

PLANNING COMMITTEE

20 December 2021

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

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

Apologies for Absence and Substitutes: Apologies for absence were received by Councillors Harbron and Place.

Ward Representatives: **2020/21565/REG4** Councillor Moorby; **2021/22615/OUT** Councillor Staveley.

Confirmation of Minutes:

Resolved – That the minutes of the meeting held on 22 November 2021 were approved as a correct record.

Start: 1.48pm

Finish: 5.00pm

A short comfort break was taken at 3.51pm.

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

PL.1058

PUBLIC PARTICIPATION

Councillor Eric Jaquin addressed the Committee regarding applications 23425 and 23455 in relation to the discharge of conditions for vehicular access to the site at Aldersley Avenue, Skipton. He was concerned that residents hadn't been consulted about the proposed route through the Greatwood and Horse Close housing estates, passing the primary school and community centre on North Parade. He wanted to know about any time limits imposed on construction traffic and, if so, who would monitor the movements. The Planning Manager stated that an alternative access route did not form part of the current application and it was only possible to deal with the Planning Inspector's imposed conditions. A written reply would be given to Councillor Jaquin and copied to Members of the Planning Committee.

PL.1059

DECLARATIONS OF INTEREST AND LOBBYING

a. Declarations of Interest

Councillors Brown, Handley, Morrell, Pringle, Rose and Shuttleworth declared interests in application 2020/21565/REG4 as they were Members of Craven District Council who were the applicants.

b. Lobbying

Councillors Brown and Sutcliffe had been lobbied against application 2020/21565/REG4. Councillor Pringle had been lobbied for application 2021/22615/OUT.

PL.1060

PUBLIC PARTICIPATION

The following individual addressed the Committee:

Application 2020/21565/REG4 - Parish Councillor David Statt (Hellifield Parish Council)

Application 2021/22615/OUT - Mr Aran Drachenberg (on behalf of the applicant)

PL.1061

PLANNING APPLICATIONS

a. Applications determined by Planning Committee

Permission Granted

2021/23377/FUL – application for change of use of existing retail unit to A4 drinking Establishment (which will then form part of the existing A4 unit of No.1)

Members approved the application subject to the following 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.

Reasons: 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:

Proposed Plan dated 5th October 2021
Site Location Plan dated 29th October 2021

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.

3. The premises shall only be open for trade or business between:

12 Noon – 22 hours Monday to Saturday and
12 Noon – 22 hours on Sundays

Reason: To limit the potential for noise generation during unsocial hours and to prevent nuisance arising in order to safeguard the amenity of the occupiers of surrounding residential properties in accordance with the requirements of Craven Local Plan Policy * and the National Planning Policy Framework.

Applications Refused

AGENDA ITEM 2

2020/21565/REG4 – application for thirteen entry level affordable homes and associated infrastructure on land at Station Road, Hellifield. The Planning Committee refused the application on the following grounds:

1. The application is located partially adjacent to the Settle and Carlise Conservation area as identified on the Policies Map accompanying the adopted Craven Local Plan. The proposal is considered to constitute inappropriate development that would have a harmful impact on the designated heritage asset. The proposal is therefore contrary to Policy ENV2 requirements b) & c) of the Craven Local Plan and the National Planning Policy Framework.
2. The proposed development would not result in any biodiversity benefits equal to or exceed the biodiversity value of the site prior to development. The proposal is therefore contrary to Policy ENV4 requirement b) of the Craven Local Plan and the National Planning Policy Framework.

2021/22615/OUT – outline application with access, layout and scale considered for no. 2 detached two-storey dwellings on land North of the Old Coach House, Tosside, Skipton, BD23 4SQ. (Site Visit.) In line with officer recommendation Members refused the application on the following grounds:

The application site is located in the open countryside on land not allocated for housing as defined by the Craven District Council Local Plan. In the opinion of the Local Planning Authority, the submitted proposals would not accord with the Craven Local Plan policy SP4 Spatial Strategy and Housing Growth. This is further reflected in the National Planning Policy Framework which aims to actively manage patterns of growth. The proposals therefore fail to accord with the key objectives and aims of Policy SP4 and the National Planning Policy Framework.

b. Delegated Matters

The Strategic Manager for Planning and Regeneration submitted a list of new and closed planning enforcement cases between 12 November 2021 and 9 December 2021.

Minutes for Decision

There were no items for decision requiring confirmation by Council.

Date of Next Meeting: 14th February 2022.

Chairman.