

PLANNING COMMITTEE

7 June 2021

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

Officers – Legal Services Manager (online), Planning Manager, Principal Planning Officer, Senior Democratic Services Officer. Services and Scrutiny Officer.

Apologies for Absence and Substitutes: Apologies for absence were received from Councillors Handley, Harbron, Morrell and Rose. Councillor Ireton attended as substitute for Councillor Handley.

Councillor Place left the meeting at 3.55pm.

Ward Representative : Councillor Pringle (2020/21878/FUL).

Confirmation of Minutes:

Resolved – That the minutes of the meeting held on 17 May 2021 were approved as a correct record.

Start: 1.35pm

Finish: 4.06pm

PL.1027

PUBLIC PARTICIPATION

A statement was read out to the Committee on behalf of Jenny Andrews who made several comments in relation to the Committee's recent decision in respect of planning application 2019/20076/FUL land to North West of Clay Hall, Broughton Road, Skipton BD23 3AA in which she had taken an active interest. Jenny Andrews wanted to see more detailed minutes and requested that the planning portal be brought up to date. She also asked to be provided with a copy of the 'decision notice' and that this be signed off by the Planning Committee. In addition, she requested that the Statement of Common Ground and the Statement of LPA were approved by the Planning Committee prior to submission to the Planning Inspector.

Representations were also read out to the Committee on behalf of Kate Leeming and Josh Long regarding the delay in both validating and deciding their planning application for a rural workers dwelling. She pointed out that applications submitted after theirs were being validated and decided before theirs. In reply, the Planning Manager stated he would provide a written response.

PL.1028

DECLARATIONS OF INTEREST AND LOBBYING

a. Declarations of Interest

Councillor Shuttleworth declared a Paragraph 15 interest in application 2020/21878/FUL, left the meeting and took no part in the debate or voting thereon.

b. Lobbying

Application 2020/21878/FUL (Conversion of existing workshop to form 2 no. residential dwellings with detached garages, off street parking provision and re-alignment of access) – Councillor Brown had been lobbied for and against the application. Councillor Pringle had been lobbied against the application (he also stated he had been in discussion with the applicant).

PL.1029

PUBLIC PARTICIPATION

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

Application 2020/21878/FUL – Parish Councillor Nick Clayton-Stead, Carleton-in-Craven Parish Council.

a. Applications determined by Planning Committee

Permission Granted

Application ref: 2020/21878/FUL – Conversion of existing workshop to form 2 no. residential dwellings with detached garages, off street parking provision and re-alignment of access at Workshop, Park Lane, Carleton, Skipton, BD23 3DJ (SV) – Application granted subject to the following 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.

1. 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%20C%20highways%20and%20pavements/Specification_for_housing_and_industrial_roads_street_works_2nd_edition.pdf

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

12. 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%20C%20highways%20and%20pavements/Interim_guidance_on_transport_issues_including_parking_standards.pdf

Permission Deferred

Application 2021/22669/FUL – Construction of a glass and timbered 20sqm 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. Reasons for Deferral:

1. To allow further consultation with the Council's Heritage Officer in order that revised plans can be submitted incorporating improvements to the design and materials such as the use of natural stone that are more in keeping with the Gothic ecclesiastical architecture and heritage of the crematorium.
2. To seek further clarification from the Highways Authority specifically regarding traffic safety regarding the introduction of a speed limit of 30mph on that part of Carleton Road proximate to the crematorium and that the Highways Authority give due consideration to the Committee's suggestion that to mitigate highway safety concerns, that there should be a left turn only on egress from the proposed new exit onto the highway.

(SV indicates a site visit was held on the morning of the meeting.)

b. Delegated Matters

The Strategic Manager for Planning and Regeneration submitted a list of delegated planning decisions for the period 7 May 2021 to 26 May 2021.

PL.1030

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.