

PLANNING COMMITTEE

25 October 2021

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

Officers – Legal Advisor (Kings' Chambers, Manchester), Planning Manager, Principal Planning Officer x 2 and Senior Democratic Services Officer.

Apologies for Absence and Substitutes: An apology for absence was received from Councillor Harbron.

Ward Representatives:

Confirmation of Minutes:

Resolved – That the minutes of the meeting held on 27 September 2021 were approved as a correct record.

Start: 2.03pm

Finish: 5.22pm

Councillor Lis left the meeting at 4.32pm.

Councillor Place left the meeting at 5.06pm.

A short comfort break was taken at 3.27pm.

Duration of Meeting: In accordance with Council Procedure Rule 9, the Committee agreed that the meeting should continue beyond three hours.

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DECLARATIONS OF INTEREST AND LOBBYING

a. Declarations of Interest

Councillor Handley declared a Section 15 interest in application 2020/22109/FUL and did not take part in the debate or voting thereon.

Councillor Lis declared an interest in application 2021/23261/FUL as he was the Lead Member for Greener Craven and had been involved in discussions about the application, he left the meeting and took no part in the debate or voting thereon.

Councillor Brown declared an interest for Craven District Council applications 2021/22939/FUL; 2021/22940/LBC; 2021/23261/FUL as he was a Craven District Councillor.

b. Lobbying

Councillors Brockbank, Brown, Handley, Lis and Sutcliffe were lobbied in favour and against applications 2020/22109/FUL.

Councillor Shuttleworth was lobbied in favour of application 2021/23028/HH.

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PUBLIC PARTICIPATION

The following individual addressed the Committee:

Application 2020/22109/FUL – Mr Richard Greenep, objector
Mr Stuart Pratt, applicant

Application 2021/23028/HH – Mr John Midgley, applicant
Application 2021/22939/FUL – Danielle Daglan, for the applicant

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PLANNING APPLICATIONS

a. Applications determined by Planning Committee

Application Withdrawn

Application 2021/22945/FUL – Proposed replacement roof and raised wall height to south and east elevations at Park Mill, Brougham Street, Skipton, BD23 2JN – The Planning Manager requested that the application be withdrawn. The reasons for this was that due to an internal error, a Decision Notice for approval had already been issued.

The Planning Manager explained that the application before them had been recommended for approval with conditions and advised Committee that it would be in order for them to make a 'minded to' decision to approve the application, or, should they be minded to refuse the application, a report would need to be presented to Policy Committee. The Council's Legal Advisor confirmed to the Committee that the law was clear in that permission had been granted and a valid Decision Notice had been issued. The Planning Committee did not have the authority to revoke the said notice, that would be a matter for the Policy Committee.

The error had arisen because the status of the application changed from one of a 'seven day notice' to a request for a committee 'call-in' by the Ward Member, but the officer was unaware of that change. The Planning Manager apologised to the Committee and said he would take robust steps to prevent this happening again.

Members agreed with the Chairman that the application be withdrawn and they did not wish to make a 'minded to' decision. The Decision Notice granting approval would therefore prevail. Members determined that an internal investigation be undertaken and the findings reported to the next meeting of the Planning Committee.

Permissions Granted

Application 2020/22109/FUL – Application for revised description for the construction of eleven dwellings with landscaping, infrastructure, associated worked and off-street parking on an allocated site on land at Richard Thornton's School, Burton in Lonsdale, LA6 3JZ. The Planning Committee resolved to give delegated authority to the Planning Manager to approve the application subject to completion of a Section 106 Agreement which would, amongst other matters, require the applicant to demonstrate that they can undertake highway improvements to an adoptable standard at the site entrance to the main road (which does not have any registered landowner) and to ensure future maintenance of access.

