016/17039).
- 9.3 Policy SP4 promotes a sustainable pattern of growth to deliver the spatial strategy of the Local Plan by directing proportionate levels of growth to Tiers 1 to 5 of the settlement hierarchy and by delivering growth on sites with planning permission and sites allocated for development. Policy SP4 also supports additional housing growth on non-allocated sites subject to several provisos. In Tiers 1 to 4, additional growth is supported within main built-up areas (MBUAs) and, in specific circumstances, adjoining MBUAs. In this instance, Carleton is in Tier 4a.
- 9.4 The application site is located within the centre of Carleton and thus lies within the main built-up area of Carleton as defined by the Local Plan. Therefore, the conversion of the former mill to residential development complies with criteria H of policy SP4. Furthermore, it would help to address the negative settlement growth which currently shows that Carleton has a negative balance of -14 dwellings.
- 9.5 In conclusion, the proposal is considered acceptable in principle provided that the development accords with all other relevant local plan policies and complies with sections 5 in delivering a sufficient supply of homes and section 11 Making effective use of land of the NPPF.
- 9.6 **Visual impact of development**
- 9.7 Policy ENV3 sets out several general principles to be followed in the design of new development. These principles are aimed at achieving positive change through good design – including benefits for the local economy, environment, and quality of life – and cover such aspects as context and amenity, and accessibility.
- 9.8 Whilst the architecture of the mill is rather plain and utilitarian, the building is a good example of the use of commercial brick which is a common feature of numerous mills and warehouses located within the local area. The windows situated in the principal elevation are symmetrically positioned both horizontally and vertically and give the building its uniform appearance.
- 9.9 The proposal would require some minor alterations to the external appearance of the building including the removal of unsympathetic 20th century additions which are not considered to contribute positively to the character of the building or wider street scene. These minor external alterations are appropriate and would not result in any visual harm to either the building, the wider street scene, the adjacent conservation area or the setting and significance, of the nearby listed buildings.
- 9.10 The proposal also includes the construction of two detached single garages. These buildings given their scale, location and design would not result in any visual harm to their immediate surroundings for the wider surrounding area, adjacent conservation area, or the setting and significance of the nearby listed buildings.
- 9.11 The proposed materials to be used in the external alterations to the building, the construction of the lean-to single-storey extension, and the detached single garages would be of high quality and would be appropriate in the context of the existing building and the wider surrounding area. Samples of the proposed materials to be used are required to be submitted for approval under proposed condition 5

- 9.12 The boundary treatments would consist of 1.2m dry-stone walls fronting onto Park Lane and along the boundary between unit 1 & unit 2 of the converted building with timber gates. The existing boundary treatments along the north, east and south would remain untouched. It is considered that the boundary treatments are appropriate and would not result in any visual harm.
- 9.13 The proposal also includes the provision of soft landscaping which would consist of grassed public and private areas with additional planting of shrubs/flowers. Given the lack of soft landscaping on the site, this is considered to result in a visual enhancement.
- 9.14 The proposal would see the installation of PV panels to the western roof slope. It is considered that due to their elevated position, size, and continuous run that the PV Panels would not have an unacceptable visual impact on either the building, the wider street scene, the adjacent conservation area, or the setting and significance of the nearby listed buildings.
- 9.15 It is also important to note that under Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) the installation of PV Panels would be permitted development on completion of the conversion to residential accommodation in any event.
- 9.16 In terms of the quality of accommodation for any further occupants it is important to consider whether the conversion is of sufficient size etc to meet the needs of any further occupant. To assist in this assessment the national described space standard (NDSS) sets out the minimum gross internal area. For a 3 bed, 5 people house the table states that a GIA of 99sqm. The proposed floor area would be approximately 105.44sqm. This figure exceeds the prescribed standards in the NDSS and therefore it is considered that the proposal would provide a satisfactory level of residential accommodation. The proposal would also provide a good level of natural light and privacy.
- 9.17 In conclusion, the proposal has been designed sympathetically to the character and appearance of the surrounding area and thus would not have a negative visual impact on the street scene, adjacent conservation area or on the setting and significance of the nearby listed buildings. The proposal accords with the requirements of policies ENV2 & ENV3 of the Local Plan, in particular, section 12 Achieving well-designed places of the NPPF.
- 9.18 **Sustainable design and construction**
- 9.19 Policy ENV3, criteria t) requires that new residential development contributes towards dealing with climate change, including opportunities to reduce energy use, water use, carbon emissions and minimise waste. To achieve this, developments need to comply with the relevant Building Regulation such as Part L which deals with carbon reduction.
- 9.20 This complies with the NPPF in which the Government sets out the framework within section 14 how planning can support the transition to a low carbon future through shaping places in ways that contribute to radical reductions in greenhouse gas emissions, including the encouragement of reusing existing resources which includes the conversion of existing buildings.
- 9.21 Details submitted outline the opportunities for effective improvement to the energy efficiency of the existing building, these include cavity wall insulation, loft insulation, draught stripping to doors and letterboxes, heating controls, double glazing, and low energy/consumption fixture/fittings. In addition, the proposal also includes SV solar panels which as outlined within the report could be carried out as permitted development on completion of the conversion to residential accommodation. It is also proposed that local materials are used with opportunities to recycle materials on-site where appropriate.
- 9.22 In addition, to reducing carbon emissions the sale of new conventional petrol and diesel cars and vans will end by 2040, by which time most new cars and vans sold will be 100% zero-emission and all new cars and vans to have significant zero-emissions capability.
- 9.23 Planning has a part to play in facilitating this transition to zero-emissions vehicles, whilst also facilitating development that makes the best use of walking, cycling, and public transport to enable people to go about their lives without having to rely on the use of private cars. The site is within

easy walking distance from the village centre and a public transport link which connects the village with nearby villages/towns.

- 9.24 The site is also considered to be within easy cycle distance of the nearby villages/town which provides a wide range of services and facilities with proposed cycle parking provided on-site within the proposed garages.
- 9.25 The site would also provide electric charging points.
- 9.26 To ensure the requirements of policy ENV3 are met, it is considered that an Energy Statement should be submitted for approval under condition 11
- 9.27 Whilst the Council desire is to become Carbon Neutral by 2030 – 20 years ahead of the Government's target, it will be appreciated that policies within the Local Plan do not require developments to be carbon neutral and thus to withhold consent on the basis that a development is not carbon neutral could not be defensible at appeal.
- 9.28 It is therefore considered that the applicant has taken all reasonable opportunities to meet the requirements of policy ENV3. The proposal, therefore, accords with the requirements of the Local Plan and section 14 Meeting Climate Changes of the NPPF.
- 9.29 **Accessibility**
- 9.30 Policy ENV3, criteria I) requires that reasonable provision is made to ensure buildings and spaces are accessible and useable irrespective of age, gender or disability.
- 9.31 Therefore to comply with the requirements of policy ENV3 proposals need to show that where possible opportunities have been taken to enable buildings to be accessible in line with Building Regulations Part M such as flat access into the buildings, hardstanding that is firm and even, external door openings which are sufficient to accommodate a pram/wheelchair and internally the provision of handrails.
- 9.32 In this instance, the proposal would provide flat access into the buildings, accessed via a firm and even hardstanding. Furthermore, external door openings would be enough to accommodate a pram/wheelchair.
- 9.33 It is therefore considered that the applicant has demonstrated that all reasonable opportunities have been explored with regards to meeting the requirements of policy ENV3.
- 9.34 It is important to note that conditions requiring compliance with other regulatory regimes will not meet the test of necessity as set out in the NPPF for imposing conditions. Therefore, it is considered appropriate to use an informative to remind the applicant of the requirements to comply with Building Regulations Part M.
- 9.35 **Impact of development on the amenity of neighbouring properties**
- 9.36 Policy ENV3 seeks to protect the amenity of existing residents and create acceptable amenity conditions for future occupants. This is broadly consistent with the aims and objectives of paragraph 127 (f) of the NPPF.
- 9.37 The nearest dwelling to the application site has been identified as Grundy Farm located to the north of the site at a separation distance of approximately approx. 19m between the rear gable and the northern gable end of the existing former mill. This separation distance complies with national guidance with regards to space between residential developments. In addition, this separation distance combined with the orientation, and that the northern gable would remain blank would ensure that the occupants of Grundy farm do not experience any unacceptable loss of privacy or amenity.
- 9.38 The next nearest group of dwellings are 1 – 4 Park Lane which are located to the west of the site at separation distances ranging from approximately 23 -21m. These separation distances are enough to ensure no loss of privacy would occur through the conversion of the former mill to residential development. In addition, partially screening between the application site and these properties would be provided by the construction of single-detached garages. As such, the proposal would

ensure that the occupants of these properties would not experience any unacceptable loss of privacy or amenity as a result of the conversion of the former mill to residential accommodation.

