

PLANNING COMMITTEE

5th June 2017

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

Officers – Development Control Manager, Solicitor, Planning Officers (x2) and Committee Officer.

Ward Representatives : Councillor Madeley (Application 63/2016/17465) and Councillor Brown (Application 11/2017/17956).

Apologies for absence were received from Councillors Baxandall and Brockbank.

Start: 1.35pm

Finish: 3.55pm

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

The Chairman welcomed Councillor Morrell to his first meeting as a member of the Planning Committee. In thanking the Chairman Councillor Morrell indicated that having not received the necessary training he was attending as an observer and would not be voting.

Minutes for Report

PL.830

PUBLIC PARTICIPATION

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

Application 63/2016/17465 : Cllr A Solloway (for objectors)

: Mr J Steel (for the applicant)

Application 11/2017/17956 : Mr D Booth (for Bradley Parish Council)

: Mr E Coulson (objector / for objectors)

: Ms L Allison (for the applicant)

Application 32/2017/17947 : Ms F Tiplady (for the applicant)

PL.831

APPLICATIONS FOR PLANNING PERMISSION

a. Delegated Matters

The Strategic Manager for Planning and Regeneration reported the following applications for planning permission within the three areas of the District indicated which had been dealt with under delegated authority.

North Craven Area

08/2017/17775 Demolition of redundant school and provision of 5 no. dwellings (resubmission of withdrawn application 08/2016/17640) Low Bentham Cp School, Doctors Hill, Low Bentham – Conditional approval.

08/2017/17909 Application for change of use of business premises to a daytime café/takeaway and evening bistro (class A3), 26 Main Street, High Bentham – Conditional approval.

08/2017/18012 Single storey rear extension, measuring 3.6 metres beyond the rear wall; 3 metres

in height from ground level; 2.7 metres in height to eaves from ground level (Prior Notification), 3 Harley Bank, Main Street, Low Bentham – Permitted development - prior approval not required

08/2017/18013 Single storey rear extension measuring 3.6 metres beyond the rear wall; 3.0 metres in height from ground level and 2.7 metres in height to eaves from ground level (Prior Notification) 2 Harley Bank, Main Street, Low Bentham – Permitted development - prior approval not required

08/2017/17935 Application to discharge condition no 4 of previously approved application (08/2015/15971), former Church of St Margaret, Station Road, High Bentham – Refusal.

08/2017/17903 Certificate of Lawful Development for existing use as a single dwelling house, Burrow Barn, Low Bentham Road, High Bentham – Approval.

31/2017/17829 Listed Building Consent for re-roofing of the property re-using existing blue slates and replacing lead flashings and gutters together with making good any defective pointing to chimney stacks and parapets, Beck House (Giggleswick School), Craven Bank Lane, Giggleswick – Conditional approval.

31/2017/18011 Proposed agricultural building to provide storage for hay, straw and machinery (Prior Notification) Penny Grange, Brackenber Lane, Giggleswick – Prior approval not required

42/2017/17899 Change of use of part of OS Field 5237 from an unused paddock/croft to form a private residential driveway and parking area, land at Nappa Manor Farm, Nappa – Conditional approval.

45/2017/17869 Change of use from existing building on the iCentre site, from its current light industrial use (B1) status to that of a gym (use class D2), The Old Woodwork Room The I Centre, Back Gate, Ingleton – Conditional approval.

45/2017/17868 Application to remove condition no 1 of original planning consent reference 45/2011/11733 to allow permanent use of the Elliot Building I Centre, Laundry Lane, Ingleton – Permission not required.

62/2017/17901 Application for listed building consent for proposed security lighting and cameras to rear of building; and internal alterations required for implementation of change of use to tea room on ground floor (as previously approved by 62/2016/17622), The Folly, Victoria Street, Settle – Conditional approval.

62/2016/17656 Application to discharge conditions 3, 7, 8, 9 and 11 of previously approved application (62/2015/16101). Settle Cricket Club, Kirkgate, Settle – Conditional approval.

45/2017/18055 Application to discharge condition 3 of listed building consent referenced 45/2016/16605, Withens, Old Road (west), Ingleton – Conditional approval.

62/2017/18046 Application to discharge condition no 5 of original householder planning consent reference 62/2015/16377 and original listed building consent reference 62/2015/16378, The Cottage, 25 Duke Street, Settle – Conditional approval.

