

PLANNING COMMITTEE

18th December 2017

Present – The Chairman (Councillor Sutcliffe) and Councillors Baxandall, Harbron, Heseltine, Hull, Lis, Place, Rose, Shuttleworth, Thompson and Welch (substitute for Brockbank).

Officers – Legal Services Manager, Planning Manager, Principal Planning Officer, Planning Officer, Planning Assistant and Committee Officer.

Ward Representatives : Councillor Ireton (Application 2017/18173/FUL).

Apologies for absence were received from Councillors Brockbank and Morrell.

Start: 1.35pm

Finish: 6.25pm

Councillors Harbron, Heseltine and Welch left the meeting at 4.40pm.

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

The minutes of the Committee's meeting held on 20th November 2017 were confirmed and signed by the Chairman.

Minutes for Report

PL.848

APPLICATIONS FOR PLANNING PERMISSION

Members were reminded that at the Committee's meeting held on 20th November 2017 consideration of application reference 2017/18286/FUL (Calterber Barn, Clapham - Conversion of barn to dwelling house) was deferred to enable the Planning Manager to assess and report back on the Committee's proposed grounds for refusal, namely that the proposed development was contrary to saved Local Plan Policies H8, ENV1 and Paragraph 55 of the National Planning Policy Framework.

Having assessed the soundness of the reasons given the Planning Manager had concluded that the proposed reasons for refusal could not be sustained at appeal and there was a significant risk of an award of costs against the Council. It was therefore recommended and

Resolved – That the advice given within the Planning Manager's report in respect of the Committee's proposed reasons for refusal of application 2017/18286/FUL is noted, and taken account of in the determination of the application at Minute 850 below.

PL.849

PUBLIC PARTICIPATION

The following persons addressed the Committee under its public participation scheme:-

Application 31/2016/17660 : Ms M Airey (for Giggleswick Parish Council)
: Mr D Jordan (objector / for objectors)
: Mr J Ellis (for the applicant)
Application 31/2016/17660 : Cllr M Airey (for Giggleswick Parish Council)
: Mr D Jordan (objector / for objectors)
: Mr J Ellis (for the applicant)
Application 2017/18173/FUL : Mr D Shackleton (applicant)

Application 2017/18286/FUL : Ms A Sheridan (for Clapham cum Newby Parish Council)
: Ms D Elphinstone (for objectors)
: Mr B Ryecroft (for the applicant)
Application 45/2017/17923 : Ms J Billington (for objectors)
Application 2017/18477/FUL and 18478/LBC : Ms V Steele (objector / for objectors)
: Cllr S Myers (for the applicant)

PL.850

APPLICATIONS FOR PLANNING PERMISSION

a. Delegated Matters

The Strategic Manager for Planning and Regeneration reported the following applications for planning permission which had been dealt with under delegated authority:-

30/2016/17419 Change of use of land from fish farm to chalet park, Paradise Fish Farm, 47 Marton Road, Gargrave - Approved with conditions.

32/2017/17945 Outline application with all matters reserved for the erection of dwellings, land south east of Colne Road, Glusburn - Non Determination - Appeal refused.

2017/18190/FUL Conversion of existing stone barn to two dwellings, erection of new dwelling on site of existing hen huts, and change of use of lean-to agricultural building to domestic outbuilding, Barn and Croft, Brook View, Carleton - Approved with conditions.

2017/18205/FUL Replacement of all windows, 37-39A (Odd) Mill Close, Settle - Approved with conditions.

2017/18303/VAR Application to vary condition 3 of planning consent reference 18/2015/15338 to amend the lodge type and design of 7 no. lodges, Flying Horse Shoe Caravan Site, Clapham - Approved with conditions.

2017/18381/FUL Change of use of land to driveway, garden and a proposed garage, Top of Royd Close, Cross Hills - Approved with conditions.

2017/18382/VAR Minor Material Amendment to planning permission 26/2015/16502 for conversion of barn to provide one dwelling including rebuilding of part of the existing building, addition of subterranean garage to rear, formation of residential curtilage and creation of new access road, Barn, Low Lane, Holme Lane, Halton East - Approved with conditions.

2017/18386/FUL Barn conversion with new access, Ingbergh Barn, Bentham Road, Clapham - Approved with conditions.

2017/18413/FUL Proposed change of use of first floor former restaurant to beauty parlour. Change of design to windows and fascias to Keighley Road elevation for existing bar. Change of colour scheme to painted surfaces of entire Keighley Road facade (grey and white), Regal Buildings, Keighley Road, Skipton - Approved with conditions.

2017/18390/FUL Change of use of ground floor and cellar of the premises from a retail shop (A1 use class) to a mixed usage of a retail shop (A1 use) and drinking establishment (A4 use), 49 Swadford Street, Skipton - Approved with conditions.

2017/18396/FUL Proposed detached dwelling and detached garage, land off Bungalow Road, Bungalow Road, Glusburn - Approved with conditions.

2017/18409/VAR Application to vary condition 3 of planning permission 63/2013/13999 to allow

opening of the premises from 12:00 to 23:00 Monday through to Sunday including Bank Holidays, The Beer Engine, 1 Albert Street, Skipton - Approved with conditions.

2017/18434/TPO Fell 1 No Sycamore, 1 Hill Cottage, 6 The Square, Ingleton - Approved tree work under tree preservation order.