Amendments were sought to the conditions recommended in the officer's report:

- 1) A more specific condition regarding materials was requested prompted by concerns regarding the need to ensure the development incorporated building materials that would not detract from the setting of the site within proximity of the Grade II listed Richard Thornton School and the Burton in Lonsdale Conservation Area. It was proposed and agreed to amend condition 5 (External Materials) to require the applicant to provide sample panels of external materials for prior approval by the case officer. Subsequent to that members also expressed the view that rendering on the site should be kept to a minimum.
- 2) Members raised some concerns regarding the wording on Conditions 17 and 18 (Highways). Specifically, they considered that it was unclear as to when the highways conditions would

come into effect. It was agreed that an informative should be added in respect of highway conditions 17 and 18 to reference condition 19 (Construction Management plan) which required the applicant to provide details of any temporary construction access to the site including measures for removal following completion of construction works.

Conditions

Time Limit for Commencement

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

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

Approved Plans

- 2 This permission relates to the following plans:

Drawing nos.

022004 05 Rev B Location Plan
02 Rev F Site Plan and Ground Floor Plan
03 Rev A Elevations
04 Rev A First Floor Plan
06 Rev A Roof Plan

Design and Access Statement

Heritage Statement

Tree Report

Public Right of Way 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 District Local Plan 2012 - 2032 and the National Planning Policy Framework.

Before you Commence Development

- 3 No development shall take place until a suitable maintenance of the proposed SuDS drainage scheme arrangement has been demonstrated to the local planning authority. Details with regard to the maintenance and management of the approved scheme to include; drawings showing any surface water assets to be vested with the statutory undertaker/highway authority and subsequently maintained at their expense, and/or any other arrangements to secure the operation of the approved drainage scheme/sustainable urban drainage systems throughout the lifetime of the development.

Reason: To prevent the increased risk of flooding and to ensure the future maintenance of the sustainable drainage system

During Building Works

- 4 No development above ground level shall take place until details of existing and finished site levels, including the finished floor and ridge levels of the buildings to be erected, and

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finished external site surface levels have been submitted to and approved in writing by the Local Planning Authority.

Reason: The proposed levels of the development are required prior to commencement of above ground works for the avoidance of doubt and in order to ensure that any works in connection with the development hereby permitted respect the height of adjacent properties.

- 5 Prior to their first use on site full details of all materials to be used on the external surfaces of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of policy ENV3 of the Craven District Local Plan 2012 to 2032 and the National Planning Policy Framework.

- 6 Prior to their first use on site full details of all materials to be used for hard surfaced areas within the site including roads, driveways and car parking area shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of policy ENV3 of the Craven District Local Plan 2012 to 2032 and the National Planning Policy Framework.

Before the Development is Occupied

- 7 Prior to completion or first occupation of the development hereby approved, whichever is the sooner; details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:
- 1) a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;
 - 2) location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a) permeable paving
 - b) tree pit design
 - c) underground modular systems
 - d) Sustainable urban drainage integration
 - e) use within tree Root Protection Areas (RPAs);
 - 3) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
 - 4) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and
 - 5) types and dimensions of all boundary treatments
 - 6) the provision for bird and bat nesting boxes that accord with the advice set out in "Biodiversity for Low and Zero Carbon Buildings: A Technical Guide for New Build" (Published by RIBA, March 2010) or similar advice from the RSPB and the Bat Conservation Trust.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. Unless required by a separate landscape management condition, all soft landscaping shall have a written five-year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or

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diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and biodiversity benefits and to enhance its setting within the immediate locality in accordance with Section 197 of the Town and Country Planning Act 1990 (as amended) and policies ENV3, ENV4 and ENV5 of the Craven District Local Plan 2012 to 2032.

- 8 Prior to completion or first occupation of the development hereby approved, whichever is the sooner; a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved management plan.

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and biodiversity benefits and to enhance its setting within the immediate locality in accordance with Section 197 of the Town and Country Planning Act 1990 (as amended) and policies ENV3, ENV4 and ENV5 of the Craven District Local Plan 2012 to 2032.

- 9 Prior to completion or first occupation of the development hereby approved, whichever is the sooner; a schedule of landscape maintenance for a period of five years shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and biodiversity benefits and to enhance its setting within the immediate locality in accordance with Section 197 of the Town and Country Planning Act 1990 (as amended) and policies ENV3, ENV4 and ENV5 of the Craven District Local Plan 2012 to 2032.