- 9.39 In terms of noise, it is considered that noise raised from the use of the former mill to residential within an established residential area would not result in any unacceptable negative impacts to warrant a refusal.
- 9.40 It is considered therefore that the use of the site for residential would not have any amenity implications or result in any adverse impact on the neighbouring amenity and thus the proposal complies with policy ENV3 and paragraph 127(f) of the NPPF with regards to residential amenity.
- 9.41 **Highway Safety**
- 9.42 Policy INF4 seeks to ensure that developments have enough parking arrangements. Also, of relevance is policy INF7 which seeks to ensure that developments incorporate sustainable transport solutions, whilst recognising that this can be achieved through a range of different approaches. These policies are consistent with the aims and objectives of the NPPF.
- 9.43 Another key paragraph of the NPPF is paragraph 109 of the Framework which indicates that *“development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*
- 9.44 The existing access serves Whiteoak & Son Joiners a commercial unit located within the site.
- 9.45 Unlike previously approved schemes relating to this site which did not propose any changes to the existing vehicle access, the current proposal would see the vehicle access relocated southwards along Park Lane and the entrance relocated back from the highway edge by approx. 2m. These works are required to ensure the proposed visibility splays are achievable. The submitted drawings also demonstrate that there is enough space within the site for vehicles to manoeuvre into and out of this area and onto the highway. The proposal would provide 2 off-street parking spaces per residential unit (total 4 spaces). This complies with the requirements of Policy INF4.
- 9.46 Concerns have been expressed that the provision of visibility splays cannot be met. It is important to note that the visibility splays in Manual for Streets (MFS) relates to the design of the highway and road junctions as opposed to private access and thus there is no requirement to provide visibility splays for this type of development.
- 9.47 However, as details were provided the NYCC Highways upon whom the council relies for professional advice, have reviewed the submitted information and have conducted several site visits. Based on the assessment and the proposed alterations to the access NYCC Highways have confirmed that the proposal would provide adequate visibility splays as proposed by the developer subject to the proposed alterations to the access and thus have not objected to the proposal. Details in relation to ensuring the provision of the visibility splays is secured via condition 3.
- 9.48 Comments have been raised in relation to the previous permissions granted on this site, in particular the visibility splays. Whilst each application is rightly assessed on its own merits having regard to site-specific circumstances, it should be noted that those previous approvals did not seek any improvements to the existing access, unlike to the current proposal.
- 9.49 It is important also to note that the proposed revised access would be an improvement to the current access which served a more intensive commercial use that operated from the Mill and which would have generated a significant greater level of vehicle movements than the current proposal in terms of staff vehicles, deliveries/collections and trade visitors.
- 9.50 Also, of relevance and a material planning consideration is that whilst the current commercial activities from the Mill have reduced the Mill could resume those same levels of activities which may involve any or all of the following uses: office use, research and development, or an industrial process without the need to seeking planning permission nor without any of the proposed improvements to the existing vehicle access.

- 9.51 The proposed internal layout arrangement is considered acceptable.
- 9.52 With regards to parking the proposed conversion to two residential units would result in a lower demand than the buildings former/current use. In addition, the proposed level of off-site parking meets the standards as set out in the NYCC Interim Guidance on Parking Standards and thus the proposal complies with the requirements of Policy INF4. Details in relation to ensure the provision of on-site parking is secured via condition 10.
- 9.53 Concerns have been expressed with regards over the potential loss of undesignated on-street parking. It is acknowledged that in the absence of any existing parking restrictions that residents park their vehicle on the public highway, although there is no legal right to use the road fronting their property boundaries nor any legal right to reserve a space in front of any residential dwelling for parking. Notwithstanding this, the proposal would not make any changes to how the existing road is used (e.g. vehicle movements or parking) and thus the proposal would not restrict residents from continuing to park their vehicles on the street.
- 9.54 Therefore, whilst these concerns are noted, the current proposal would not have an adverse impact in terms of parking. In contrast, should the industrial use commence on site then this may have an adverse impact on parking.
- 9.55 Concerns have also been expressed ref vehicles exiting the site. The site is already in use with vehicles access/exiting the site. Furthermore, Park Lane is subject to a 20mph limit with on street parking along Park Road. There is also the junction with Park Lane, Carla Beck Lane and West Road located to the north of the site. It is considered that the junction, the on-street parking and speed limit act as existing traffic calming features along Park Lane. The proposed improved access and potential reduction in vehicle movements would therefore not result in any potential adverse highway impacts greater than any currently experienced.
- 9.56 Concerns have also been raised ref vehicles travelling downhill on the wrong side of the road or inconsiderate on street parking. However, it is important to note that the planning system is not the appropriate system to deal with circumstances where driver behaviour is inappropriate.
- 9.57 The concerns raised by residents are however, not shared by the Highway Authority who have conducted several site visits with regards undertaking the necessary assessment in line with government standards and guidelines.
- 9.58 Therefore, in the absence of any supportive evidence that the proposal would have an adverse impact on highway safety the Council would be unlikely to be in a position to defend an appeal based on highway safety grounds, which could have significant adverse cost implications for the Council in any appeal scenario.
- 9.59 In the absence of any objection from NYCC Highways, the case officer is unable to conclude that the proposed revised access onto Park Lane would be prejudicial to pedestrian or highway safety. The proposal therefore accords with requirements of policies INF4 & INF7 of the Local Plan and is considered acceptable in highway terms. The proposal also accords with paragraph 109 of the NPPF.
- 9.60 **Drainage**
- 9.61 Residents have expressed concerns about the ability of the site to be drained both with respect to surface water and foul drainage. The site is not identified by the Environment Agency as being within flood plain or an area of flood risk.
- 9.62 Details submitted indicate that foul water would be disposed via the main sewer.
- 9.63 With regards to concerns relating to surface water details supplied indicate that surface water would be disposed of via the existing sewer network with the hardstanding areas being constructed using block paving thus allowing the surface water to drain directly through the ground. This approach would improve the current situation.

- 9.64 The proposed redevelopment of this site would also see an increase in the level of permeable surfaces with the provision of front garden areas thus helping to improve the management of surface water run-off.
- 9.65 It is important to note that the necessary discharge and connection to the existing drainage infrastructure would be covered under separate legislation outside of the planning process and that this proposal after being reviewed by Yorkshire Water has not resulted in YW objecting to the proposal on the grounds that the existing infrastructure cannot cope with the development.
- 9.66 In the absence of any objection from the statutory consultee it is considered that the proposal would not result in any unacceptable drainage issues to nearby residents.
- 9.67 **Land and Air Quality**
- 9.68 Policy ENV7 seeks to safeguard and improve land quality by ensuring that grade 3 agricultural land is not developed where possible.
- 9.69 In this instance, the proposal relates to a brownfield site (previously developed) which has a low environmental value. As such, the proposal complies with criteria a) & b) of policy ENV7.
- 9.70 The proposal due to its location within the centre of the village of Carleton, within proximity to existing footpath and public transport and within easy cycling distance to neighbouring villages would help promote reduction in car use. As such, the proposal complies with criteria d) & e) of policy ENV7.
- 9.71 The application site does include the removal of a single storey side extension and a detached workshop which may have the potential for dust annoyance during demolition and the construction of two single side extensions and garages. However, with good dust mitigation measures any potential impacts could be mitigated using an appropriate condition. It is considered that the proposal would have a negligible impact on local air quality and thus complies with criteria f) of policy ENV7.
- 9.72 **Water resources, water quality and groundwater**
- 9.73 Policy ENV8 seeks to safeguard and improve water resources.
- 9.74 The proposal would be served by existing foul water infrastructure and the necessary discharge and connections to the water supply would be completed under separate legislation outside of the scope of the planning process.
- 9.75 The proposal has been designed to incorporate water conservation measures into its design e.g. reduced water consumption fixtures and fittings and the re-use of water within the site. The proposal therefore complies with the requirements of policy ENV8.
- 9.76 **Biodiversity**
- 9.77 Policy ENV4 states that growth in housing, business and other land uses will be accompanied by improvements to biodiversity. This means that wherever possible, development will make a positive contribution towards achieving a net gain in biodiversity.
- 9.78 The application site is a previously brownfield site with limited ecological value. It is not within any designated site, although there is an area of overgrown vegetation to the south of the site.
- 9.79 The proposal is seeking to increase the level of green space within the site with front and rear garden spaces with additional landscaping. The provision of green spaces with general planting of native species would help to increase the biodiversity within the site. In addition, bird and bat boxes would also be provided.
- 9.80 It is considered that the proposal has demonstrated that it would make a positive contribution towards achieving a net gain in biodiversity as per the requirements of policy ENV4. To ensure the requirements of ENV4 are met, it is considered that a Biodiversity Enhancement Statement be submitted for approval under condition 7
- 9.81 **Other issues**