2017/18435/LBC Listed building consent for repairs to the roof, leaded windows and additional works in association with the previously approved conversion of the existing garage into a new accessible entrance, The Folly, Victoria Street, Settle - Approved with conditions.

2017/18475/HH Proposed new front porch to existing dwelling, 18 Gooselands, Rathmell - Approved with conditions.

2017/18453/CND Application for discharge condition no. 9 of planning approval referenced 63/2016/17210 granted 12 January 2017 regarding the provision of a Validation Report, Former Fuel Depot, Snaygill Industrial Estate, Skipton - Satisfactory discharge of conditions.

2017/18470/FUL Alterations and enlargement to existing car parks, Dyneley House and 30 Newmarket Street, Skipton - Approved with conditions.

2017/18454/HH Two storey side and single storey side and front extension, demolition of existing garage and outbuildings and new storage building, Croft Mount, Silsden Road, Low Bradley - Approved with conditions.

2017/18462/TCA T1 and T2 Maple - Crown Reduce, 14 The Fold, Lothersdale - Approved tree works in conservation area.

2017/18480/LBC Listed building consent to replace the existing Sky receiver dish and move the dish from its current location on the front east facing wall to the south facing side of the chimney stack to allow a short run of cable down the rear roof aspect, Drinkalls Barn, Church Street, Gargrave - Approved with conditions.

2017/18519/HH Replacement windows (uPvc) to all 3 floors of the property, Swallow Cottage, Springs Farm, Lothersdale - Approved with conditions.

2017/18489/FUL Proposed access ramp to the front of the property, Clifford House, Keighley Road, Skipton - Approved with conditions.

2017/18520/FUL Construction of 2 storey rear extension. Demolition of existing single storey rear store, 23 Newmarket Street, Skipton - Approved with conditions.

2017/18521/LBC Construction of 2 storey rear extension. Demolition of existing single storey rear store, 23 Newmarket Street, Skipton - Approved with conditions.

2017/18502/HH First floor bedroom extension above single-storey kitchen of an existing house, 6 New Brighton, Gargrave - Approved with conditions.

2017/18506/HH Demolition of conservatory, replacement with bedroom and demolition of porch, replacement with utility room, 9 Robin Lane, High Bentham - Approved with conditions.

2017/18507/HH Construction of single storey extension to the rear, Craglands, Farnhill - Approved with conditions.

2017/18517/HH Removal of existing rear door and window at ground floor level and provide new 4m wide opening to create two 1m glazed panels to either side and central sliding doors, 2 Ethel Street, Ellers Road, Sutton-in-Craven – Refused.

2017/18522/LBC Listed building consent to replace two windows, Devonshire House, 27 Duke Street, Settle - Approved with conditions.

2017/18525/FUL Erection of one attached dwelling (resubmission of previous application 21/2017/17690, land adjacent to 43 Meadow Lane, Cononley – Refused

2017/18546/TPO T1 and T21 Sycamore – Remove, T3 Ash - Crown reduce by 30%, Roughstones, The Wend, Carleton - Split Decision.

2017/18539/PNCOU Proposed change of use of agricultural building to a dwellinghouse and for associated operational development (Prior Notification), Gale Green Cottage, Gale Green to High Threaber Farm, Ingleton – Prior notification refused and application required.

2017/18541/TPO T1 and T2 Lime -Crown lift to 4 metres and clean, Hayfield Mill, Colne Road, Glusburn - Approved tree work under tree preservation order.

2017/18564/HH Proposed garden room to west elevation within enclosed rear garden, 6 Crowgarth, Skipton Road, Gargrave - Approved with conditions.

2017/18547/LBC Refurbishment of second floor including new en-suite, installation of conservation-type rooflights to rear elevation and replacement window to north gable elevation, Linton Court, 4 Duke Street, Settle - Approved with conditions.

2017/18553/HH Conversion of existing garage to garden shed/potting store including new entrance door, re-roofing works, 18 Ash Grove, Sutton-in-Craven - Approved with conditions.

2017/18556/HH Two storey side extension and single storey rear extension, 13 Princes Crescent, Skipton - Approved with conditions.

2017/18572/FUL Formation of temporary access to allow the entry and exit of construction vehicles onto the highway in order to implement planning permission 08/2016/17500, Butts Hill Depot, Nutgill Farm, High Bentham - Approved with conditions.

2017/18573/CPL Certificate of lawful development (proposed) for the construction of an outbuilding forming a garage and workshop, Hollin Root Farm, West Lane, Sutton-in-Craven
- Certificate of Lawful Development approved.

2017/18588/CPL Certificate of proposed lawful development for electrical work for the lights, plumbing for central heating and plastering of the walls and ceiling to create an office/play room, Park House, Park Lane, Cowling - Certificate of Lawful Development approved

2017/18576/TPO Fell 1 No. Oak T29 and various works to other trees, Flying Horse Shoe Caravan Site, Clapham - Approved tree work under tree preservation order.

2017/18577/FUL Demolition of existing commercial/industrial building and construction of four houses and associated parking/external works (resubmission of previous approval 53/2017/17852), Pennine Haulage Brow Garage, Rook Street, Lothersdale - Approved with conditions.

