

PLANNING COMMITTEE

30th August 2017

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

Officers – Solicitor, Development Control Manager, Principal Planning Officer, Planning Officer and Committee Officer.

Ward Representative : Councillor Dawson (Application 63/2017/18117).

Start: 1.35pm

Finish: 2.56pm

The minutes of the Committee's meeting held on 8th August 2017 were confirmed and signed by the Chairman.

Minutes for Report

PL.839

PUBLIC PARTICIPATION

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

Application 63/2017/18117 : Mr Sykes (objector / for objectors)
: Mr R Hodgkiss (for the applicant)
Application 2017/18144/FUL : Mr C Bibby (for the applicant)

PL.840

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

2017/18314/HH Proposed change of windows and doors, Little Ellergill Cottage, Doctors Hill, Low Bentham – Permission not required.

2017/18243/HH Replacement of two existing wooden garden sheds with single-storey detached 'log cabin', 1 Ellergill Cottages, Burton Road, Low Bentham – Complied with conditions.

18/2017/18132 Agricultural access to existing field, land south of Clapham bounded by Station Road and A65, Clapham – Approval with conditions.

2017/18138/VAR Application to vary conditions 2 (approved plans) and 3 (materials) of original planning application reference 21/2015/16380 to amend plan to include 3 no additional chimneys, 2 no additional rooflights and amendment to render, Milford, Crosshills Road, Cononley – Approval with conditions.

22/2017/17966 Sunroom extension, Moorview, Gill Lane, Cowling – Approval with conditions.

22/2017/18092 North Yorkshire County Council, Cowling CP School, Gill Lane, Cowling, Demolition of existing external wall to the South-East elevation, erection of a single storey flat roof extension

(16.4 sq. metres) to form admin office, heads office and staff room and replacement of existing flat roof 63.4 sq. metres) – Approval with conditions.

2017/18199/HH Proposed sunroom extension and provision of new pedestrian access to tack room, Lower Copy Farm, Park Lane, Cowling – Approval with conditions.

2017/18306/PNAG Extension of existing farm building to create an open dry silage store, Smithy House Farm, Keighley Road, Cowling – Prior approval not required.

2017/18148/COU Change of use of ground floor of property from cafe (use class A3) to residential (use class C3) to allow use of two storey property as a single dwellinghouse, White Cottage Tearooms, 5 West Street, Gargrave – Approval with conditions.

2017/18217/FUL Replacement of windows and external doors, 2 and 2A Neville Crescent and 20 and 20A Neville Road, Gargrave – Approval with conditions.

2017/18157/FUL Single storey extension to existing sports hall to create a gym room including external alterations, Giggleswick School, Craven Bank Lane, Giggleswick – Approval with conditions.

2017/18166/HH Formation of vehicle access to a classified road including lowering of existing boundary wall and erection of new 1.2m high boundary wall to front of dwellinghouse, 32 Main Street, Cross Hills – Approval with conditions.

2017/18165/HH Single storey extensions to side and rear of dwellinghouse, 24 Princes Drive, Skipton – Approval with conditions.

63/2017/17961 Confirmation of compliance of conditions on previously approved application (5/63/27/P), Victoria Street, Victoria Square and Albert Square, Skipton – Compliance confirmed.

63/2017/17933 Application to discharge condition 3 of planning permission 63/2016/17210, Unit 8 Craven Nursery Park, Snaygill Industrial Estate, Skipton – Satisfactory discharge of condition.

63/2017/18089 Retrospective application for listed building consent for the masonry cleaning to building exterior, restoration and repointing of the eastern elevation of the Grade II listed building, 4-6 High Street, Skipton – Approval with conditions.

63/2017/18089 Retrospective application for listed building consent for the masonry cleaning to building exterior, restoration and repointing of the eastern elevation of the Grade II listed building, 4-6 High Street, Skipton – Approval with conditions.

63/2017/17862 Removal of existing landscaping and replacement with hard surface and replacement of tree, Craven Court Shopping Centre, Otley Street Entrance, Skipton – Approval with conditions.

63/2017/18128 Replacement side extension with internal alterations, grassed decking area and fencing to the rear above existing detached garage, 1 Raikeswood Drive, Skipton – Approval with conditions.

2017/18210/HH Single storey rear extension 7 Park Wood Close, Skipton – Approval with conditions.

2017/18379/CND Application to discharge condition no. 4 of original planning permission referenced 63/2016/16560 granted 07 March 2016 relating to the zinc cladding, New House, Canal Street, Skipton – Permission not required.

2017/18178/HH Two storey side and single storey rear extensions, 18 Northfields Crescent, Settle – Approval with conditions.

2017/18224/HH Erection of single storey outbuilding in rear garden, 12 Greenroyd Court, High Street, Sutton-in-Craven – Approval with conditions.