- 9.82 Whilst acknowledging comments expressing concern over the growth of the village, it is the officer's opinion that a proposal of this scale would not significantly impact on the village to warrant a refusal.
- 9.83 The issue of the loss of employment has been considered by the Council on two previous occasions and deemed acceptable and this is a material consideration. Since the grant of those previous permission the Council has a new Local Plan which also includes policy EC2 which superseded policies that dealt with change of uses from industrial to non-industrial use. However, Government has introduced changes to The Town and Country (Use Class) Order 1987 which has revoked B1 use (uses which can be carried out in a residential area without detriment to its amenity) and replaced it with the new Class E in 2020. This new use class includes a wide range of uses that may have the potential to adversely impact on amenity. It is also important to note that these changes between uses would not require planning permission as they are not deemed development.
- 9.84 Therefore, given Council's two previous acceptance of the loss of employment from this site, the changes to the use Class Order which impacts on the effectiveness of EC2 which would not restrict the use of the building to other uses outlined in Class E which may have the potential to adversely impact on the amenity of neighbouring properties it is considered that the loss of employment would justify refusal.
- 9.85 **Conclusion.**
- 9.86 Paragraph 11 of the NPPF advises that LPA's should be 'approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- Specific policies in this Framework indicate development should be restricted.*
- 9.87 The proposal would see the conversion of a vacant building to form two residential units in the main built up area of Carleton on a site that has been granted planning approval for its conversion on two previous occasions. These previous planning permissions are material considerations in support of this proposal. In addition, the settlement growth monitoring indicates that Carleton has a negative housing balance of -14 and thus the conversion of this mill to two residential dwellings would help address this deficit.
- 9.88 The proposal would bring back into use a vacant building providing new housing stock into the village within the main built up area of Carlton.
- 9.89 Yorkshire Water and LLFA have been consulted and they have not raised any objections or concerns to the proposed development. It is therefore not considered that the proposal would create any drainage issues in the near locality.
- 9.90 In terms of consistency in decision making, the site has been granted planning approval for its redevelopment to residential on two previous occasions and this is a key relevant material consideration in the acceptability of the proposal.
- 9.91 The Highways Authority have assessed the impacts arising from the development and given the improvements to the existing access have not recommended refusal. Therefore, to refuse the proposal based on highway grounds contrary to advice from the Highways Authority would be considered unreasonable based on inconsistent decision making.
- 9.92 NYCC Highways have also been consulted for their views on the grounds for a refusal and have advised that they do not consider there is evidence to support the view that the proposal would have an adverse impact on the highway.
- 9.93 Finally, for reasons outlined in paragraphs 7.34 and 9.91 it is appropriate for the Case officer to advise members of any potential implications, including those for any appeal and award of costs if members overturn advice from officers in the absence of any evidence contrary to the Highways recommendation.

9.94 It is acknowledged that the proposal has generated some opposition from residents who live close to the site. These concerns have been considered in the report and notwithstanding the points raised it is felt that sufficient benefits and mitigation measures are contained within the proposal to render it acceptable in planning terms.

10. Recommendation

10.1 Approve with Conditions

Conditions

Time Limit for Commencement

1 The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.

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

Approved Plans

2 The development hereby permitted shall be carried out wholly in accordance with the plan 2407.1b & 24702c received by the Local Planning Authority on 6th October 2020 and 5th January 2021. The development shall be completed in accordance with the approved plan except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: To specify the approved plans for the avoidance of doubt.

Before you Commence Development

3 There must be no access or egress by any vehicles between the highway and the application site at Workshop, Park Lane, Carleton, Skipton, BD23 3DJ until splays are provided giving clear visibility of 25 metres measured along both channel lines of the major road from a point measured 2 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In the interest of highway safety and to comply with Craven Local Plan policy INF7 and the National Planning Policy Framework.

4 No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved plan.

The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:

1. areas for storage of plant and materials used in constructing the development clear of the highway;
2. details of site working hours;
3. contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

Reason: In the interest of public safety and amenity and to comply with Craven Local Plan policy INF7 and the National Planning Policy Framework.

During Building Works

- 5 Notwithstanding any description of materials in the application, no above ground works shall take place until full details of all materials to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

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

- 6 The site shall be developed with separate systems of drainage for foul and surface water on and off site.

Reason: In the interest of satisfactory and sustainable drainage and to accord with the requirements of the National Planning Policy Framework.

- 7 Notwithstanding the plans approved under condition 2 (Approved Plans) of this permission, details for the improved biodiversity and expansion of green infrastructure shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented in their entirety prior to the occupation of the dwellings and shall thereafter be retained.

Reason: To ensure an improvement to the environment to accord with policies ENV4 and ENV5 of the Craven Local Plan and the requirements of the NPPF.

Before the Development is Occupied

- 8 The development must not be brought into use until the access to the site at Workshop, Park Lane, Carleton, Skipton, BD23 3DJ has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:

The access must be formed with 4 metres radius kerbs, to give a minimum carriageway width of 4.5 metres, and that part of the access road extending 5 metres into the site must be constructed in accordance with Standard Detail number A1 and the following requirements.

All works must accord with the approved details

Reason: To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users and to comply with Craven Local Plan Policies INF4 and INF7 and the National Planning Policy Framework.

- 9 No part of the development must be brought into use until the access, parking, manoeuvring and turning areas for all users at Workshop, Park Lane, Carleton, Skipton, BD23 3DJ have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development and to comply Craven Local Plan policy INF4 & INF7 and the National Planning Policy Framework.

- 10 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: To provide for adequate and satisfactory provision of off street accommodation for vehicles in the interest of safety and the general amenity of the development and to accord with Policy INF4 of the Craven Local Plan and the National Planning Policy Framework.

- 11 No converted dwellinghouse hereby approved shall be occupied unless an Energy Statement applicable to that dwellinghouse has been submitted to and approved in writing by the planning authority. The Energy Statement shall include the following items:

- a) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
- b) Calculations using the SAP or SBEM methods which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed.

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

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

Ongoing Conditions

- 12 The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellings.

Reason: To reduce the risk of flooding and pollution and increase the levels of sustainability of the development.

Informatives

1. Adherence to approved plans/conditions

Failure to adhere to the details of the approved plans or to comply with the conditions contravenes the Town and Country Planning Act 1990 and enforcement action may be taken.

2. Charging Points

The applicant/developer is advised that in the interests of promoting sustainable travel opportunities electric vehicle charging points should be provided.

3. Your attention is drawn to the attached note relating to demolition and the requirements of The Building Act.

4. Hours of Construction

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

5. Noise

The applicant needs to have regard to the BS8233:2014 Guidance on 'Sound Insulation and Noise Reduction for Buildings' which presents guideline noise levels for both inside and outside dwellings.

6. Topsoil

The applicant is advised it is the responsibility of the developer to ensure that any topsoil brought on site is free from metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils as specified in BS 3882: 2015 Specification for Topsoil. Supplier(s) details and confirmation on the source(s) of any topsoil materials brought on site should be made available for inspection at the request of the Council's Environmental Health Department.

7. Your attention is drawn to the requirements of Building Regulations Part M regarding the accessibility of developments for all.

8. The applicant is advised with regard to the safe removal of any potential asbestos containing material present on site, that it is removed by a suitably qualified, competent contractor/registered waste carrier, licenced in the removal and offsite disposal of asbestos to a registered hazardous waste landfill site.

9. The applicant is advised that advice regarding permeable and porous hardsurfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens' which can be accessed on the DCLG website).

10. Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site:

[https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification for housing and industrial roads and private street works 2nd edi.pdf.](https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification%20for%20housing%20and%20industrial%20estate%20roads%20and%20private%20street%20works%202nd%20edition.pdf)

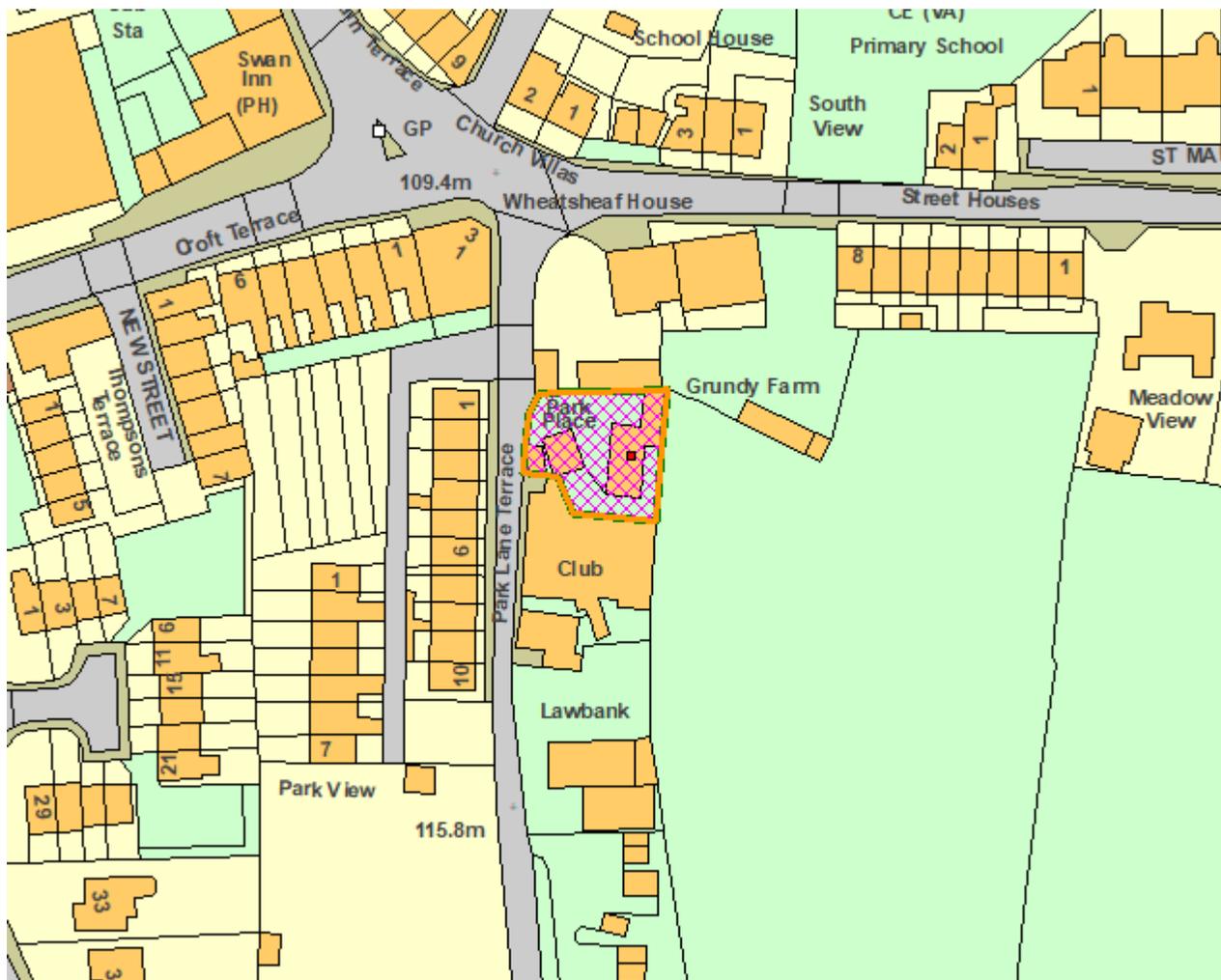
The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

12. 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.

13. The proposals should cater for all types of vehicles that will use the site. The parking standards are set out in North Yorkshire County Council's 'Interim guidance on transport issues, including parking standards' and subsequent amendments available at

[https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Interim guidance on transport issues including parking standards.pdf](https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Interim%20guidance%20on%20transport%20issues%20including%20parking%20standards.pdf)



Application Number: 2020/21878/FUL

Proposal: Conversion of existing workshop to form 2no. residential dwelling with detached garages, off street parking provision and re-alignment of access

Site Address: Workshop Park Lane Carleton BD23 3DJ

On behalf of: RN Wooler & Co Ltd

RE: Carleton Site 21878



Daniel Herbert <Daniel.Herbert@northyorks.gov.uk>

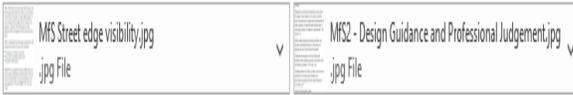
To: Andrea Muscroft, James Coonan-Byrom

Cc: Nigel Smithy, James Malcolm

You forwarded this message on 22/03/2021 10:26.



Thu 18/03/2021 16:20



Hi Andrea,

The visibility splay requirements using vehicle speeds and visibility documents set out as guidance in MFS relate to the design of the highway and for the design of road junctions. They do not relate to the visibility requirements of private accesses. The extract attached relating to street edge visibility says that low visibility will encourage drivers to emerge slowly from a private access onto a street. The second extract explains that the documents are issued as guidance and should not be used as a template for every situation as it is recognised that local conditions will vary. Therefore professional judgement should be used in assessing the design layout taking into the local environment.

Based on the above there is no requirement for a developer to provide visibility splays for a private access.

In assessing the proposed access arrangements for the application for the conversion of the workshop buildings to a residential dwelling, the width of the existing highway, level of on-street parking, volume and speed of traffic were all taken into consideration. Whilst there is no requirement to provide visibility splays, the developer was asked to demonstrate how visibility splays of 2m x 25m could be achieved.

Visibility splays are usually measured to the nearside kerblines in both directions. To the north of the proposed access, there is a stone boundary wall, there is no footway and therefore no kerblines. Vehicles turning into Park Lane will not be travelling immediately adjacent to the wall and a line 1m out from the wall was considered an appropriate line to consider as the kerblines. This is less than a standard width footway of 1.8m and therefore considered to be an appropriate distance. Taking a point 2m back from the kerblines at the proposed access, it was demonstrated that a visibility distance of 25m could be achieved to the line 1m out from the wall. This is acceptable. To the south of the proposed access, a visibility distance of 25m cannot be achieved to the nearside kerblines. Given the low traffic volumes and the fact that 25m visibility can be achieved to the centreline of the carriageway with vehicles travelling on the opposite side of the carriageway to the proposed access, again the visibility distance is acceptable.

Taking into account that visibility splays for private accesses along the street edge are not required by design guidance, and the fact that the developer has demonstrated that 2m x 25m visibility distances can be achieved, I am satisfied that the proposed access for the development does not have an adverse impact on highway safety and would reiterate that the Highway Authority has no objections to the proposed development.

Regards

Daniel

Daniel Herbert
 Improvement Manager
 Highways North Yorkshire
 Area 5 – Skipton Office
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REPORT TO PLANNING COMMITTEE ON 7th June 2021

Application Number: 2021/22669/FUL

Proposal: Construction a glass and timbered 20 sqm extension to the entrance of Skipton Crematorium and the construction of a new exit drive to the Highway to create a one-way system for hearses and vehicles to enter and exit the cemetery.

Site Address: The Chapel Waltonwrays Cemetery Carleton Road Skipton.

On behalf of: Craven District Council

Date Registered: 22nd April 2021

Expiry Date: 17th June 2021

EOT Date, if applicable:

Case Officer: Andrea Muscroft

SUMMARY

The proposal would see the construction of a single storey extension to the front of the chapel and the creation of a new vehicle access. Evidence provides shows that the enlargement of the Chapel is needed to meet the needs of the users and to help maintain its long-term use. It is acknowledged that some visual impacts would occur, however the proposal would not result in any harm to any neighbouring properties or have an adverse impact on highway safety. Therefore, on planning balance the potential harm in terms of visual do not out weight the benefits arising from the proposal in securing its long term use.

1. Site Description

- 1.1 The application relates to the Crematorium Chapel located off Carleton Road, approx. 1m south west of Skipton town centre. Located within the surrounding area is the Remembrance Chapel, a Lodge and the Garden of Remembrance.
- 1.2 The site is relatively flat with tree lined driveways linking buildings, structures and memorials. The boundaries around the site consist of low height stone walls with elaborate cast iron railing either side of the main gates into the cemetery together with mid height stone walls along the northern, southern and western boundaries of the site.
- 1.3 The application site lies in the open countryside and within conservation area of Skipton defined by the Local Plan.

2. Proposal

- 2.1 The proposal is seeking full planning permission for the construction of a single storey extension to the entrance of the Crematorium and the construction of a new exit drive.