2017/18601/FUL Conversion of former Public House to 2 no. houses. Demolition of existing front and rear extensions, Bay Horse, Ellers Road, Sutton-in-Craven - Approved with conditions.

2017/18602/LBC Conversion of former Public House to 2 no. houses. Demolition of existing front and rear extensions, Bay Horse, Ellers Road, Sutton-in-Craven - Approved with conditions.

2017/18603/OTHERS Prior notification application for change of use to Eco-friendly, vegetarian and vegan friendly coffee and tea house, 14 Otley Street, Skipton - Prior approval not required.

2017/18578/FUL Proposed double garage and proposed timber cladding to dwelling approved by permission 20017/18246/PNCOU and re-grading of land to south and west of proposed garage, proposed Timber Cladding to be applied to dwelling approved in application 2017/18246/PNCOU, Clough Head Farm, West Lane, Sutton-in-Craven - Approved with conditions.

2017/18579/HH Existing driveway to front to be resurfaced and creation of new basement store. Side extension to provide new larger kitchen facilities as per previously approved application (63/2016/16869), 17 Regent Crescent, Skipton - Approved with conditions.

2017/18610/HH Construction of two storey front extension and single garage, Cherry Trees Moorfoot Lane, Cononley - Approved with conditions.

2017/18586/HH Installation of 0.9m high fence to the east and west boundaries at front of property, 37 Willow Way, Skipton - Approved with conditions.

2017/18587/CPL Certificate of Lawful Development (proposed) for single storey extension to create a cloakroom, window to face and velux to roof, Park House, Park Lane, Cowling – Certificate of Lawful Development refused.

2017/18589/HH Proposed alterations to existing single storey garage, Grey Scars, Church Lane, Clapham - Approved with conditions.

2017/18608/HH Replacement of existing garage door with window to match existing, 5 Westland Close, Cross Hills - Approved with conditions.

2017/18609/LBC Material testing (sample removal) and associated remedial works to station canopy, Hellifield Station, Station Road, Hellifield - Approved with conditions.

2017/18612/HH Removal of Leylandii hedge to the north east and southwest of the property and erection of a timber picket style fence in its place, 256 Moorview Way, Skipton - Approved with conditions.

2017/18593/CND Application to discharge condition no's 3 (materials) , 10 (Highways) and 14 (Yorkshire Water) of original planning consent reference 21/2016/17028, St John's United Methodist Church, Main Street, Cononley - Conditions satisfactorily discharged.

2017/18597/TCA Remove 4 No. trees and various works to other trees of various species, Burnside House, Carleton Road, Skipton - Approved tree works in conservation area.

2017/18598/FUL Replacement of 4no. PVCu windows with timber windows and minor internal alterations to the existing means of escape arrangements. External re-decorations (regularisation works) to part ground floor, doors and windows, Royal Shepherd Inn, Canal Street, Skipton - Approved with conditions.

2017/18599/LBC Replacement of 4no. PVCu windows with timber windows and minor internal alterations to the existing means of escape arrangements. External re-decorations (regularisation works) to part ground floor, doors and windows, Royal Shepherd Inn, Canal Street, Skipton - Approved with conditions.

2017/18604/TCA1 No. Willow (T1) and Limes (T2-T12) - Crown lift to 5.2m and balance all round, Lower Fellings Playing Fields, Bankwell Road, Giggleswick - Approved tree works in conservation area.

2017/18605/TCA T1 Ash – Remove, Stonecroft, Tams Side, Giggleswick - Approved tree works in conservation area.

2017/18611/AGRRES Change of use of 1 no agricultural building to 1 no dwelling house (Prior Approval Application), Raygill Farm, Raygill Lane, Lothersdale - Prior notification refused and application required.

2017/18621/TCA T1 Ash – Fell, 3 Aireville Grange, Gargrave Road, Skipton - Approved tree works in conservation area.

2017/18622/TCA T1 & T2 Beech - Reduce the radial spread over garden by 2m and crown thin by 10%, 34 Hayton Way, Skipton - Approved tree works in conservation area.

2017/18623/TPO T4 Sycamore- Crown thin by 10 % and reduce radially by 2 metres. T5, T6, T7 Sycamore & T8 Beech- crown thin by 10%, 1 Lumb Croft, Sutton-in-Craven - Approved tree work under tree preservation order.

2017/18615/TCA Elder Tree - Crown and reduce by 1/3rd, Horse Chestnut – Fell, Copper Beech - Crown and reduce by 1/3rd, Beech - Crown and reduce by 1/3rd, Silver Beech - Crown and reduce by 1/3rd, Sycamore – Fell, 3 Brook Terrace, Lothersdale - Approved tree works in conservation area.

2017/18618/HH Proposed conservatory after removal of existing porch, 8 Moorland Avenue Back Ermysted Street, Skipton – Refused.

2017/18625/HH Installation of new conservatory, replacing existing timber boundary fence with new stone wall to match existing, 63 Hammerton Drive, Hellifield - Approved with conditions.

2017/18632/TCA Fell 2 No Ash (T1 and T2 on plan), Morrisons Open Channel Flood Walls, Broughton Road, Skipton - Permission Not Required

2017/18642/TCA T1 - Sycamore – Fell, High Croft, The Spinney, Draughton - Approved tree works in conservation area.