- 10 Prior to completion or first occupation of the development hereby approved, whichever is the sooner; details of any remedial works to trees that are to be retained on site, including tree protection measures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details of any remedial works.

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and biodiversity benefits and to enhance its setting within the immediate locality in accordance with Section 197 of the Town and Country Planning Act 1990 (as amended) and policies ENV3, ENV4 and ENV5 of the Craven District Local Plan 2012 to 2032.

- 11 2 electric vehicle charging points (providing active electric vehicle charging provision to 4 spaces) shall be constructed and marked out and the charging points installed prior to the occupation of the development, and shall thereafter be retained permanently for the accommodation of vehicles of occupiers and visitors to the premises and not used for any other purpose.

Reason: To encourage the use of electric cars in order to reduce carbon emissions in accordance with policy ENV9 of the Craven Local Plan 2012 to 2032

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- 12 No development above ground level shall take place until an energy strategy demonstrating a reduction in carbon dioxide emissions over Part L of the Building Regulations (2013) has been submitted to and approved in writing by the Local Planning Authority.
Once the energy strategy is in place a certificated Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, to demonstrate that the agreed standards have been met.
- Reason: To ensure that the proposed development is constructed in an environmentally sustainable manner in accordance with policy ENV9 of the Craven Local Plan 2012 to 2032.
- 13 Prior to the occupation of the dwellings hereby approved, a strategy to facilitate super-fast broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority.
- Reason: In order to provide high quality communications infrastructure for future occupiers in accordance with policy ENV3 of the Craven Local Plan 2012 to 2032.
- 14 Prior to the occupation of the dwellings hereby permitted, a site plan showing the proposed locations of Solar PV Panels and samples of the materials to be used in the construction of the solar panel array shall be submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved samples and retained as such thereafter.
- Reason: To promote sustainability through renewable energy in accordance with policy ENV9 of the Craven Local Plan 2012 to 2032
- 15 Except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any road or any structure or apparatus which will lie beneath the road must take place on any phase of the road construction works, until full detailed engineering drawings of all aspects of roads and sewers for that phase, including any structures which affect or form part of the highway network, and a programme for delivery of such works have been submitted to and approved in writing by the Local Planning Authority. The development must only be carried out in compliance with the approved engineering drawings.
- Reason: To secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of all highway users.
- 16 No part of the development to which this permission relates must be brought into use until the carriageway and any footway or footpath from which it gains access is constructed to binder course macadam level or block paved (as approved) and kerbed and connected to the existing highway network with any street lighting installed and in operation.
- The completion of all road works, including any phasing, must be in accordance with a programme submitted to and approved in writing with the Local Planning Authority before any part of the development is brought into use.
- Reason: To ensure safe and appropriate access and egress to the premises, in the interests of highway safety and the convenience of all prospective highway users.
- It is recommended that in order to avoid abortive work, discussions are held between the applicant, the Local Planning Authority and the Local Highway Authority before a draft layout is produced and any detailed planning submission is made. To assist, the Local Highway Authority can provide a full list of information required to discharge this condition.

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It should be noted that approval to discharge the condition does not automatically confer approval for the purposes of entering any Agreement with the Local Highway Authority.

The agreed drawings must be approved in writing by the Local Planning Authority for the purpose of discharging this condition.

- 17 No part of the development must be brought into use until the access, parking, manoeuvring and turning areas for all users at Land At Richard Thornton's School, Burton In Lonsdale, Carnforth, Lancaster, LA6 3JZ 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.

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

- 18 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. details of any temporary construction access to the site including measures for removal following completion of construction works;
2. wheel washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway;
3. the parking of contractors' site operatives and visitor's vehicles;
4. areas for storage of plant and materials used in constructing the development clear of the highway;
5. details of site working hours;
6. details of the measures to be taken for the protection of trees; and
7. 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.