3. Planning History

- 3.1 2020/00707/PREAPP - Crematorium extension – Observations provided January 2021

4. Planning Policy Background

- 4.1 Craven Local Plan
 - SD1: The presumption in favour of sustainable development
 - SD2: Meeting the challenge of climate change
 - ENV1: Countryside and Landscaping
 - ENV2: Heritage
 - ENV3: Good design
 - ENV4: Biodiversity
 - INF2: Community facilities and social spaces
 - INF4: Parking
 - INF7: Sustainable Transport and Highways
- 4.2 National Policy
 - The National Planning Policy Framework
 - Planning Practice Guidance
- 4.3 Other documents of relevance
 - Skipton Conservation Area Appraisal.
- 5. Parish/Town Council Comments
- 5.1 Skipton Town Council: No comment
- 6. Consultations
- 6.1 Independent Heritage Consultant: Some aspects of the design and siting of the proposed extension should be reconsidered and/or justified before determination of the application, and the less than substantial harm should then be weighed against the public benefits of the extension.
- 6.2 Recommended that appropriately designed stone piers at the terminations of the wall.
- 6.3 NYCC Highways Officer: In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has considered the following matters:
- 6.4 The design standard for the site is MFS and the required visibility splay is 2.4 metres by 45 metres. The available visibility is 2.4 metres by 45 metres.
- 6.5 Consequently, the Local Highway Authority recommends that the following Conditions are attached to any permission granted:
- 6.6 Comments can be viewed in full via the link below: <https://publicaccess.cravendc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>
- 7. Representations
- 7.1 Site Notice Posted: 7.5.2021
- 7.2 Press Notice Published: 13.5.2021
- 7.3 12 notification letters circulated to neighbouring properties.
- 7.4 No third-party representation received within the statutory consultation period.
- 8. Summary of Principal Planning Issues
 - Principle of development
 - Visual impact of development
 - Sustainable design and construction
 - Biodiversity

Impact on neighbouring properties.

Highway issues

9. Analysis

Principle of development

- 9.1 Policy INF2 seeks to support the retention and improvement of existing facilities subject to meeting certain requirements outlined within this report.
- 9.2 The proposal seeks to construct a single storey extension to the front of the Crematorium Chapel and the existing building is not enough to hold large cremation services and there is no covered overflow area for those visitors listening via outside speakers. The proposed extension will therefore be used as a waiting area for visitors entering and exiting the chapel in addition to being a space for visitors to watch a cremation service via an audio/video link if there is no seating and/or additional standing room available in the chapel.
- 9.3 It is considered that the evidence provided has demonstrated that the proposed improvements to the Chapel would meet the needs of the local community with regards to this much used chapel and thus the proposal accords with Policy INF2 of the Local Plan.
- 9.4 With regards to the new access the supportive information outlines that this new access is required to enable the implementation of a one-way system.
- 9.5 It is considered that the implementation of a new one-way system would help provide a safe and suitable access into and from the site which would be convenient for all visitors to the site.
- 9.6 It is therefore considered that this element of the proposal meets the requirements of Policy INF7 of the Local Plan.
- 9.7 In conclusion, the principle of this development is considered acceptable subject to meeting the requirements of all other relevant policies.

Visual impact of development on heritage assets

- 9.8 Policy ENV2 seeks to ensure that proposal do not adversely impact on designated heritage assets. The policy also seeks to conserve non-designated heritage assets.
- 9.9 Policy ENV3 seeks to ensure that proposals make a positive change.
- 9.10 The existing building is constructed of stone with Welsh slate roofing and comprises a single-storey chapel with a two-storey steeply pitched roof arranged on an east west axis extending along the full length of the north elevation. There is a four-storey tower including a large slate broach spire protruding from the centre of the north elevation.
- 9.11 The symmetrical arrangement of the chapel and the tower is typical of ecclesiastical buildings built in the Gothic Revival style. However, there have been some alterations and extensions to the rear of the chapel which have resulted in the loss of the symmetrical plan form with the addition of an office, kitchen and storage space.
- 9.12 The proposed extension would project off the northern elevation and would have a similar width to the tower. The design of the extension would follow a symmetrical plan and is of a scale that would not obscure the original features of the tower nor the string course above the elaborate Gothic Revival door surround or trefoil window. The introduction of a lightweight link between the existing and the new would help create a visual separation between the old and the new.
- 9.13 The proposed extension would be constructed using materials that draw upon the original building and thus would comprise of stone under a welsh slate roof with timber window frames.
- 9.14 The design of the building also seeks to provide reasonable provision for visitors to access the building as set out in Building Regulations Doc M.
- 9.15 It is acknowledged that the Council's Independent advisor has some reservations ref the design, however, he has also suggested some changes to help mitigate the potential impact. In conclusion the Council's Independent advisor acknowledges that any potential harm to this non designated

heritage asset would be less than substantial and thus the Council must weigh up the benefits against any potential harm.

9.16 With regards to the suggested changes to applicant will implement the proposed changes to the timber frame but due to budget constraints is unable to extend to include additional stone works.

9.17 In this instance it is considered that on balance the proposed public benefits outweigh any potential harm.

9.18 In conclusion, the proposal is considered to comply with the requirements of Policy ENV2 and the NPPF.

Sustainable design and construction

9.19 Policy ENV3 seeks to incorporate sustainability being designed into developments.

9.20 A Sustainable Design and Construction Statement has been submitted which sets out the steps to ensure that the development helps deal with the challenges of climate change. For example:

- A site waste management plan will be implemented during the construction stage, which will help describe how materials will be managed efficiently and disposed of legally during the construction works and explains how the re-use and recycling of materials will be maximised.
- Materials will be sourced locally with local trade where possible.
- A new Energy Performance Certificate will be obtained.
- The building under Building Regulations L2A would be constructed taking all reasonable measures for the conservation of fuel and power thus limiting heat gains and losses through thermal elements.
- Energy efficient fixed building services with effective controls.
- Measures to prevent pollution will be implemented during the construction works.

9.21 Given the application site location within the conservation area and that the building is a non-designated heritage asset the use of solar panels is not considered appropriate. Notwithstanding that solar panels are not appropriate it is considered that the proposal has demonstrated that all reasonable opportunities have been taken with regards to addressing climate change.

9.22 In conclusion, the proposal is considered to comply with the requirements of Policy ENV3 of the Local Plan.

Biodiversity

9.24 Policy ENV4 seeks improvements in biodiversity, wherever possible.

9.25 In this instance, the proposal would involve development of an existing tarmac area and the realigning of the existing planting beds. It is considered that the realignment of the planting beds and the additional planting would provide some additional biodiversity benefits. Therefore, given the small-scale nature of the development the level of benefits is considered appropriate.

9.26 In conclusion, the proposal is considered to comply with the requirements of Policy ENV4 of the Local Plan.

Impact on neighbouring amenity

9.27 Policy ENV3 seeks to ensure that development does not have an adverse impact on neighbouring residents.

9.28 Given the proposals location there would be no adverse impact arising from the construction of the single-story extension on residents located beyond Carleton Road due to the form of development and separation distances involved. Similarly, the new access would also not have an adverse impact on the amenity of nearby residents located beyond Carleton Road on Willow Way.

9.29 In conclusion, the proposal is considered to comply with the requirements of Policy ENV3 of the Local Plan.

Highway issues

- 9.30 Policy INF4 seeks to reduce conflict between road users by ensuring proper provision and management of parking for cars and other vehicles.
- 9.31 The proposal would not make any changes to the existing parking arrangements which are managed by the Council.
- 9.32 The proposal would result in the creation of a new vehicle access off Carleton Road. The new access would enable the implementation of a one-way system which would help improve vehicle and pedestrian safety. It is also acknowledged that the development may result in a potential increase in vehicle movements, however, it is not considered that any potential increase would be so significant to have an adverse impact on highway safety. NYCC Highways have been consulted
- 9.33 In conclusion, it is considered that the proposal complies with policy INF4 and INF7 and the NPPF.

9.34 Conclusion

- 9.35 Paragraph 11 of the NPPF advises LPA's to approve developments that accord with the development plan without delay; unless
- 9.36 Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- 9.37 Specific policies in this Framework indicate development should be restricted.
- 9.38 The proposal would see the construction of a single storey extension to the front of the chapel and the creation of a new vehicle access. Evidence provides shows that the enlargement of the Chapel is needed to meet the needs of the users and to help maintain its long-term use.
- 9.39 It is acknowledged that some visual impacts would occur, however the proposal would not result in any harm to any neighbouring properties or have an adverse impact on highway safety.
- 9.40 Therefore, on planning balance the potential harm in terms of visual impact do not out weight the benefits arising from the proposal in securing its long-term use.

10. Recommendation

- 10.1 Approve with Conditions

Conditions

Time Limit for Commencement

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

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

Approved Plans

- 2 This permission relates to the following plans and documents:

Location Plan received 10th March 2021

8391-BOW-A0-XX-DR-A-1003 Proposed site plan received 10th March 2021
8391-BOW-A1-00-DR-A-2002 Proposed floor plan received 10th March 2021
8391-BOW-A1-XX-DR-A-3003 Proposed north elevation received 10th March 2021
8391-BOW-A1-XX-DR-A-3004 Proposed east elevation received 10th March 2021
8391-BOW-A1-XX-DR-A-3005 Proposed west elevation received 10th March 2021
8391-BOW-A1-XX-DR-A-4001 Proposed sections received 10th March 2021
E0723 D01A New exit scheme drawing received 10th March 2021

Design and Access Statement
Heritage Statement
Sustainable Design and Construction Statement

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.