2017/18643/TCA T1 - Maple - crown reduce by up to 1m max and crown lift to 3.5m, T2 - Maple - crown reduce by up to 1.5m and crown lift to 3.5m, T3 - Maple - crown reduce by up to 1.5m and crown lift to 3.5m, Holly Cottage, Low Lane, Draughton - Approved tree works in conservation area.

2017/18644/TCA T1 -Pink flowering cherry – fell, T2 - Silver birch – fell, T3 - T4 - Pink flowering cherry – fell, T5 - Red copper beech – fell, Bradleys Farm, Main Street, Cononley - Approved tree works in conservation area.

2017/18634/TCA Work is to bring the trees back into a managed state and to comply with the homeowners duty of care, T1 - Beech Crown thin 10%, Crown lift to 3M, T1 - Ash Remove deadwood, 36 Hayton Way, Skipton - Approved tree works in conservation area.

2017/18635/FUL Portal framed agricultural building for storage of machinery and implements, Middle House Farm, Park Lane, Cowling - Approved with conditions.

2017/18649/TCA T1 Sycamore - Crown lift to a maximum of 5 metres. T2 Sycamore - crown thinning, reduction and lifting. T3 Swedish Whitebeam - crown lift to a maximum of 2 metres and crown thin by up to 10 %, 5 Raines Paddock, Giggleswick - Approved tree works in conservation area.

2017/18653/CND Application to discharge condition No 4 of original planning consent reference 30/2014/15263, land at the rear of 40 Eshton Road, Gargrave - Satisfactory discharge of conditions.

2017/18687/TCA T4 - Sycamore - Crown lift to 4 metres, crown thin by up to 10 % and reduction by 2 metres to draw back from the house, T5 - Hawthorn - crown lifting, thinning and reduction, Field Next To 5 Raines Paddock, Raines Road, Giggleswick - Approved tree works in conservation area.

2017/18667/TCA T1 Beech - Crown reduce by no more than 1m to bring tree back into shape, crown lift to 3m no more than the height of the back fence, 11 Aireville Grange, Gargrave Road, Skipton - Approved tree works in conservation area.

2017/18668/TCA T1- Sycamore crown reduce by 1.5 m max to bring back into shape and away from neighbouring properties crown lift by 4.5 m, T2- silver birch to remove, G1 - Conifers to reduce by 1.5m, 4 Lidget Croft, Bradley - Approved tree works in conservation area.

2017/18675/TPO T1 - Beech Crown lift east spread to 4 metres via tertiary branches only and reduce lower branches to the south and east of the tree by up to 2 metres, T2 - Beech Reduce branch to the south by up to 2 metres. Crown lift to 4 metres via tertiary branches only, T3 - Beech Crown lift to 4 metres via tertiary branches, 15 Gainsborough Court, Skipton - Approved tree work under tree preservation order.

2017/18679/PNAG Agricultural storage building (Prior Notification), Stone Gappe Hall, Stansfield Bridge to Babyhouse Lane, Lothersdale - Prior approval required.

2017/18680/ADV Freestanding totem style signage board at front of Town Hall, Town Hall High Street, Skipton - Application withdrawn.

2017/18694/TCA T2 and T3 - Holly - Crown height reduction by 6ft and minimal reduction all round; crown lifting to lower side by retaining wall, T4 - Yew - Crown reduction by 4ft, Elm House, Elm Road, Sutton-in-Craven - Approved tree works in conservation area.

2017/18702/HH Single storey rear extension, 7 West Street, Gargrave - Permission not required.

2017/18720/PNAG Erection of agricultural storage building, Lower Sirebank Farm, Jacksons Lane, Low Bradley - Prior approval not required.

2017/18746/TCA Work to trees, St Andrews Church, Church Lane, Gargrave - Permission not required.

b. Applications

Resolved – That decisions on applications for planning permission are made as follows: -

Permission Granted

2017/18195/FUL Erection of one dwelling with detached garage, Ivy Cottage Farm, Carla Beck Lane, Carleton.

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.

Approved Plans

2. The permission relates to the following plans:

- Drawing no. 633-12 – Location plan 1:1250.
- Drawing no. 633-10 Rev A – Proposed site plan & section.
- Drawing no. 633-11 – Proposed elevations.
- Drawing no. 633-09 Rev A – Proposed plans.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings or where alternative details have been subsequently approved following an application for a non-material amendment.

Before Development Commences

3. Prior 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.

4. Notwithstanding any details shown on the approved plans, no above ground works shall take place until details of all windows and doors for the development have been submitted to and approved in writing by the Local Planning Authority. Such details shall include their design, materials (including surrounds, sill and lintel treatments), finishes, colour treatment, reveals and opening profile. The windows and doors shall be installed in accordance with the duly approved details before the dwelling is first occupied, and shall be retained as such thereafter.

5. No development shall take place until a Construction Exclusion Zone has been formed around the Root Protection Areas of the hedges identified as being retained on drawing no. 633-10 Rev A. The Construction Exclusion Zone shall be provided in the form of protective fencing of a height and design which accords with the requirements BS 5837: 2012 and shall be maintained during the entirety of the construction period.

6. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

- a. hours of work for site preparation, delivery of materials and construction;
- b. arrangements for the parking of vehicles for site operatives and visitors;
- c. details of areas designated for the loading, unloading and storage of plant and materials;
- d. measures to control the emission of dust and dirt during construction.