Ongoing Conditions

- 19 In the event of the solar PV equipment hereby approved ceasing to produce electricity, they shall be permanently removed from the building within 3 months of the date they become redundant, and the roof covering shall be restored to match the remainder of the roof.

Reason: In the interest of the visual amenity in accordance with Policy ENV3 and ENV9 of the Craven Local Plan and the National Planning Policy Framework.

Informatives

1. 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

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to Fridays and 0730 hours to 1300 hours on Saturday. No work should take place on Sundays or Bank/Public Holidays.

2. 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.
3. 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.
4. The developer shall ensure that a plan is implemented in order to control dust created during the construction phase of the development. The plan shall be in line with the Institute of Air Quality Management Guidance on the Assessment of Dust from Demolition and Construction.
The dust management plan shall identify all areas of the site and the site operations where dust may be generated and further identify control measures to ensure that dust does not travel beyond the site boundary. Once in place, all identified measures shall be implemented, retained and maintained for the duration of the approved use.
5. Applicants are reminded that in addition to securing planning permission other permissions may be required from North Yorkshire County Council as Local Highway Authority. These additional permissions can include, but are not limited to: Agreements under Sections 278, 38, and 184 of the Highways Act 1980; Section 38 of the Commons Act 2006, permissions through New Roads and Streetworks Act 1991 and Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996 (as amended and including all instruments, orders, plans, regulations and directions).

Further information on these matters can be obtained from the Local Highway Authority. Other permissions may also be required from third parties. It is the applicant's responsibility to ensure all necessary permissions are in place.

6. Public Rights of Way:
 - i) There is a Public Right of Way or a 'claimed' Public Right of Way within or adjoining the application site boundary - please see the attached plan.
 - ii) If the proposed development will physically affect the Public Right of Way permanently in any way an application to the Local Planning Authority for a Public Path Order/Diversion Order will need to be made under S.257 of the Town and Country Planning Act 1990 as soon as possible. Please contact the Local Planning Authority for a Public Path Order application form.
 - iii) If the proposed development will physically affect a Public Right of Way temporarily during the period of development works only, an application to the Highway Authority (North Yorkshire County Council) for a Temporary Closure Order is required. Please contact the County Council or visit their website for an application form.
 - iv) The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as an alternative route has been provided by either a temporary or permanent Order.
 - v) It is an offence to obstruct a Public Right of Way and enforcement action can be taken by the Highway Authority to remove any obstruction.
 - vi) If there is a "claimed" Public Right of Way within or adjoining the application site boundary, the route is the subject of a formal application and should be regarded in the same way as a Public Right of Way until such time as the application is resolved.

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vii) Where public access is to be retained during the development period, it shall be kept free from obstruction and all persons working on the development site must be made aware that a Public Right of Way exists, and must have regard for the safety of Public Rights of Way users at all times.

Applicants should contact the County Council's Countryside Access Service at County Hall, Northallerton via CATO@northyorks.gov.uk to obtain up-to-date information regarding the exact route of the way and to discuss any initial proposals for altering the route.

7. The applicant is advised that this permission does not entitle the alteration or removal of any of the built structures associated with the Grade II listed school building other than those expressly approved by virtue of this permission. Such works would require Listed Building Consent and would constitute an offence under the Planning (Listed Buildings and Conservation Areas) Act 1990 if undertaken without consent having first been obtained.
8. 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 2021/22939/FUL – application for alterations to the external elevation of Skipton Town Hall, High Street, Skipton BD23 1AH. Members approved the application with the following conditions:

Conditions

Time Limit for Commencement

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

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:

L(LBC)2008 FABRIC REPAIRS - ENTRANCE AREA
L(LBC)2008 FABRIC REPAIRS - NEW DOORS
L(LBC)2009 FABRIC REPAIRS - ENTRANCE AREA
L(LBC)2060 SITE PLAN
L(--)-2061 LOCATION PLAN

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

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Craven Local Plan and the National Planning Policy Framework.

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. 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 2021/22940/LBC – Application listed building consent for alterations to the external elevation of Skipton Town Hall including balustrade upgrades, contrasting step nosings, interpretive banners, new door and new lighting. Members approved the application with the following conditions:

Conditions

Time Limit for Commencement

- 1 The works hereby granted shall be begun before the expiration of three years from the date of this consent.