62/2017/17912 Application to vary conditions 2 and 5 of original planning consent reference 62/2015/16377 to replace 4 no existing first floor windows and change the paint colour of rain water goods on the rear elevation, The Cottage, 25 Duke Street, Settle – Conditional approval.

62/2017/17960 Application to vary conditions 2 and 5 of original listed building works consent reference 62/2015/16378 to replace 4 no existing first floor windows and change the paint colour of rain water goods on the rear elevation, The Cottage, 25 Duke Street, Settle – Conditional approval.

62/2017/17938 Replace UPVC kitchen window with hardwood semi-glazed door and single hardwood fixed glazed window; replace second kitchen UPVC window with hardwood double glazed opening window; replace external lounge door with hardwood double glazed opening window, 3 School Hill, Settle – Approval.

62/2017/17929 Alterations and single storey extension, Cragdale House, Victoria Street, Settle – Approval.

45/2017/17942 Certificate of Lawful Development (existing) for use of land as part of domestic curtilage in association with the occupation of the dwelling known as Langber House and the siting of structures and the erection of buildings upon it, Langber House, Warth Lane to Nutgill Lane, Ingleton – Approval.

South Craven Area

11/2016/17603 Part retrospective application for engineering operations to improve land drainage and re-profiling of agricultural field, land north west of Wilcock Lane, Bradley – Conditional approval.

11/2017/17896 Application to improve existing access to highway to improve sight lines and change of use of disused quarry area to temporary caravan storage area, Ryefield, Skipton Road, Low Bradley – Conditional approval.

11/2017/17849 Single storey rear extension and two storey side extension, Franklyn, Skipton Road, Low Bradley – Approval.

11/2017/17943 Application for advertisement consent for the installation of 8 No. signs (7 No. freestanding signs and 1 No. side-by-side directional), McDonald's Restaurant, Airedale Business Centre, Millenium Road, Skipton – Conditional approval.

11/2017/17907 Application for advertisement consent for the reconfiguration of the fascia signage with additional signs, McDonalds Restaurants Ltd, Unit 1 Millennium Road, Airedale Business Centre, Skipton – Conditional approval.

17/2017/17906 Change of use of office to two bedroom apartment, Carleton Mill, West Road, Carleton – Conditional approval.

17/2017/17908 Listed building consent for change of use of office to two bedroom dwelling, Carleton Mill, West Road, Carleton – Conditional approval.

21/2017/17989 Garage extension (vertically) to create new garden room, Low Woodside Farm Cottage, Woodside Lane, Cononley – Approval.

21/2017/17885 Application to discharge condition no's 10 and 14 of original planning permission referenced 21/2016/17028, St Johns Church Site, Main Street, Cononley – Split decision.

22/2017/17801 Listed Building Consent for conversion of loft space including the removal and replacement of existing roof structure and installation of new window opening to north-east elevation, Church Hall, Gill Lane, Cowling – Conditional approval.

22/2017/17841 Application for the retention of the access to serve new dwelling, Crag Side Barn, Dick Lane, Cowling – Conditional approval.

22/2017/17816 Construction of new agricultural/forestry building and re-siting of existing building, Mill Cross Farm, Cowling Hill Lane, Cowling – Conditional approval.

22/2017/17800 Conversion of lost space including removal and replacement of existing roof structure and installation of new window opening to north-east elevation, Church Hall, Gill Lane, Cowling – Approval.

22/2017/18002 Application to discharge condition no 3 of planning permission 22/2016/17241 for demolition of a large reservoir and conversion of a smaller reservoir into a house, Reedshaw Farm, Reedshaw Lane, Cowling – Conditional approval.

24/2017/17922 Application to discharge condition no 10 from outline consent referenced 24/2013/14195, Draughton House, Low Lane, Draughton – Conditional approval.

32/2017/17924 Replace existing glazed conservatory with single storey rear extension to provide sitting room, 12 Clayton Hall Road, Cross Hills – Approval.

32/2017/17926 Alterations to property including increase in height of roof to provide first floor within roof space. Single storey rear extension, two storey side extension and front porch, 17 Park Road, Cross Hills – Approval.

32/2017/17948 Single storey rear extension to kitchen, 13 Hardings Lane, Cross Hills – Approval.

32/2017/17986 Application to discharge condition No 7 of original planning consent reference 32/2016/17142, South Craven School, Holme Lane, Cross Hills – Conditional approval.