Development shall thereafter be carried out in full accordance with the duly approved CMS.

During Building Works

7. There shall be no vehicular access or egress between the highway and the site (except for the purposes of constructing the site access) until splays are provided giving clear visibility of 45 metres easterly and 35 metres westerly measured along both channel lines of Carla Beck Lane from a point measured 2 metres down the centre line of the access road. The eye height shall be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility splays shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Ongoing Conditions

8. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D and E of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the dwelling hereby approved shall not be altered or extended, and no buildings or structures shall be erected within its curtilage

Statement of Positive Engagement : The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises

sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework.

2017/18173/FUL Conversion of a partially rebuilt shippon to form a three bedroom unit of holiday accommodation, Willow Tree, Austwick – subject to appropriate conditions to be formulated by the Development Control Manager.

Note : The proposer and seconder provided the following the reason for setting aside the recommendation of refusal.” the Parish Meeting is supportive and no objections have been raised by statutory consultees. The application appears acceptable in terms of landscape and environmental impact, and being situated within a cluster of buildings the proposal can be viewed differently to a standalone barn situated in open countryside. Re-use of traditional buildings is to be welcomed and granting consent will support a young family’s move into the area and their intention to establish a business.

2017/18616/FUL Construction of 2 No. new detached dwellings with associated off street parking, land at Greenfoot Lane, Low Bentham.

Conditions

1. The development hereby permitted shall not be begun later than the expiration of three years beginning with the date of this permission.
2. The approved plans comprise;
 - L3490 01 Location Plan received by the Local Planning Authority on the 13 October 2017.
 - L3490 02 Rev A Proposed site plan received by the Local Planning Authority on the 4th December 2017.
 - L3490 03 Rev A Proposed plan, sections & elevations received by the Local Planning Authority on the 4th December 2017.
 - L3490 04 Rev A Proposed block plan received by the Local Planning Authority on the 4th December 2017.
 - 101 Proposed access improvements received by the Local Planning Authority on the 6th October 2017.

The development shall be completed in accordance with the approved plans 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.

3. Notwithstanding any description of materials in the application and the requirements of condition 2 (approved plans) of this permission, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the dwellings 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.

4. All external faces of windows and doors shall receive reveals of at least 100mm deep from the external face of the walls.

5. No barge boards, fascia boards or soffit boards shall be used in the carryout of the development hereby approved.

6. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.

7. Notwithstanding the provision of any Town and Country Planning (General Permitted Development) (England) Order 2015 for the time being in force, the areas shown on L3490 02 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

8. Prior to the first occupation of the development hereby permitted the passing place and turning area detailed on the approved plans shall be fully implemented and made available for use in accordance with details that have previously been approved in writing by the Local Planning Authority. These facilities shall thereafter be retained in perpetuity for all users of Greenhead Lane.

9. Notwithstanding the details indicated in the submitted application, the disposal of foul water drainage from the hereby approved dwelling shall connect to a private package treatment plant unless otherwise approved in writing by the Local Planning Authority that such a solution is inappropriate in terms of financial cost and practicality.

Informatives

1. In imposing conditions number above it is recommended that before a detailed planning submission is made a draft layout is produced for discussion between the applicant, the Local Planning Authority and the Highway Authority in order to avoid abortive work. The agreed drawings must be approved in writing by the Local Planning Authority for the purpose of discharging this condition.

2. The hours of operation during construction phase of development and delivery of construction materials or equipment to the site and associate 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.

3. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining. Further information is also available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com.

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework.

2017/18416/VAR Application to vary Condition 2 of previously approved application 63/2016/17676 for alterations to the roof, windows, doors, balustrades and the inclusion of fencing to the south of the building, Craven College Aireville Campus, Gargrave Road, Skipton.

Conditions

1. (Condition amended) The permission relates to the following plans:

- Location Plan – Drawing No. 457-001-01 Rev C0, received 11th August 2017;
- External Groundworks – Drawing No. 457-001-02 Rev C0, received 4th December 2017;

- Lower Ground Floor Plan General Arrangement – Drawing No. 457-001-04 Rev C1, received 4th December 2017;
 - Ground Floor Plan General Arrangement – Drawing No. 457-001-05 Rev C1, received 4th December 2017;
 - External Works Sheet 1 of 3 – Drawing No. 457-001-40 Rev C1, received 11th August 2017;
 - Sections 1:50 Sheet 1 of 2 – Drawing No. 457-001-08 Rev T0, received 4th December 2017;
 - Elevations North and East – Drawing No. 457-001-06 Rev C2, received 4th December 2017;
 - Elevations South and West - Drawing No. 457-001-07 Rev C2, received 4th December 2017.
- Proposed Belowground Drainage Strategy, received 21st December 2016.

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

2. Prior to their first use on site samples of all materials and finished colours to be used on the external elevations shall be submitted to and approved in writing by the Local Planning Authority.

3. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas have been constructed in accordance with the approved drawings and are available for use unless otherwise approved in writing by the Local Planning Authority. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

4. Prior to the development being brought into use, a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:

- a. The appointment of a travel co-ordinator
- b. A partnership approach to influence travel behaviour
- c. Measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site
- d. Provision of up-to-date details of public transport services
- e. Continual appraisal of travel patterns and measures provided through the travel plan
- f. Improved safety for vulnerable road users

5. Unless otherwise agreed in writing the development shall be completed in accordance with the approved Drainage Strategy.