2017/18226/HH Amendment to previous approval 66/2017/17995 comprising of the repositioning of the two storey extension, 9 Crofters Mill, Sutton-in-Craven – Approval with conditions.

2017/18246/PNCOU Change of use of agricultural building to residential use, barn at, Clough Head Farm, West Lane, Sutton-in-Craven – Prior approval granted.

2017/18175/HH Single storey rear extension, 4 Holmroyd Avenue, Holme Lane, Sutton-in-Craven – Approval with conditions.

b. Applications

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

Permission Granted

2017/18149/FUL Demolition of a large reservoir and conversion of a smaller reservoir into a house (re-submission of previously approved application 22/2016/17241), Reedshaw Farm Reedshaw Lane, Cowling.

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 approved plans comprise plan numbers; 002 A received by the Craven District Council on 4th July 2017; 003 received by Craven District Council on 22nd May 2017; and 004 A received by Craven District Council on 19th June 2017. The development shall be completed in accordance with the approved plans except where conditions attached to this permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.
3. The development shall not be carried out other than in accordance with the 'Method Statement and Programme' prepared by M Widdup, Planet Architecture Ltd, dated May 17 and received by Craven District Council on 22nd May 2017.
4. The development hereby permitted shall not be occupied until full details of landscaping of the site, including but not limited to the roof of the dwellinghouse, and in relation to the water pumping stations, have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest. The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of 10 years to the satisfaction of the local planning authority. This maintenance shall include the replacement of any section of grass or sedum, or 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. Any replacement tree or shrub must be of a similar size to that originally planted.
5. The development hereby permitted shall not be occupied until full and complete details of the following aspect of the development proposal have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details except where conditions attached to this planning

permission indicate otherwise, and shall be maintained as such thereafter. Those details requiring prior approval area:-

- a. All external walling materials to the dwelling house.
- b. All external windows, doors and garage doors (including materials, colour and finish).
- c. Boundary treatments and hard landscaping/paving.

6. Notwithstanding the provisions of Schedule 2, Part 1, Class A, B, C, D, E, F, G and H, and Part 2, Class A 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) no development consisting of the enlargement, improvement or other alteration of the dwellinghouse nor the erection of any garages or ancillary buildings, nor the erection of boundary walls or fences, shall be carried out within the curtilage of the dwellinghouse without the prior consent of the Local Planning Authority.

7. The development hereby permitted shall not be carried out other than in accordance with the recommendations set out on page 8 of document 'Preliminary Risk Assessment (Desk Study)' undertaken by 'Worms Eye' dated 26th September 2016 and received by Craven District Council on 14th June 2017.

8. Should investigations required by condition 7 above, or development, find any contamination the Local Planning Authority shall be notified in writing immediately. Where requested by the Local Planning Authority, 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. 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.

9. The development hereby permitted shall not be brought into use until such time as the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements;

- a. The details of the access shall have been approved in writing by the Local Planning authority in consultation with the Highway Authority.
- b. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- c. Any gates or barriers shall be erected a minimum distance of 4.5 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- d. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority, and maintained thereafter to prevent such discharges.
- e. The final surfacing of any private access within 4.5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

Informative: You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the North Yorkshire Council Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

Informatives

1. No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of Way team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

2. The hours of operation during the construction phase of the development and delivery of materials and equipment to the site and associated with the construction of the development hereby permitted should be limited to 0730 hours to 1800 hours on Mondays to Fridays and 0730 hours to 1300 hours on Saturday. No work should take place on Sundays or Bank/Public Holidays.

3. The applicant is advised that before importation of topsoil, details of the supplier and confirmation of the source(s) of any soil materials should be submitted to the Council's Environmental Health Team for approval. The soil should be free from metals, plastics, wood, glass, tarmac, paper and odours associated with contaminated soils as specified in BS 3882:2007 – Specification for Topsoil and requirements of use.

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 engaged in pre-application discussions, and has requested amended design approaches / information to address the planning issues which have arisen in relation to dealing with this application. (*)

2017/18240/FUL Conversion of garage to living accommodation/store and construction of new garage, re-roofing of existing bungalow and removal of Leylandi hedge, 14 Beanlands Drive, Glusburn.

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 Application

Approved Plans

2. This permission relates to the following plans : Drawing no. 251 2 001 Rev A received by Craven District Council on 22nd June 2017 and Drawing no. 251 2 002 received by Craven District Council on 22nd June 2017. Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings except where conditions indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment

Ongoing Conditions

3. The boundary fencing hereby permitted (along the western boundary of the garden) shall not exceed a height of 1.05 metres for a distance of 2 metres back from the edge of the highway. The remaining fencing shall not exceed a height of 1.8 metres.

4. The roof tiles used in the re-roofing of the dwellinghouse and in the roofing of the proposed garage shall be grey in colour.

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.