66/2017/17895 Application for a certificate of lawful development for a proposed garage conversion to habitable room, Low Fold House, North Road, Sutton-in-Craven – Approval.

66/2017/17970 Single storey rear extension, measuring 6m beyond the rear wall; 3.5m in height from ground level; 2.5m in height to eaves from ground level (Prior Notification), 22 Hazel Grove Road, Sutton-in-Craven – Permitted development - prior approval not required.

Skipton Area

19/2017/17914 Agricultural building for housing and handling livestock and storage of feeds, Pot Haw Farm, Moorber Lane, Coniston Cold – Conditional approval.

19/2017/17857 Addition of sun room and alteration to approved planning application reference 19/2016/16914 for conversion of building to ancillary residential accommodation, Green Grove, Red Bridge to Church Close Farm, Bell Busk – Approval.

19/2016/16858 Application to discharge condition Nos 4 and 5 of original planning consent reference 19/2014/14948 and condition Nos 3 and 4 of accompanying original listed building works consent reference 19/2014/14951, Stainton Cotes, Moorber Lane, Coniston Cold – Conditional approval.

30/2016/17131 Discharge of Conditions 5, 6, 9, 12, 13, 14, 18, 19 and 21 of planning approval 30/2012/13201, land off Hellifield Road, Gargrave – Conditional approval.

63/2017/17818 Construction of detached 4 bed bungalow with associated off street parking and turning area (re-submission of withdrawn planning application reference 63/2016/16915), Skipton Girls High School, Gargrave Road, Skipton – Refusal.

63/2017/17860 Partial demolition and re-building of workshop Peter Watson (Skipton) Ltd, Otley Road, Skipton – Conditional approval.

63/2017/17698 Use of the ground floor (part) of the east wing for purposes of class A1 Shops, Class A2 financial and professional services, Class A3 restaurants and cafes, Class B1 business and / or class D2 Assembly and leisure including gym, Belle Vue Mills, Part Ground Floor, East Wing,

Broughton Road, Skipton – Conditional approval.

63/2017/17925 Change of use from B1 (Office) to D2 (Leisure) Gym with Pilates and Yoga, 45 Otley Street, Skipton – Conditional approval.

63/2017/17772 Application to vary conditions 2 and 3 of original planning approval 63/2016/16697 to allow an amendment to proposed use of external materials to the first floor front and rear of property to use matching stone, 22 Shortbank Road, Skipton – Conditional approval.

63/2016/17670 Application to vary condition 2 of original planning approval reference 63/2016/14371 to allow amendments to the general arrangement plans, 2 Belle Vue Square, Broughton Road, Skipton – Conditional approval.

63/2016/17671 Application to vary condition 2 of original listed building consent reference 63/2016/14373, 2 Belle Vue Square, Skipton – Conditional approval.

63/2017/17809 Retrospective application to retain a 'raised platform' laid with Indian Stone flags to replace the existing timber decking to rear garden, 35 Hurrs Road, Skipton – Conditional approval.

63/2017/17880 Single storey rear and side extension to provide bedroom with en-suite, 15 Broughton Crescent, Skipton – Approval.

63/2017/17866 Proposed demolition of existing garage and build two storey side extension, Stoneybank Bungalow, Cawder Road, Skipton – Approval.

63/2017/17928 Construction of side and rear extension including new dormer windows and solar panels, 3 Tarn Moor Crescent, Skipton – Approval.

63/2017/17851 Listed building consent for stencilling and painting of lettering 'The Cotton Mill' and background colouring for mill wall Belle Vue Square East Wing, Broughton Road, Skipton – Conditional approval.

63/2017/17865 Revised description: Application to discharge conditions no 3 and 6 of original planning consent reference 63/2017/17957, Unit 1 Town Hall, High Street, Skipton – Conditional approval.

63/2017/18033 Application to discharge condition no 4 of previously approved (63/2017/17806), Unit 3, Engine Shed Lane, Skipton – Conditional approval.

b. Applications

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

Permission Granted

11/2017/17956 The demolition of existing agricultural buildings and erection of 5 dwellings and a B1 office - resubmission of withdrawn application 11/2016/17253, College Farm, College Road, Bradley – subject to the following conditions and to an additional appropriately worded condition to be formulated by the Development Control Manager which seeks to control and make clear the use to which the proposed garage / store may be put.

Summary of 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 the following drawing No's:

MCN-GD001 'Site Drainage Plan' received by the Local Planning Authority on the 27th March 2017.