6. No development shall commence until a scheme indicating the type and distribution of all new trees to be provided within the site has been submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented within 12 months of the date from when development on site first commenced (including site clearance). Any tree which is removed becomes seriously damaged, seriously diseased or dies within 5 years of planting must be replaced by a tree of the same species and be of a similar size to that originally planted.

The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of not less than 10 years to the satisfaction of the local planning authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or

different species, and shall be agreed in writing by the local planning authority. The replacement tree or shrub must be of similar size to that originally planted.

7. Before the commencement of the development hereby approved barrier fencing shall be erected around all existing trees on the site in compliance with '*BS5837 (2012) Trees in Relation to Construction- Recommendations*'. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant or removal or addition of soil may take place. The fencing shall not be moved in part or wholly without the written agreement of the Local Planning Authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery and materials in connection with the development.

8. Prior to the commencement of the development hereby approved full details of any proposed lighting including flood lighting of the buildings or lighting of the newly constructed pathways shall be submitted to and approved in writing by the Local Planning Authority.

9. The fence proposed to the south and west of the application site for animal enclosure shall be no more than 2 metres in height.

10. Any excavations for fence posts within the recommended root protection areas of the trees is permitted by hand tools only in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction - Recommendations.

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework.

2017/18440/FUL Construction of 2 No holiday lets and stable building for equestrian tourism on site of former agricultural building, Lane House Farm, Mewith Lane, High Bentham.

Conditions

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

2. The permission relates to the following plans:

- Drawing No. P1748a/002 received 22nd August 2017.
- Drawing No. P1748a/004a received 22nd August 2017.
- Drawing No. P1748a/005 received 22nd August 2017.

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

3. No development shall take place until full details of all the materials to be used on the external surfaces of the buildings has been submitted to, and approved in writing, by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved materials.

4. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the improved site access) until splays are provided giving clear visibility of 70 metres measured along both channel lines of the major road C384 from a point measured 2 metres down the centre line of the access road. The eye height shall be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

5. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order revoking and re-enacting that Order, with or without modification), the chalets hereby approved shall be used as holiday accommodation only and shall not be let, sold or otherwise occupied for any other purpose (including any other use falling within Class C3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument amending or replacing that Order).

Informatives

1. During construction there is a potential for noise nuisance to nearby residential properties. Operating times for construction shall be limited to:

- 8:00am to 6:00pm Monday to Friday
- 8:00am to 1:00pm Saturday
- No Sunday or Bank Holiday working.

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. The applicant shall adhere to the levels shown in the document and provide evidence to the Local Planning Authority of how the levels will be achieved.

3. The applicant should identify all areas of the site and the site operations where dust may be generated and ensure that dust is controlled so as not to travel beyond the site boundary.

4. Regard should be had for the safe removal of any potential asbestos containing material present on site. The applicant shall ensure removal of any such material is carried out 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.

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework. (*)

2017/18195/FUL Conversion of barn to dwellinghouse, Calterber Barn, Crina Bottom, Clapham.

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.

Approved Plans

2. This permission relates to the following plans:

- Drawing No 621/4/20 received 25th August 2017.
- Drawing No 621/4/21 received 09th July 2017.
- Drawing No 621/4/22 received 09th July 2017.
- Drawing No 621/4/100 received 25th August 2017.
- Drawing No 621/4/110 received 09th July 2017.
- Drawing titled "Owl Nest" received 06th October 2017.

The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise.

Ongoing Conditions

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the development shall be constructed in accordance with the materials detailed on the approved plans.

4. Unless otherwise approved in writing by the Local Planning Authority, no external lighting shall be installed on the external elevations of the building.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no development consisting of the enlargement, improvement or other alteration of the dwellinghouse, nor the erection of any outbuildings, nor the erection or installation of any walls, fences, gates or other means of enclosure within the curtilage of the dwellinghouse hereby approved shall take place without the prior written approval of the Local Planning Authority.

During Building Works

6. Should any unexpected significant contamination be encountered during development, the local planning authority shall be notified in writing immediately. A Remediation Strategy shall be submitted to, and approved in writing by, the local planning authority. The approved remediation measures shall be implemented in accordance with the timescales in the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy, a Validation Report shall be submitted within agreed timescales to, and approved in writing by, the local planning authority. The site shall not be brought into use until such time as all the validation data has been approved in writing by the Local Planning Authority at the agreed timescales. The Remediation Strategy and Validation Report shall be prepared in accordance with current best practice.

7. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 60 metres measured along both channel lines of the major road C387 from a point measured 2 metres down the centre line of the access road. The eye height shall be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Before the Development is Occupied

8. All window and door openings hereby approved shall be of a timber construction and, before the dwelling hereby approved is first occupied, shall be painted in a colour which has first been submitted to and approved in writing by the Local Planning Authority. The duly installed windows and doors shall be retained as such thereafter.