2017/18144/FUL Redevelopment of existing petrol filling station to create a new petrol filling station kiosk, Three Peaks Filling Station, New Road, Ingleton – subject to the conditions listed below and to an additional condition to be formulated by the Development Control Manager requiring submission, for approval, of details of barriers to be installed prior to the first use of the proposed development.

Conditions

Time Limit for Commencement

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

Approved Plans

2. The approved plan comprises drawing No's

5945(P)100 Rev A – Site Location Plan received by Craven District Council on the 19th May 2017.

5945(P)101 – Proposed Block Plan received by Craven District Council on the 19th May 2017.

5945(P)503 – Propose Site Plan received by Craven District Council on the 19th May 2017.

5945(P)103 – Proposed Building Plans received by Craven District Council on the 19th May 2017.

5945(P)203 – Proposed Elevations received by Craven District Council on the 19th May 2017.

5945(P)204 – Proposed Elevations received by Craven District Council on the 19th May 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

During Building Works

3. 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 5945(P)103, 5945(P)203 and 5945(P) 204.

4. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, boundary treatments to the site shall be erected in accordance with the details (including their siting, height, materials, finish and design) shown on drawing nos. 5945(P) 503 before the development hereby approved is first brought into use, and shall be retained as such thereafter.

5. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the hard landscaping scheme for the site shown on drawing no. 5945(P)

503 shall be carried out in accordance with the details shown on the approved plan before the development hereby approved is first brought into use, and shall be retained as such thereafter.

6. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development hereby approved shall be carried out in full accordance with the strategy outlined in the Flood Risk Assessment by EWE Associates Ltd dated May 2017. The measures contained within the Flood Risk Assessment which are designed to ensure that any risk of flooding is reduced to an acceptable level and shall be implemented before the first use of the building hereby approved, and shall be retained as such thereafter.

Before the Development is Brought Into Use

7. Prior to the first use of the plant machinery a scheme shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that noise from this equipment (both individually and cumulatively) will not lead to Statutory Noise nuisance at the closes sensitive premises. The plant equipment shall thereafter be installed in accordance with the details in the duly approved scheme.

8. Prior to the first installation of any external lighting details shall first been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the lighting's: (i) position and height on the building(s) and/or site; (ii) spillage, luminance and angle of installation; and (iii) any hoods to be fixed to the lights. The external lighting shall only be installed in accordance with the duly approved scheme.

Ongoing Conditions

9. The retail unit hereby approved shall only be open for trade or business between 06.00 and 23.00 Monday to Sunday (inclusive), and deliveries of goods to the site shall only take place between 05.00 and 20.00.

10. Prior to the development being brought into use the site access shall have been set out and constructed in accordance with the published specification of the Highway Authority and the following requirements:

- The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority, and maintained thereafter to prevent such discharges.
- The final surfacing of any private access within 6 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- Provision of tactile paving in accordance with the current Government guidance. All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

11. Should any 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.

12. The car parking spaces, turning areas and access shown on 5945(P)101 shall be kept available for their intended purposes at all times.

Informatives:

1. No site preparation, delivery of materials or construction works, other than quiet internal building operations such as plastering and electrical installation, shall take place other than between 08:00 hours and 18:00 hours Monday-Friday and between 08:00 hours and 13:00 hours on Saturdays. No Sunday or Bank Holiday working.

2. In respect of condition 7 you are advised to consider BS 8233:2014 Guidance on sound insulation and noise reduction for buildings.

3. You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

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 information to address the planning issues which have arisen in relation to dealing with this application.
- accepted additional information post validation. (*)

(Councillor Heseltine asked that his vote against the motion to approve the above application be recorded.)

63/2017/18117 Single storey rear extension to dwellinghouse (resubmission of application 63/2016/17350), 16 Park Wood Crescent, Skipton.

Summary of 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. This permission relates to the following plans:

- Drawing no. 848/1 – Location plan received 5 June 2017.
- Drawing no. 848/2B – Existing and proposed site plan received 5 June 2017.
- Drawing no. 848/5D – Proposed ground floor layout and roof plan received 5 June 2017.
- Drawing no. 848/6E – Proposed elevations received 5 June 2017.

The development shall be completed in accordance with the approved plans except where conditions attached to this permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

During Building Works

3. The external surfaces of the extension shall be constructed in accordance with the materials detailed on the approved plans.

Ongoing Conditions

4. Notwithstanding the provisions of Schedule 2, Part 1, Class A 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), all windows on the west facing elevation of the extension (those facing the boundary with no. 14 Park Wood Crescent) hereby approved shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) and shall be non-opening. The duly installed windows shall be retained as such thereafter. (*) (SV)

Note : Having not been present at the site visit Councillors Brockbank and Lis indicated that they would abstain from voting on the above application.

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

(SV indicates committee site visit held.)

Minutes for Decision

- None -

Chairman.