During Building Works

- 3 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the materials used on the external surfaces of the extensions shall be those as detailed on the application form and approved plans and retain as such thereafter.

Reason: In order to ensure a satisfactory relationship with the character of the Chapel in accordance with the requirements of Craven Local Plan policy ENV3 and the National Planning Policy Framework.

- 4 There must be no access or egress by any vehicles between the highway and the application site at The Chapel, Waltonwrays Cemetery, Carleton Road, Skipton until splays are provided giving clear visibility of 45 metres measured along both channel lines of the major road from a point measured 2.4 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In the interests of highway safety.

Informative: An explanation of the terms used above is available from the Local Highway Authority.

Before the Development is Occupied

- 5 The development must not be brought into use until the access to the site at The Chapel, Waltonwrays Cemetery, Carleton Road, Skipton has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:

The crossing of the highway verge and/or footway must be constructed in accordance with the approved details and/or Standard Detail number E50 and the following requirements.

- Any gates or barriers must be erected a minimum distance of (IN LINE WITH SITE BOUNDARY) metres back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.
- Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway must be constructed in accordance with the approved details shown on drawing (TO BE SUBMITTED) and maintained thereafter to prevent such discharges.
- The final surfacing of any private access within 6 metres of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- Measures to enable vehicles to enter and leave the site in a forward gear.

All works must accord with the approved details.

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

- 6 Prior to the building being brought into use an Energy Performance Certificate shall have been submitted to and approved in writing by the planning authority. The Energy Performance Certificate shall include the following items:

a) Full details of the energy efficiency measures incorporated into the development.

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

Informatives

1. Adherence to approved plans/conditions

Failure to adhere to the details of the approved plans or to comply with the conditions contravenes the Town and Country Planning Act 1990 and enforcement action may be taken.

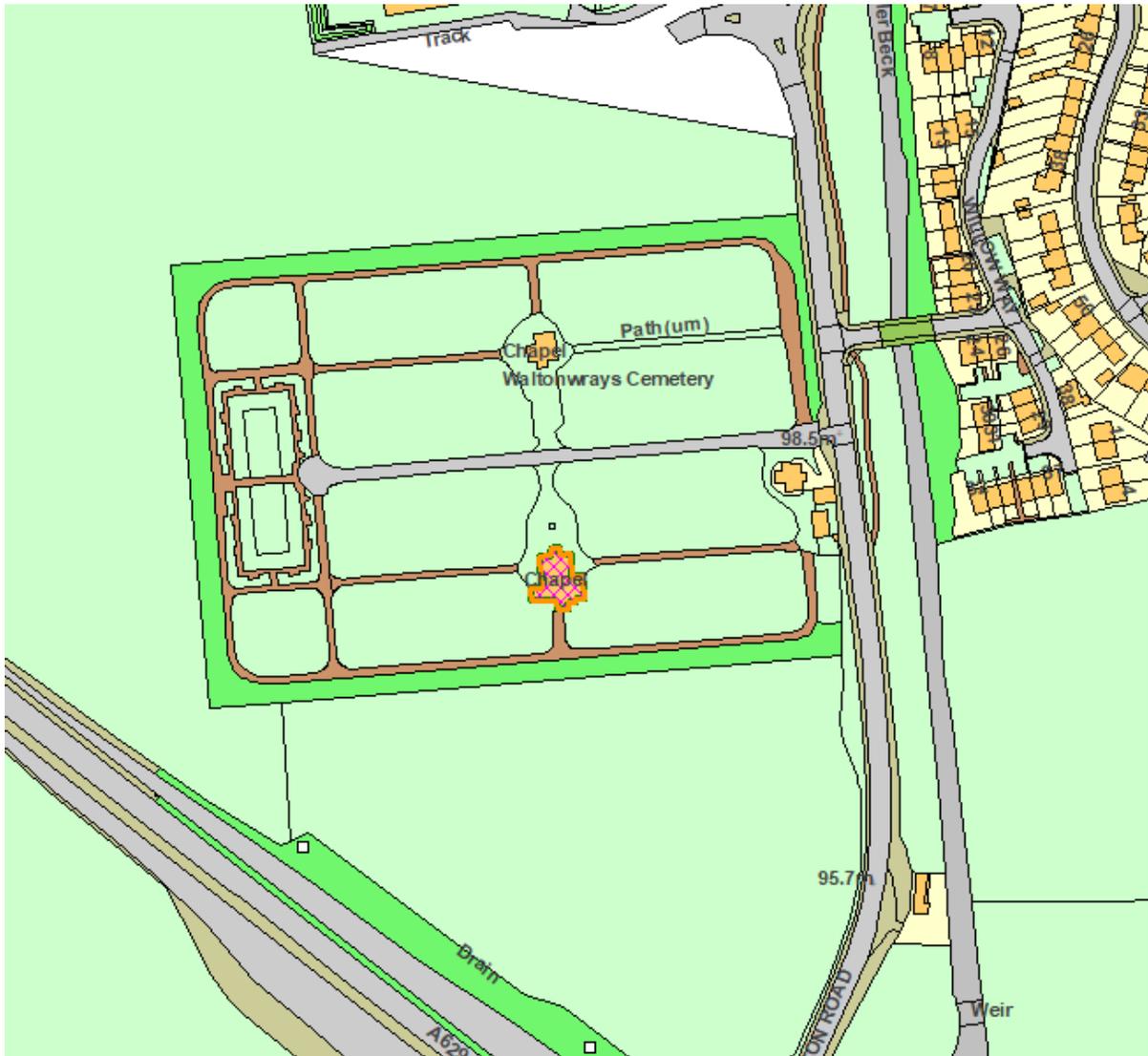
2. Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site:

https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing_ind_est_roads_street_works_2nd_edition.pdf.

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

3. Statement of Positive Engagement:

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

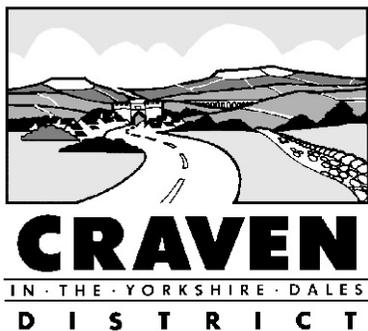


Application Number: 2021/22669/FUL

Proposal: Construction a glass and timbered 20 sqm extension to the entrance of Skipton Crematorium and the construction of a new exit drive to the Highway to create a one-way system for hearses and vehicles to enter and exit the cemetery.