9. Before the dwelling hereby approved is first brought into use the bat box shown on drawing no. 621/4/21 and the owl hole shown on the drawing titled 'owl nest' shall be installed and made available for use in accordance with the details shown on the approved plans and in section 5 and paragraph 5.2 of the bat and barn owl surveys by 'PBA Applied Ecology Limited' and 'Lucille Fairbank Wildlife Survey and Consultancy' respectively. Once installed, the bat box and owl hole shall be retained as such thereafter.

Informative : The applicant is reminded that under the Habitat Regulations it is an offence to disturb, harm or kill bats. The applicant is advised that, as a bat roost has been found to be present within the building, it will be necessary to seek a protected species license from Natural England before any development takes place. Planning consent does not provide a defence against prosecution under this act. The applicant is reminded that, under the Wildlife

and Countryside Act 1981 as amended it is an offence to remove, damage or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act.

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework. In particular the Council has

- requested amended design approaches to address the planning issues which have arisen in relation to dealing with this application.
- accepted additional information / changes to the scheme post validation (*)

Delegated Authority

2017/18477/FUL Partially demolish existing building and build new extension to east of concert hall. Upgrading to roof and external walls of 1970's extension to the north. Internal reconfiguration of building and increase in roof height above reception area. Removal of 1920's proscenium arch and fixed stage, reinstatement and repair of wall and ceiling decoration, alterations to lighting and heating systems. Installation of bleacher seating, Town Hall, High Street, Skipton – the Development Control Manager was authorised to approve this application, in consultation with the Chairman and Vice-Chairman, subject to prior receipt of satisfactorily revised plans incorporating improvements to architectural detailing suggested to the applicant by the Development Control Manager, and subject also to the conditions as proposed below being amended, as necessary, to reflect receipt of the revised plans.

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.

Approved Plans

2. The approved plans comprise drawing no's and the schedule of works document:
 - L(PL)000A Location Plan received by Craven District Council on 14th September 2017.
 - L(PL)0001A Site Plan received by Craven District Council on 14th September 2017.
 - L(PL)111 Proposed Ground Floor received by Craven District Council on 1st September 2017.
 - L(PL)112 Proposed First Floor Plan received by Craven District Council on 1st September 2017.
 - L(PL) 114 Proposed Roof Plan received by Craven District Council on 1st September 2017.
 - L(PL)116 Proposed South elevation received by Craven District Council on 1st September 2017.
 - L(PL)117 Proposed East elevation received by Craven District Council on 1st September 2017.
 - L(PL)119 Proposed North Elevation received by Craven District Council on 1st September 2017.
 - L(PL)120 Proposed Sections Plan received by Craven District Council on 1st September 2017.
 - L(SK)130 Concert Hall Internal Elevations received by Craven District Council on 1st September 2017.
 - L(SK)131 Concert Hall Internal Elevations received by Craven District Council on 1st September 2017.

The development hereby approved shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise.

During Building Works

3. Notwithstanding any description of materials in the application, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the buildings 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.

4. Notwithstanding any description of decoration, repair and reinstatement of internal works to the Concert Hall, full details of the materials, type, texture, finish, size and colour shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the duly approved materials.

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework. (*) (SV)

2017/18478/LBC Partially demolish existing building and build new extension to east of Concert Hall. Upgrading to roof and external walls of 1970's extension to the north. Internal reconfiguration of building and increase in roof height above reception area. Removal of 1920's proscenium arch and fixed stage, reinstatement and repair of wall and ceiling decoration, alterations to lighting and heating systems. Installation of bleacher seating, Town Hall, High Street, Skipton – the Development Control Manager was authorised to approve this application, in consultation with the Chairman and Vice-Chairman, subject to prior receipt of satisfactorily revised plans incorporating improvements to architectural detailing suggested to the applicant by the Development Control Manager, and subject also to the conditions as proposed below being amended, as necessary, to reflect receipt of the revised plans.

Conditions

Time Limit for Commencement

1. The development must be begun not later than the expiration of three years beginning with the date of the decision notice.

Approved Plans

2. The approved plans comprise drawing no's and the schedule of works document:

- L(PL)000A Location Plan received by Craven District Council on 14th September 2017.
- L(PL)0001A Site Plan received by Craven District Council on 14th September 2017.
- L(PL)111 Proposed Ground Floor received by Craven District Council on 1st September 2017.
- L(PL)112 Proposed First Floor Plan received by Craven District Council on 1st September 2017.
- L(PL) 114 Proposed Roof Plan received by Craven District Council on 1st September 2017.
- L(PL)116 Proposed South elevation received by Craven District Council on 1st September 2017.
- L(PL)117 Proposed East elevation received by Craven District Council on 1st September 2017.
- L(PL)119 Proposed North Elevation received by Craven District Council on 1st September 2017.
- L(PL)120 Proposed Sections Plan received by Craven District Council on 1st September 2017.

- L(SK)130 Concert Hall Internal Elevations received by Craven District Council on 1st September 2017.
- L(SK)131 Concert Hall Internal Elevations received by Craven District Council on 1st September 2017.

The development hereby approved shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise

Before Development Commences

3. Prior to any internal works commencing in the Concert Hall a heritage method statement to ensure the protection of the circa 1930's pendant lights during the works shall be submitted to and approved in writing by the Local Planning Authority. No internal works alterations to the Concert Hall shall be carried out before the heritage method statement has been approved.