MCN-GD001 'Impermeable Area' received by the Local Planning Authority on the 27th March 2017.

MCN-GD003 'Site Location Plan' received by the Local Planning Authority on the 27th March 2017.

A1/244/2/002 'Proposed Site Layout' received by the Local Planning Authority on the 27th March 2017.

A1/244/2/003 'Plots 1, 2 and 4 – Plots 3 and 5 handed' received by the Local Planning Authority on the 27th March 2017.

A1/244/2/004 'Proposed site sections A and B' received by the Local Planning Authority on the 27th March 2017.

A1/244/2/005 'Proposed site sections C and D' received by the Local Planning Authority on the 27th March 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. Prior to their first use, samples of the proposed materials (including colour of render, paintwork, stone, roof tile) to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained thereafter.

4. All of the internal and external site boundaries shall be enclosed in accordance with the details shown on the approved site layout plan. The approved boundary treatments for each dwelling shall be completed prior to the occupation of the dwellings, and all of the approved boundary treatments shall be completed prior to the occupation of the last dwelling on the site.

5. Prior to the commencement of development on site, a scheme of soft landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of boundary planting, planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment): schedule of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; and an implementation programme.

The approved scheme of landscaping shall be carried out in the first planting season following the first use of the development. Any trees or plants that within a period of 5 years die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar species (unless otherwise agreed in writing with the Local Planning Authority).

6. A scheme of hard landscaping works for the site shall be submitted to and approved in writing by the local planning authority. The details shall include: car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; proposed and existing functional services above and below ground; and an implementation programme;. All hard landscape works shall be carried out in accordance with the approved details.

7. Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on proposed site layout for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

8. Foul and surface water shall be drained on separate systems.

9. Development shall not commence until a scheme detailing provision for onsite parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

Informatives

The applicant is advised that advice regarding permeable and porous hard surfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens' which can be accessed on the DCLG website (www.communities.gov.uk)

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

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

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.

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.goundstability.com

The applicant is advised that the removal of any potential asbestos containing materials present on site should be 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.

With regard to conditions above please note that it will be necessary to submit a formal application to discharge the conditions. Any samples of materials that require approval should be made available for inspection either on the site or another suitable location and not brought to or delivered to the Council Offices unless specific arrangements to do so have been made with the relevant planning case officer.

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. (*)

17/2017/17939 Conversion and alteration of building to form 3 no. 2 bedroom cottages (resubmission of withdrawn application reference 17/2016/17534), The Old Chapel, Vicars Row, Carleton.

Summary of 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 drawing 2676.2B received by Craven District Council on 1st June 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. This consent extends to the repair and conversion of the building only, and does not extend to the demolition and rebuilding of the building.
4. No work shall commence on any new external walling (on the north elevation where the garage door is to be infilled, and on the south elevation where the roof pitch is to be increased) until such time as a sample panel of walling of not less than 1 square metre, showing the type and colour of stone and pointing to be used, and the method of coursing, has been provided on site and details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the details so approved.
5. No work shall commence on the installation of new windows and doors until such time as details of those windows and doors have been submitted to and approved in writing by the Local Planning Authority. Those details shall include the materials, finish/colour and design and internal reveal (shown on scale 1:10 or 1:20 plans) of all windows and doors. The windows and doors shall be installed in accordance with the approved details and retained as such thereafter.
6. The re-roofing of the building (including the new roof pitch to the southern end of the building) shall re-use the existing roofing slates on each roof, and any replacement slates shall match the existing roof slates in size and appearance.
7. Prior to the first occupation of the development hereby permitted all roof lights in the west facing roof slope shall be obscure glazed to level 5 and non-opening. Once in place the roof lights shall be retained as such thereafter.
8. Prior to the first occupation of the development hereby permitted, the three ground floor windows in the northern elevation facing Vicar's Row shall be obscured glazed to level 5 and non opening. Once in place the windows shall be retained as such thereafter.
9. Prior to the first occupation of the development hereby permitted, all windows serving the first floor in the west facing elevation of the building shall be obscure glazed to level 5 and non-opening. Once in place the windows shall be retained as such thereafter.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (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 garages or ancillary buildings, nor the erection of boundary walls or fences, shall be carried out without the prior written permission of the Local Planning Authority.
11. Prior to the first occupation of the development hereby permitted, full details of the hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels, means of enclosure (including any walls, fences, railings) and gates, and hard and soft surfacing materials. The approved works shall be implemented prior to the first use of the development hereby permitted.

12. Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on Drawing 2676.2A for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Discharge of Condition(s) The developer should note that Condition No's. 4, 5 and 11 above will require a further application to be submitted to enable the District Council to formally discharge the conditions. Any samples of materials that require approval should be made available for inspection either on the site or another suitable location and not brought to or delivered to the Council Offices unless specific arrangements to do so have been made with the relevant planning case officer.

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 NPPF. In particular the Council has engaged in pre-application discussions. (*)

32/2017/17947 Conversion of redundant reservoir to form new dwelling by using the existing structure of the former reservoir (resubmission of previously refused application 32/2016/17446), existing redundant reservoir, Cononley Road, Glusburn – subject to the following conditions and to additional appropriately worded conditions to be formulated by the Development Control Manager which secure retention of the grass banking to the reservoir tank and retention of the access track as now approved.

Summary of 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 100/22, 100/23, 100/25, 100/26, 100/27, 100/28 and 100/29 received by the Local Planning Authority on the 27 March 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. No external openings, windows or doors shall be created in the external wall of the former reservoir other than to achieve vehicular access to the dwelling shown on the approved plans.
4. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until 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 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
 - d. That part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.

e. 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.

f. 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

5. 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 120 metres northerly and 60 metres southerly measured along both channel lines of the major road Cononley Road Glusburn from a point measured 2 metres down the centre line of the access road. The eye height will 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.

6. Notwithstanding the provision of any Town and Country Planning General Permitted Order 2015 or any Order revoking or re-enacting that Order, the areas shown on Design and Access Statement for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

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

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 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 has engaged in pre-application discussions (*)

Delegated Authority

63/2016/17465 Residential development for 67 houses with associated off street parking, access roads and cycle circuit track, land at Carleton Road, Skipton – the Development Control Manager was authorised to approve this application subject to the conditions listed below and to the applicant first entering into a Section 106 Planning Obligation to secure the provision of affordable housing and a contribution towards open space provision.

Summary of 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 development shall not be carried out other than wholly in accordance with the drawing no's and documents:

126/001A Location Plan received by Craven District Council on the 25th October 2016

126/100A Site Plan received by Craven District Council on the 19th January 2017

- 126/101A Site Plan received by Craven District Council on the 19th January 2017
- 126/102A Site Plan received by Craven District Council on the 19th January 2017
- 126/110 House Type A Floor Plan received by Craven District Council on the 14th October 2016
- 126/111 House Type A Elevations received by Craven District Council on the 14th October 2016
- 126/112 House Type B Floor Plan received by Craven District Council on the 14th October 2016
- 126/113 House Type B Elevations received by Craven District Council on the 14th October 2016
- 126/114 House Type C Floor Plan received by Craven District Council on the 14th October 2016
- 126/115 House Type C Elevations received by Craven District Council on the 14th October 2016
- 126/116A House Type D Floor Plan received by Craven District Council on the 15th December 2016
- 126/117 House Type D Elevations received by Craven District Council on the 14th October 2016
- 126/118 House Type E Floor Plan received by Craven District Council on the 14th October 2016
- 126/119 House Type E Elevations received by Craven District Council on the 14th October 2016
- 126/121 House Type F Floor Plan received by Craven District Council on the 14th October 2016
- 126/120 House Type F Elevations received by Craven District Council on the 14th October 2016
- 126/123A House Type G Floor Plan received by Craven District Council on the 15th December 2016
- 126/122A House Type G Elevations received by Craven District Council on the 15th December 2016
- 126/127 House Type H Floor Plan received by Craven District Council on the 14th October 2016
- 126/124 House Type H Elevations received by Craven District Council on the 14th October 2016
- Design & Access Statement received by Craven District Council on the 14th October 2016.
- Flood Risk Assessment received by Craven District Council on the 14th October 2016.
- Travel Plan received by Craven District Council on the 14th October 2016.
- Transport Assessment received by Craven District Council on the 14th October 2016.

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. Prior to their first use on site all building facing materials, roofing and finishes, surface material finishes for the highways, footpaths, private drives and all other hard surfaces, screen walls, fences and other means of enclosure, existing and the proposed ground levels/proposed finished floor levels, shall be submitted to and approved in writing by the local planning

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

4. Prior to the commencement of development a detailed scheme for landscaping, including the planting of trees and/or shrubs and the retention of existing planting, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify types and species, a programme of planting and the timing of implementation of the scheme, including any earthworks required. The development shall thereafter be implemented in accordance with the approved scheme.