Reason - As required by Section 18 of the Planning (Listed Buildings and Conservation Areas Act) 1990, to avoid the accumulation of consents.

Approved Plans

- 2 This permission relates to the following plans:

L(LBC)2008 FABRIC REPAIRS - ENTRANCE AREA
L(LBC)2008 FABRIC REPAIRS - NEW DOORS
L(LBC)2009 FABRIC REPAIRS - ENTRANCE AREA
L(LBC)2060 SITE PLAN
L(--)-2061 LOCATION PLAN

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

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Craven Local Plan and the National Planning Policy Framework.

During Building Works

- 3 All new works following the installation of the banner fixtures and brass tactile paving studs, shall be finished to match the historic work with regard to the methods used and to colour, material, texture.

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Reason - In order to safeguard the special architectural or historic interest and heritage significance of the stone setts and comply with policy ENV2 of the Craven Local Plan and the National Planning Policy Framework.

- 4 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans unless agreed in writing with the Local Planning Authority and retain as such thereafter.

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

Application 2021/23261/FUL – Application for the construction of a new exit drive from Waltonwrays Cemetery to Carleton Road, Skipton, for use of funeral vehicles exiting the Cemetery. Members approved the application subject to the conditions below along with an additional informative stating that the applicant should install an advisory sign inside the site asking all vehicles to turn left out of drive.

The reason Members asked for this informative was to promote road safety. Whilst the Highways Authority had advised that 30mph limit signs would be repositioned to include the cemetery and the system of streetlights would automatically make it a 30mph speed limit, no timescales had been provided as it was linked to ongoing works at a nearby development that had already been approved. Members had suggested that a 'no right turn' was imposed when leaving the cemetery but the Highways Authority had stated that this was not warranted and therefore Members asked for the above mentioned information to be included in this approval.

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:

D03A Elevation of New entrance
D01C Scheme Drawing of new exit
D02 Site and Location Plan
Heritage 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.

- 5 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 IN LINE WITH THE EXISTING WALL AND BOUNDARY and must not be able to swing over the existing or proposed highway. The final surfacing of any private access within 3 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 and to accord with the guidance contained within the National Planning Policy Framework

- 6 The mortar to be used in the reconstruction of the hereby approved access shall be a lime mortar and not cement mortar.

Reason: In the interest of visual amenity and to accord with Policy ENV3 of the Craven Local Plan.

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.

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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%20and%20highways%20and%20pavements/Specification_for_housing_industrial_road_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.

Applications Deferred

Application ref: 2020/22109/FUL – Application for the construction of a single storey rear extension to 54 Barden Road, Eastby, Skipton BD23 6SN. The application is deferred so clarification can be sought in relation to the conflicting plans presented to Members at this meeting and those shown on the Council's Planning Portal.

Applications Refused

None.

b. Delegated Matters

The Strategic Manager for Planning and Regeneration submitted a list of new and closed planning enforcement cases between 17 September 2021 and 13 October 2021.

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ANY OTHER ITEMS

Having had a site visit on Wednesday 20th October for Application 2020/22109/FUL, the Chairman sought Members views on holding future site visits on a different day from the day of Committee. This suggestion had come about from the review of the Planning Services and in a report presented to this Committee on the 27th September 2021. At that meeting, Members concluded that visits on the same day as the Planning Committee provided little opportunity for officers to address matters arising from the site visit, sometimes leading to unnecessary deferments due to information Members felt they needed in order to make a decision on an application, not being available.

The Chairman and the Planning Manager accepted that whilst some flexibility was required, it would be most helpful if Members and Officers were able to diarise a set programme of site visits so that all parties could keep the dates free should a site visit be required.

Resolved – That, where possible, site visits should be held on a fixed day other than the day of the Committee, and that these arrangements are reviewed after three months.

Minutes for Decision

There were no items for decision requiring confirmation by Council.

Chairman.