4. Prior to their first installation more detailed specifications / plans / supporting information of the following features shall be submitted to, and approved in writing by, the Local Planning Authority: -

- Double sockets
- Lighting rigs with new lighting units

The development shall thereafter be implemented in accordance with the approved details.

5. Prior to any works to upgrade the 1930's Art deco pendants details shall be provided to demonstrate how the effectiveness of the luminaire of the 1930's Art deco pendants is to be upgraded. No alterations to the 1930's Art deco pendants shall be carried out before the details have been approved. The development shall be carried out in accordance with the approved details

During Building Works

6. Notwithstanding any description of materials in the application, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the buildings 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.

7. Notwithstanding any description of decoration, repair and reinstatement of internal works to the Concert Hall, full details of the materials, type, texture, finish, size and colour shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the duly approved materials.

8. Prior to the installation of the safety barrier and air handling unit full details/specifications shall be provided to and approved in writing by the Local Planning Authority. The development shall therefore be installed in accordance with the approved details

Informative : Under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 it is an offence to execute or cause to execute any works for the demolition of a listed building or its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised by and executed in accordance with the terms of a Listed Building Consent and any conditions attached to it.

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework. (*) (SV)

Permission Refused

31/2016/17660 Outline application for a residential development of up to 13 dwellings including associated landscaping and infrastructure (access and layout applied for with all other matters reserved), land to west of Raines Road and to the east of Brackenber Lane, Giggleswick.

Reasons for Refusal

The site comprises an irregularly shaped parcel of open pastureland located within an area of open countryside outside the Development Limits identified on the Craven District (Outside the Yorkshire Dales National Park) Local Plan Proposals Map. The site forms a distinctive component of the wider open valley pasture which marks the transition between urban and rural landscapes on the fringe of the village and makes a substantial contribution to the character of this landscape on the periphery of the settlement, with its openness being an essential and defining characteristic of this. The proposed development, by virtue of its siting, size, layout, shape and local topographical changes, would introduce a narrow, longitudinal and sporadic extension of built development sprawling onto lower lying land away from the edge of the village. The development would relate poorly to the pattern of the neighbouring settlement and would result in an unacceptable erosion of its rural character and setting alongside two road frontages which form a prominent gateway into the village. The substantial harm the development would cause to the character and appearance of the area could not be satisfactorily mitigated. Accordingly, the adverse impacts arising from granting planning permission would significantly and demonstrably outweigh the benefits and the proposal does not represent sustainable development. The proposed development is therefore contrary to the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan Policies ENV1 and ENV2, and paragraphs 17, 58, 64 and 109 of the National Planning Policy Framework.

Informative: For the avoidance of doubt, this decision relates to the following plans:

Drawing no. 178.66(01)04 – Site location plan.

Drawing no. 178/66/20 Rev I – Proposed site plan (amended plan received 19.10.17).

Document titled 'Schedule of Areas' – Phase II dated 11.08.17.

Statement of Positive Engagement : The proposal would not improve the economic, social and environmental conditions of the area and it does not comply with the development plan. Therefore, it does not comprise sustainable development. There were no amendments to the scheme or conditions which could reasonably have been imposed to make the development acceptable and, accordingly, it was not possible to approve the application. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework. (SV) (*)

31/2016/17661 Outline application for a residential development of up to 12 dwellings including associated landscaping and infrastructure (access and layout applied for with all other matters reserved), land to east of Raines Road and south of Brackenber Close Giggleswick – the Development Control Manager was authorised, to formulate reasons for refusal based on the grounds now proposed, including relevant aspects of saved Local Plan Policies ENV1 and ENV2, and paragraphs 17, 58, 64 and 109 of the National Planning Policy Framework used in refusing application 17660, but excluding reference to land grade and flooding.

Note : The reasons summarised below had been proposed and seconded, to enable the Development Control Manager to consider those reasons the Chairman called a short adjournment.

- the site is of good quality Grade 3A agricultural land located outside development limits.

- the site makes a substantial contribution to the character of the landscape on the periphery of Giggleswick, marking the transition from urban to rural, development would unacceptably erode the rural character and harm the appearance of the area.
- flood risk and inadequate mitigation.
- existence of a five and a half year housing supply.
- development would be contrary to saved Local Plan Policies ENV1 and ENV2 and the National Planning Policy Framework.

On reconvening the Development Control Manager advised that the Committee should not seek to include grounds relating to the quality of the agricultural land or flooding and suggested that the reasons proposed reflected in some respects the reasons given in refusing application 17660. The proposer and seconder accepted the advice given and amended their motion accordingly.

Statement of Positive Engagement : The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises sustainable development and improves the economic, social and environmental conditions of the area in accordance with the development plan. These amendments have been incorporated into the scheme and/or would be secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework. (SV) (*)

45/2017/17923 Outline application with all matters reserved for a residential development of two dwellings, land adjacent to 103 New Village, Ingleton – the Development Control Manager to formulate appropriately worded reasons for refusal based on grounds that the proposal represents back land development which could have a negative impact on the amenity of the occupants of neighbouring properties. (*)

(*Representations received were reported within the case officer's report / were reported at the meeting.)

(SV Indicates site visit held on the morning of the meeting.)

Minutes for Decision

- None -

Chairman.