5. Prior to the commencement of development full details of proposed bin stores/storage areas shall be submitted to and approved in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

6. No development approved by this permission shall be commenced until the Local Planning Authority in consultation with the Internal Drainage Board has approved a Scheme for the provision of surface water drainage works. Any such Scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into use.

The following criteria should be considered:

a. Any proposal to discharge surface water to a watercourse from the redevelopment of a brownfield site should first establish the extent of any existing discharge to that watercourse.

b. Peak run-off from a brownfield site should be attenuated to 70% of any existing discharge rate (existing rate taken as 140lit/sec/ha or the established rate whichever is the lesser for the connected impermeable area).

c. Discharge from "greenfield sites" taken as 1.4 lit/sec/ha (1:1yr storm). Storage volume should accommodate a 1:30 yr event with no surface flooding and no overland discharge off the site in a 1:100yr event.

d. A 20% allowance for climate change should be included in all calculations.

e. A range of durations should be used to establish the worst-case scenario.

f. The suitability of soakaways, as a means of surface water disposal, should be ascertained in accordance with BRE Digest 365 or other approved methodology.

Provide a management and maintenance plan for the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

7. The site shall be developed with separate systems of drainage for foul and surface water on and off site.

8. No development shall take place until details of the proposed means of foul drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved scheme.

9. There must be no ground raising within flood zone 3.

10. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works or the depositing of material on the site, until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

a. Detailed engineering drawings to a scale of not less than 1:250 and based upon an accurate survey showing:

- the proposed highway layout including the highway boundary
- dimensions of any carriageway, cycleway, footway, and verges
- the proposed buildings and site layout, including levels
- accesses and driveways
- drainage and sewerage system
- lining and signing
- traffic calming measures
- all types of surfacing (including tactiles), kerbing and edging.

b. Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:

- the existing ground level
- the proposed road channel and centre line levels
- full details of surface water drainage proposals.

c. Full highway construction details including:

- typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels kerb and edging construction details typical drainage construction details.
- details of the method and means of surface water disposal.
- details of all proposed street lighting.
- drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.
- full working drawings for any structures which affect or form part of the highway network.
- a programme for completing the works.

The development shall only be carried out in full compliance with the approved drawings and details unless agreed otherwise in writing by the Local Planning Authority with the Local Highway Authority in consultation with the Highway Authority. In imposing the condition 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.

11. No dwelling to which this planning permission relates shall be occupied until the carriageway and any footway/footpath from which it gains access is constructed to basecourse macadam level and/or block paved and kerbed and connected to the existing highway network with street lighting installed and in operation. The completion of all road works, including any phasing, shall be in accordance with a programme approved in writing with the Local Planning Authority in consultation with the Highway Authority before the first dwelling of the development is occupied.

12. There shall be no access or egress between the highway and the application site by any vehicles other than by direct access with the public highway at Carleton Rd. The access shall be maintained in a safe manner which shall include the repair of any damage to the existing adopted highway occurring during construction.

13. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until 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 5 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- d. That part of the access(es) extending 5 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1/20.
- e. 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.
- f. The final surfacing of any private access within 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.
- g. 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.

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 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.

14. 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 120m measured along both channel lines of the major road Carleton Rd from a point measured 2.4m down the centre line of the access road. The eye height will 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.

Informative: An explanation of the terms used above is available from the Highway Authority.

15. There shall be no access or egress by any vehicles between the highway or proposed highway (estate road) and the proposed vehicular access (except for the purposes of constructing the initial site access) until visibility splays providing clear visibility of 2 metres x 2 metres measured down each side of the access and the back edge of the footway of the major road have been provided. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Informative: An explanation of the terms used above is available from the Highway Authority.

16. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:

- a. The details of the following off site required highway improvement works, works listed below have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority:

- b. An independent Stage 2 Road Safety Audit for the agreed off site highway works has been carried out in accordance with HD19/03 - Road Safety Audit or any superseding regulations and the recommendations of the Audit have been addressed in the proposed works.
- c. The developer's programme for the completion of the proposed works has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.

The required highway improvements shall include provision of tactile paving and a footway from site entrance north to field boundary and south, with connections to existing footway.

17. Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number 16. Footway from site entrance north to field boundary and south, with connections to existing footway.

Informative: There must be no works in the existing highway until an Agreement under Section 278 of the Highways Act 1980 has been entered into between the Developer and the Highway Authority.

18. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas.

- a. have been constructed in accordance with the submitted drawing Site Layout Plan, and
- b. 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.

Informative: The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at www.northyorks.gov.uk.

19. 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.

20. Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

- a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
- b. on-site materials storage area capable of accommodating all materials required for the operation of the site.
- c. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

21. 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
- g. a reduction in all vehicle trips and mileage
- h. a programme for the implementation of such measures and any proposed physical works
- i. procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the Travel Plan.

22. No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase:

- a. the parking of vehicles of site operatives and visitors
- b. loading and unloading of plant and materials
- c. storage of plant and materials used in constructing the development
- d. erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate
- e. wheel washing facilities
- f. measures to control the emission of dust and dirt during construction
- g. a scheme for recycling/disposing of waste resulting from demolition and construction works
- h. HGV routing to avoid Skipton, as much as possible.

23. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

24. Prior to the commencement of the development, the developer shall submit a Dust Management Plan in writing for approval of the Local Planning Authority. The Dust Management Plan should 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.

25. The development shall not begin until a scheme for the provision of affordable housing has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme. Affordable housing shall meet

the definition of affordable housing in the NPPF or any future guidance that replaces it. The scheme shall include:

- the numbers, type, tenure and location on the site of the affordable housing provision to be made, which shall consist of not less than 40% of housing units unless otherwise agreed with the Local Planning Authority following an assessment of financial viability.
- the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- the arrangements for the transfer of the affordable housing to an affordable housing provider (or the management of the affordable housing) (if no Registered Provider involved);
- the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced; or
- details of an equivalent affordable housing contribution to be provided in lieu of affordable housing on site and the means by which such a contribution shall be provided (alternatively, this may be a contribution that is to be provided partly on site and partly in lieu).

26. Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within the easement either side of the centre line of the culvert that crosses the site.

27. Prior to the commencement of works to the cycle track, details of construction methods, materials, lighting, track fencing, management and maintenance details shall be submitted to and approved in writing by the Local Planning Authority. The cycle track shall be constructed in accordance with approved details and retained thereafter.

28. No development shall commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. Community involvement and/or outreach proposals
- c. The programme for post investigation assessment
- d. Provision to be made for analysis of the site investigation and recording
- e. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- f. Provision to be made for archive deposition of the analysis and records of the site investigation
- g. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

No development shall take place other than in accordance with the Written Scheme of Investigation approved above and the development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Informatives:

All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41(1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228.

Developers/ contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in a lawful manner. Natural England can be contacted at consultations@naturalengland.org.uk, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.

All works (including any site clearance work) should take place outside of the main bird breeding season, which runs from 1st March to 30 September. If works during this period are unavoidable, there should first be an inspection by a qualified ecologist to check for the presence of nests, and if any nests are found, works should be delayed until the young have fledged.

Operating times for construction should be limited to:

- 0730 to 1800 Monday to Friday
- 0800 to 1300 Saturday
- No Sunday or Bank Holiday working.

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 Country 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.

Any new outfall to a watercourse requires the prior written consent of the Board under the terms of the Land Drainage Act. 1991 and should be constructed to the satisfaction of the Board.

Under the Board's Byelaws the written consent of the Board is required prior to any discharge into any watercourse within the Board's District.

Discharge of Condition(s)

1. The developer should note that Condition Nos. 6,10, 13, 17, 21, 22 and 23 above will require a further application to be submitted to enable the District Council to formally discharge the conditions. In order to avoid unnecessary delays it is advisable for the developer to discuss the details required to discharge the conditions with any relevant statutory Authorities' (other than the Local Planning Authority) e.g. NYCC Highways, the Environment Agency etc. for comment and/or recommendations prior to their formal submission to the District Council for approval.

2. With regard to Condition Nos. 3, 4, 5, 8, 20, 24 and 25 above please note that it will be necessary to submit a formal application to discharge the conditions. Any samples of materials that require approval should be made available for inspection either on the site or another suitable location and not brought to or delivered to the Council Offices unless specific arrangements to do so have been made with the relevant planning case officer.

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.

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

PL.832

PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 1st to 30th April 2017.

Minutes for Decision

- None -

Chairman.