

## **PLANNING COMMITTEE**

5 July 2021

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

**Officers** – Legal Advisor (Kings’ Chambers, Manchester), Planning Manager, Senior Democratic Services Officer and Democratic Services and Scrutiny Officer.

**Apologies for Absence and Substitutes:** Apologies for absence were received from Councillors Harbron and Rose.

**Ward Representative** : There were no ward representatives.

**Confirmation of Minutes:**

**Resolved** – That the minutes of the meeting held on 7 June 2021 were approved as a correct record.

Start: 1.35pm

Finish: 2.27pm

PL.1032

### **DECLARATIONS OF INTEREST AND LOBBYING**

#### **a. Declarations of Interest**

There were no declarations of interests.

#### **b. Lobbying**

There were no declarations of lobbying.

PL.1033

### **PUBLIC PARTICIPATION**

The following individual addressed the Committee:

**Application 2021/22605/REM** – Mr Ian Swain, agent for the applicant.

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### **PLANNING APPLICATIONS**

#### **a. Applications determined by Planning Committee**

##### **Permission Granted**

**Application ref: 2021/22605/REM** – Reserved matters application for the first phase of employment development (submitted pursuant to approved planning reference 62/2017/18064 that authorises an employment led mixed-use development on the site), at Anley Crag Business Park, land at West of B6480, Skipton Road, Settle. Application granted subject to the conditions below with an additional condition in order to reduce energy use, water use and carbon emissions, as follows:

That a sustainability plan that is in line with Policy ENV3(t) of the Craven Local Plan shall be submitted to and approved in writing by the Local Planning Authority before any above ground works take place and thereafter the development shall be carried out in accordance with the approved plan.

#### **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:

135-001 SITE LOCATION PLAN  
8254 (000)009 REV-P7 PROPOSED SITE PLAN  
8254 (400)001\_P3 SITE SECTIONS - SHEET 1  
8254 (400)002\_P3 SITE SECTIONS - SHEET 2  
8254 (400)003\_P3 SITE SECTIONS - SHEET 3  
8254 A(200)001\_P2 PROPOSED GROUND AND FIRST FLOORPLANS  
8254 A(300)001\_P2 PROPOSED ELEVATIONS  
8254 B(200)001\_P2 PROPOSED GROUND FLOORS  
8254 B(300)001\_P2 PROPOSED ELEVATIONS  
8254 D(200)001\_P2 PROPOSED GROUND AND FIRST FLOORPLANS.  
8254 D(300)001\_P2 PROPOSED ELEVATIONS  
8254 E(200)001\_P3 PROPOSED GROUND AND FIRST FLOORPLANS  
8254 E(300)001\_P3 PROPOSED ELEVATIONS Public  
8254 F(200)001\_P2 PROPOSED GROUND AND FIRST FLOORPLANS Public  
8254 F(300)001\_P3 PROPOSED ELEVATIONS Public  
8254 G(200)001\_P2 PROPOSED GROUND AND FIRST FLOORPLANS. Public  
8254 G(300)001\_P2 PROPOSED ELEVATIONS Public  
8254 H(200)001\_P2 PROPOSED GROUND AND FIRST FLOORPLANS Public  
8254 H(300)001\_P2 PROPOSED ELEVATIONS Public  
8254 J(200)001\_P2 PROPOSED GROUND AND FIRST FLOORPLANS Public  
8254 J(300)001\_P2 PROPOSED ELEVATIONS Public  
8254 K(200)001\_P2 PROPOSED GROUND AND FIRST FLOORPLANS Public  
8254 K(300)001\_P2 PROPOSED ELEVATIONS Public  
8254 L(200)001\_P1 PROPOSED GROUND FLOOR Public  
8254 L(300)001\_P2 PROPOSED ELEVATIONS. Public  
8254 M(200)001\_P1 PROPOSED FLOOR PLANS Public  
8254 M(200)002\_P1 PROPOSED FLOOR PLANS Public  
8254 M(200)003 PROPOSED FLOOR PLANS Public  
8254 M(300)001\_P1 PROPOSED ELEVATIONS Public  
8254 M(300)002\_P2 PROPOSED ELEVATIONS Public  
8254 M(300)003\_P1 PROPOSED ELEVATIONS  
Planning Statement  
Sustainable Design and Construction Statement  
Design and Access 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 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 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.

- 4 Notwithstanding any details shown on the approved plans of this permission, within three months of development first taking place a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of:
- (i) all trees, hedgerows and any other vegetation on/overhanging the site to be retained;
  - (ii) compensatory planting to replace any trees or hedgerows to be removed as part of the development;
  - (iii) the introduction of additional planting within the site which forms part of the internal development layout and does not fall within (i) or (ii); and
  - (iv) the type, size, species, siting, planting distances and the programme of planting of hedges, trees and shrubs.
  - (v) A programme for the implementation, completion and subsequent management of the proposed landscaping.

The duly approved landscaping scheme for each plot shall be carried out during the first planting season after the development on that plot is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In order to achieve a satisfactory level of landscaping and provision of adequate private garden space for the dwellinghouse in accordance with the requirements of Craven Local Plan Policy ENV3 and the National Planning Policy Framework.

### **Before the Development is Occupied**

- 5 The buildings hereby approved shall not be brought into use unless an BREEAM Very Good Statement has been submitted to and approved in writing by the planning authority.

Reason: To ensure this development complies with the on-site carbon reductions required in Craven Local Plan Policy and 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. The original planning permission 62/2017/180647 still stands and all its conditions and informatives still apply, in particular SUDs and highway and any other ongoing requirements. This approval and that permission should be read together.
3. Broadband Connectivity

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

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

4. Charging Points

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

5. 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.

**b. Delegated Matters**

The Strategic Manager for Planning and Regeneration submitted a list of delegated planning decisions for the period 27 May 2021 to 24 June 2021 and a list of new and closed planning enforcement cases between 6 May 2021 and 23 June 2021.

PL.1035

**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.