Site Address: The Chapel Waltonwrays Cemetery Carleton Road Skipton

On behalf of: Craven District Council



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 made between 07 and 26 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
2020/21501/CPE	Mrs Smith	Airedene Caravan Site Back Walton Street Skipton BD23 2QT	Application for a Certificate of Lawful Use to establish the existing use and various restrictions of the site as a caravan park	Split Decision	19.05.2021
2020/21776/FUL	Mr John Dodgson	Souber Dairy Bank Newton Skipton BD23 3NT	Construction of a new agricultural building for livestock housing.	Approve with Conditions	20.05.2021
2020/21859/FUL	Mr & Mrs Norton	The Croft 26 Park Road Cross Hills Keighley BD20 8BG	Proposed detached two storey dwelling with attached single storey double garage	Approve with Conditions	25.05.2021
2020/22092/FUL	Mr Michael Miller	12 Barden Road Eastby Skipton BD23 6SN	Demolition of store and construction of building to provide additional living accommodation	Refuse	19.05.2021
2020/22113/FUL	Mr Darren Blacow	Lowfields Farm Burton In Lonsdale Carnforth LA6 3LB	Proposed application for the erection of 1 new agricultural livestock and storage building.	Approve with Conditions	24.05.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22116/MMA	Jane Thorpe	The Dairy Hammon Head Hall Mewith Bentham	Minor material amendment to vary condition no. 2 (approved plans) of planning permission referenced 2019/20377/FUL granted 03 July 2019	Approve with Conditions	25.05.2021
2020/22189/VAR	Mrs Christine Adams	Cragside Farm Dick Lane Cowling	Application for removal of condition no. 4 of planning reference number: 2019/20495/HH granted 02 July 2019	Approve with Conditions	20.05.2021
2020/22218/FUL	Mr & Mrs Andrew and Rachel North	Land Off Netherghyll Lane Cononley Keighley BD20 8PB	Proposed dwelling (revised design and site area)	Approve with Conditions	24.05.2021
2020/22224/LBC	Mr Barnaby Jones	12 Rook Street Lothersdale Keighley BD20 8EH	Replacement of existing oil boiler with new condensing oil boiler. The new condensing boiler will require a new flue and the proposal is for this to exit the building and be sited on the West Facing Gable end of the property	Approve with Conditions	07.05.2021
2020/22249/LBC	P&C Davies	22 Sheep Street Skipton BD23 1HX	Structural support installed in the roof space. (Retrospective). Remove existing portland cement pointing on the rear elevation and repoint to match original historic pointing (Proposed).	Approve with Conditions	17.05.2021
2020/22254/HH	Ms Clare Littlejohn	17 Castle Hill Settle BD24 9EU	Reinstate window opening and rooflight; insertion of new rooflight; replacement of two windows and re-slatting of roof.	Approve with Conditions	12.05.2021
2020/22259/FUL	Mrs Kate Dinsdale	Sports Pavilion Giggleswick Settle	Demolition of sports pavilion, construction of replacement sports pavilion, and other works	Approve with Conditions	17.05.2021
2020/22288/FUL	Dean Simpson	High View Windle Lane Cononley	Formation of garden room extension to rear of the property.	Approve with Conditions	20.05.2021
2020/22294/FUL	Ms Nasreen Karim	Musafir Keighley Road Skipton BD23 2TA	Installation of 4 no. 'Igloo' outdoor dining pods	Approve with Conditions	18.05.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22307/HH	Mrs Jenni Luby	19 Robin Lane High Bentham Lancaster LA2 7AB	Proposed attic conversion with rear dormer to form 2 number bedrooms and ensuite. Ground floor alterations and extended decking at the front of the property.	Approve with Conditions	12.05.2021
2020/22366/FUL	Yorkshire Causeway Schools Trust	Skipton Parish CE Primary School Brougham Street Skipton BD23 2ES	Side extension to Skipton Parish Church COE Primary school to provide a new dedicated accessible entrance.	Approve with Conditions	10.05.2021
2020/22378/LBC	Mrs Pam Bagot	1 Pendle View Giggleswick Settle BD24 0AZ	Replace 4 no. single-glazed windows to gable elevation (ground and first floor) with non-opening double-glazed units; replace single-glazed arched window to gable elevation (2nd floor) with double-glazed unit with opener; replace 1 no. front elevation staircase opening light with single-glazed fixed pane; internal shutters to all windows; replace roof light.	Approve with Conditions	12.05.2021
2021/22398/TPO	Mrs Hannant	1 Montagu Close Glusburn Keighley BD20 8FJ	G1 - Trees to be crownlifted to 4m all round, smaller trees (less than 150mm DBH) felled to ground level.	Approved Tree Work under TPO	26.05.2021
2021/22446/VAR	Mr Vaughan Franks	Low Bawes Edge Farm Cowling Keighley BD22 0NA	Application to vary condition no. 2 (approved plans) on planning permission 2018/19800/FUL granted 30.11.2018	Approve with Conditions	19.05.2021
2021/22451/TPO	Cross Hills Tennis Club	Crosshills Tennis Club Keighley Road Cross Hills BD20 7RU	3 No. Sycamore - Crown lift to no more than a third of the trees overall height, balance & clean through by upto 10%.	Approved Tree Work under TPO	26.05.2021
2021/22439/FUL	Mr Andy Gould	8 - 10 Church Street Settle BD24 9JE	Addition of second storey to existing two storey buildings. Change of land use of upper storeys to 2 no maisonettes	Approve with Conditions	14.05.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2021/22450/CPL	Ms Ruth Ellershaw	Crookfield Bloe Beck Lane Mewith Bentham LA2 7AR	Application for a Lawful Development Certificate for the proposed use of property as an unrestricted dwelling	Approve Cert. Lawful Devt	07.05.2021
2021/22454/HH	Mr Jeffrey Adams	26 Marton Road Gargrave Skipton BD23 3NL	Extension to front porch of house	Approve with Conditions	18.05.2021
2021/22460/HH	Mr Ben Garnett	36 Collinge Road Cowling Keighley BD22 0AG	Construction of single storey front extension, and two storey rear extension, and formation of front parking	Approve with Conditions	19.05.2021
2021/22469/FUL	Muirhead Dental Surgery	52 - 54 Otley Street Skipton BD23 1ET	Proposed renovation of outside WC and store	Approve with Conditions	20.05.2021
2021/22475/HH	Mr M Howson	2 The Orchard Brookacre Ingleton Carnforth LA6 3FG	Raise garage roof to provide space for home office; detached car port.	Approve with Conditions	25.05.2021
2021/22479/HH	Christopher Myers	15 Riversway Gargrave Skipton BD23 3NR	Replace existing pebble dash with durable silicone render & finish walls to extension with durable silicone render; Proposed product to be used- KRender in buttermilk colour	Approve with Conditions	20.05.2021
2021/22488/HH	Mr Duncan Mellin	Sycamore Lodge The Croft Booth Bridge Lane Thornton In Craven Skipton BD23 3TE	Proposed single storey rear extension and external alterations	Approve with Conditions	18.05.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2021/22490/HH	Mr Trevor Knowles	2 Oak Leigh Hesley Lane Rathmell BD24 0JY	Single storey rear extension	Approve with Conditions	11.05.2021
2021/22507/TPO	Driver Vehicle Standards Agency	Foundry House Carleton Road Skipton BD23 2BE	T1 Ash - remove	Approved Tree Work under TPO	26.05.2021
2021/22494/HH	Mr & Mrs Bedford	Raven Flatt Barn Bell Busk Skipton BD23 4DT	Garage extension	Approve with Conditions	07.05.2021
2021/22511/HH	Mr Jeff Ainsley	4 Hellifield Road Gargrave Skipton BD23 3NA	Single storey side extension and porch.	Approve with Conditions	26.05.2021
2021/22519/HH	Mr and Mrs Gere	2 High Street Burton In Lonsdale Carnforth LA6 3JU	Insertion of 4 new conservation roof lights	Approve with Conditions	26.05.2021
2021/22523/OUT	Mr R Smith	Land To North Of Garden Close Glusburn	Outline application for the construction of detached dwelling, all matters reserved with the exception of highways.	Approve with Conditions	19.05.2021
2021/22525/TCA	Mr Doug Clark	St Johns House Crosshills Road Cononley Keighley BD20 8LA	2.No Sycamores - fell	Approve Tree Works in Conservation Area	26.05.2021
2021/22538/TPO	Mrs Crabtree	65 Raikes Road Skipton BD23 1LN	T1 Mature Beech - Crown reduce by up to 2.5 metres. Minor crown thin by up to 5% to remove crossing and rubbing branches only.	Approved Tree Work under TPO	26.05.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2021/22544/TPO	Mr Stephen Donoghue	63 Raikes Road Skipton BD23 1LN	T1 Sycamore - remove. T2 Sycamore - crown reduce	Refuse Tree Work under TPO	26.05.2021
2021/22565/CND	RN Wooler & Co Ltd	Land To South West Of Langroods Farm High Bradley Lane High Bradley	Application to discharge condition no. 5 (NYCC Access Construction), no. 8 (Improved Biodiversity) and no. 10 (Landscaping Scheme) on planning permission referenced 2020/21452/FUL granted 28 October 2020	DOC satisfactory	20.05.2021
2021/22567/HH	Mr David Horne	1 Carleton Street Skipton BD23 2AJ	Basement conversion, new external steps, new door and window opening, change horizontal coal door for lightwell, replacement and new railings	Approve with Conditions	12.05.2021
2021/22569/HH	Mr Dominic Ward	2 Holme Head Cottages Thornton In Lonsdale Ingleton LA6 3ET	Erection of front porch. Erection of first floor extension above existing garage	Approve with Conditions	11.05.2021
2021/22582/TPO	Mrs Curtis	1 Pine Close Granville Street Skipton BD23 1PR	T1 Lime - Remove epicormic shoots, thin crown by 5% (To remove crossing/rubbing branches and dead wood only). T2 Maple - Thin crown by 5%, remove dead wood	Approved Tree Work under TPO	26.05.2021
2021/22586/LBC	Mr Anthony Brindle	6 Church Street Giggleswick Settle BD24 0BE	Internal and external renovation to include roof lights (part retrospective)	Approve with Conditions	21.05.2021
2021/22590/HH	Mr Steven Wood	Combing Mill Cottage 8 Silsden Road Low Bradley Keighley BD20 9EB	Removal of dilapidated garden shed and erection of garden room in rear garden.	Approve with Conditions	17.05.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2021/22593/TCA	Mr Mark Skinner	Beech Hill House West Road Carleton Skipton BD23 3EL	T1 Cedar - remove	Approve Tree Works in Conservation Area	26.05.2021
2021/22609/HH	Mr S Wilkinson	Rowan House Buck Haw Brow Giggleswick Settle BD24 0DJ	Two storey side extension with garden store.	Approve with Conditions	11.05.2021
2021/22620/ LHSHLD	Mr Allport	17 Ryeland Street Cross Hills Keighley BD20 8SR	Prior approval notification for single storey gable roof rear extension measuring 4.60 metres beyond the rear wall; 4.00 metres in height from ground level and 2.25 metres in height to eaves from ground level	Prior Approval Not Required	20.05.2021
2021/22621/TCA	Mrs Sally Cooper	High Fields Chapel Hill Skipton BD23 1UH	T1 Willow - Reduce by up to 50% and thin by 20%	Approve Tree Works in Conservation Area	26.05.2021
2021/22666/TCA	Mrs Carol Ann Bailey	26 Skipton Road Cononley Keighley BD20 8NH	T1 Pittosporum - trim and reshape	Approve Tree Works in Conservation Area	26.05.2021
2021/22627/TCA	Mr Steve Taylor	Stoney Royd North Road Sutton-in-Craven BD20 7PQ	T1 Conifer tree - remove	Approve Tree Works in Conservation Area	26.05.2021
2021/22689/TCA	Mr Richard Dyson	Copper Coin Netherghyll Lane Cononley Keighley BD20 8PB	T1 Birch - reduction by half	Approve Tree Works in Conservation Area	26.05.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2021/22633/HH	Mr Darren Barnes	Greenfield Main Street Low Bradley Keighley BD20 9DG	First floor extension and alterations	Approve with Conditions	25.05.2021
2021/22646/HH	Miss K Bravery	49 Mill Close Settle BD24 9BY	Single storey front porch	Approve with Conditions	17.05.2021
2021/22647/TCA	Mr Roger Northrop	St Peters Church Red Bridge To Church Close Farm Bell Busk	T1 Holly - Fell	Approve Tree Works in Conservation Area	26.05.2021
2021/22657/CND	James Wade Homes	St Peters Church Main Street Cross Hills Keighley BD20 8TF	Application to discharge condition no. 12 (soft landscaping) and no. 13 (boundary treatments) on planning permission referenced 2017/18527/FUL granted 09 January 2018	DOC satisfactory	13.05.2021
2021/22659/VAR	Mr Neil Schofield	Godfrey House Bell Busk BD23 4DT	Application to vary condition no. 2 (Approved Plans) of planning approval referenced 2020/21546/HH granted 22 June 2020.	Approve with Conditions	25.05.2021
2021/22703/TPO	Mr Peter Ripley	Cawder Grange 7 Cawder Ghyll Skipton BD23 2QG	T1 Black Poplar - trim. T2 & T3 Horse Chestnut - trim	Approved Tree Work under TPO	26.05.2021
2021/22697/HH	Mr Martin Pearson	5 Oaklands West Lane Sutton-in-Craven Keighley BD20 7NR	Retrospective application to replace existing wooden garden shed with larger stone built one.	Approve no conditions	14.05.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2021/22690/HH	Mr and Mrs Andrew and Anna Davy	70 Regent Drive Skipton BD23 1BB	Demolition of existing side extension and rebuilding to two storeys, and demolition and rebuilding of front entrance porch.	Approve with Conditions	11.05.2021
2021/22718/TCA	Mr Nigel Morrison	3 Hall Croft Skipton BD23 1PG	T1 Ash - Crown lift	Approve Tree Works in Conservation Area	26.05.2021
2021/22693/CND	Yorkshire Dales Landscape Research Trust	Kirk Sink Farm Gargrave Skipton BD23 3NJ	Application to discharge condition 3 (Archaeological Watching Brief) parts A1 - A6, B, C on planning permission referenced 2018/19986/HH granted 28 March 2019	DOC satisfactory	14.05.2021
2021/22696/HH	Robbie Kirkbride	67 Burnside Avenue Skipton BD23 2DA	Construction of single storey side and rear wrap around extension	Approve with Conditions	19.05.2021
2021/22706/FUL	Mrs Maria Rowbotham	Apartment 29 Horace Mills Greens Mill Court Cononley Keighley BD20 8FG	Change of use of apartment to holiday-let	Application Withdrawn	17.05.2021
2021/22713/CND	Mr Nick Young	7 Ingfield Mews Settle BD24 9FL	Discharge condition 6 (Boundary Treatments), 7 (Surfacing Materials) and 8 (Landscaping) of 62/2016/16591 granted 18th March 2016 (restrospective).	DOC satisfactory	25.05.2021
2021/22716/VAR	Mr Thompson	Barn At Well Spring Farm Lothersdale Road Glusburn Keighley BD20 8JD	Application for variation of condition no's 2 (Approved Plans), 3 (Hard/Soft Landscaping) and 4 (Drainage) on approved application reference number 2018/19150/FUL granted 26 September 2018	Approve with Conditions	13.05.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2021/22724/TCA	Mr Exley	Croft House 19 High Street Gargrave Skipton BD23 3RA	T1 Golden Leylandii - fell. T2 Apple - fell. T3 Conifer - fell. T4 Conifer - fell	Approve Tree Works in Conservation Area	26.05.2021
2021/22725/TCA	Mrs Charlotte Hargreaves	1 Paget Croft Church Street Gargrave Skipton BD23 3NE	2 No. Spruce - remove	Approve Tree Works in Conservation Area	26.05.2021
2021/22731/TCA	Mr Arthur Batty	2 Garden Holme Ingleton Carnforth LA6 3ES	T1 Ash-Fell	Approve Tree Works in Conservation Area	26.05.2021
2021/22734/CND	Mr Tony Stephens	Rantree Farm Clapham Lancaster LA2 8EZ	Discharge condition 3 (Bat Activity Survey Report), of 2019/20915/HH granted 7th November 2019.	DOC satisfactory	18.05.2021
2021/22759/CPE	Mrs Corinne Bowdin	Yew Bank Brearlands Thornton In Craven Skipton BD23 3TA	Application for certificate of lawful development for an existing use to obtain permission for a single garage, built onto the gable wall of the dwelling as indicated on the attached supporting evidence.	Approve Cert. Lawful Devt	19.05.2021
2021/22781/CND	Mr John Hamilton	Haws Barn Cowling Hill Lane Cowling Keighley BD22 0LJ	Application to discharge condition nos. 3 (biodiversity), no. 4 (landscaping) and no. 5 (use of the building) on planning permission referenced 2020/22011/FUL granted 08 December 2020	Split Decision	13.05.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2021/22784/PNT	Hutchison UK Ltd	Gargrave Road Skipton BD23 1UG	Prior approval notification for proposed 18m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.	Refuse	21.05.2021
2021/22821/LSHLD	Mr & Mrs Moore	21 Shortbank Road Skipton BD23 2LQ	Prior approval notification for single storey extension with pitched roof to form sun room measuring 3.50 metres beyond the rear wall; 3.30 metres in height from ground level and 2.35 metres in height to eaves from ground level	Prior Approval Not Required	21.05.2021
2021/22807/NMA	Skipton Golf Club	Stewards Flat Skipton Golf Club Short Lee Lane Skipton	Application for non material amendment to planning permission referenced 2021/22548/FUL and granted 08 April 2021 to allow relocation and enlargement of window into Pro's shop and creation of new external access door into golf simulator room	Non-material amendment approved	12.05.2021
2021/22842/PNAG	Mr Frank Greenway	Grange Farm Barn Hainsworth House Farm Kildwick Keighley BD20 9AD	New agricultural storage building	PN Process Not Applicable	11.05.2021
2021/22854/CCC	London Property Investments Ltd	19 - 25 Main Street Cross Hills Keighley	The application made seeks to formally confirm compliance with the time-limit condition on planning permission referenced 32/2016/17650, which was extended to 1 May 2021. Please refer to supporting letter for further information.	Approve no conditions	19.05.2021
2021/22855/CND	Seddon Homes	Malsis Hall Malsis Drive Glusburn Keighley BD20 8DS	Application to discharge condition 8 (Site photos showing installed collapsible bollards and data sheet) on planning permission referenced 32/2016/17097 granted 14 August 2018	DOC satisfactory	19.05.2021

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2021/22884/NMA	Mr Kevin Smith	Land To SE The Greenhouse Eshton Road Gargrave Skipton BD23 3PN	Application for non material amendment to approved scheme referenced 2020/22371/FUL. granted 12.02.2021	Approve with Conditions	25.05.2021