

PLANNING COMMITTEE

8th May 2017

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

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

Ward Representatives : Councillor Mercer (Application 22/2016/17439).

An apology for absence was received from Councillor Heseltine.

Start: 1.35pm

Finish: 3.40pm

The minutes of the Committee's meeting held on 10th April 2017 were confirmed and signed by the Chairman.

Minutes for Report

PL.827

PUBLIC PARTICIPATION

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

Application 22/2016/17439 : Ms S Middleton (objector / for objectors)
: Ms J Caddick (for the applicant)

Application 26/2017/17783 : Mr V Smith (for Embsay with Eastby Parish Council)
: Mr T Barrow (objector / for objectors)
: Mrs A Mcintosh (applicant)

Application 11/2016/17657 : Mr D Booth (for Bradley Parish Council)
: Mrs L Fryer (objector / for objectors)
: Mr L Binns (for the applicant)

PL.828

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

08/2017/17804 Application for change of use of land to extend existing residential curtilage and erection of detached garage, Rose Cottage, Wenning Avenue, High Bentham – Conditional approval.

08/2016/17386 Variation of condition 2 and 4 of previous approval 08/2016/16863 to allow a revised site layout and allow caravan 1 to be occupied as permanent living accommodation by a site warden, Toll Bar Gardens, Wennington Road, Lower Bentham – Conditional approval.

08/2017/17805 Proposed extension to rear of house and addition of dormer window to replace existing velux windows to first floor bedroom at rear of house Brockbank, Thickrash Brow, High

Bentham – Approval.

08/2017/17858 Application to remove door and replace window in front elevation, 9 Main Street, Low Bentham – Approval.

08/2017/17954 Prior notification application for a detached portal frame building for cattle housing, lambing and general storage, Bowker House, Mewith Lane, Low Bentham – Prior approval not required.

08/2017/17825 Certificate of Lawful Development (Proposed) for the provision of education for young people within the residential care of Hexagon Care Services, 13 Main Street, Low Bentham – Approval.

15/2017/17717 Internal alterations; single storey rear extension; first floor side extension; removal of dormer and replacement with rooflights; external works, Tatham House, Low Street, Burton in Lonsdale – Approval.

15/2017/17719 Listed building works application for internal alterations; single storey rear extension; first floor side extension; removal of dormer and replacement with rooflights; external works, Tatham House, Low Street, Burton in Lonsdale – Conditional approval.

15/2017/17793 Application for listed building consent to remove one internal stud wall dividing entrance hall and kitchen, Stone Bower, 10 High Street, Burton in Lonsdale – Conditional approval.

15/2017/17941 Application to discharge condition no 3 (highways) of previously approved application (15/2016/17642), 5 Coronation Mount, Ireby Road, Burton in Lonsdale – Conditional approval.

18/2017/17837 Raising of kitchen roof to form bedroom in roof space, Sunart, Cross Haw Lane, Clapham – Approval.

18/2017/17843 Pathway across field to wildlife corridor to help for disabled access and less able bodied, Keasden Head, Keasden Road, Clapham – Conditional approval.

18/2017/17822 Application for non-material amendment to original planning consent reference 18/2015/16278 to (1) reinstate door in rear (east elevation) leaving a small retaining wall to form a seating area (2) Increase the size of the window in the rear (east) elevation (3) Enclose the existing door in the south elevation to make a window, Temperance Hall, Keasden, Near Bentham – Conditional approval.

31/2016/17541 Proposed new dwelling to land adjacent to Well House. Creation of one 3 bedroom house, with garage and garden space, Well House, Bankwell Road, Giggleswick – Conditional approval.

31/2016/17542 Listed building consent for proposed alterations to listed wall at Well House, Well House, Bankwell Road, Giggleswick – Conditional approval.

42/2017/17738 Proposed dwelling with detached garage (resubmission), Gallaber Farm, Long Preston – Conditional approval.

45/2017/17766 Row of 3 stables to house horses, sheep and feed/bedding, Browns Farm, Lowkber Lane, Ingleton – Conditional approval.

45/2017/17840 Application to discharge condition no. 4 (window and door materials) of original planning permission referenced 45/2016/17648, Rock Cottage, Old Road to Philpin Lane, Chapel Le Dale – 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.

62/2017/17861 (1) Erection of double glazed porch, replacement of existing doorway with a new double doorway. (2) Replace existing door into existing porch with hardwood windows (3) Replace existing softwood door into presbytery with hardwood, St Mary and St Michael's Church, Tillman Close, Settle – Conditional approval.

62/2017/17930 Application to discharge condition no 9 of previously approved application referenced (62/2015/16377), The Cottage, 25 Duke Street, Settle – Conditional approval.

South Craven Area

11/2017/17754 Replacement of softwood windows and doors with aluminium black frames and new glazing, Ivy House Barn, Main Street, Low Bradley – Approval.

17/2017/17831 Fell all self seeded trees growing out of the wall, south of Townley Bridge, First Mill Dam, West Road, Carleton – No tree preservation order made.

17/2017/17798 Crown lift all trees to 6m, Beech Hill House, West Road, Carleton – Conditional approval.

21/2017/17920 Prior Notification application for farm building (straw and machinery shed), Crown Hill Farm, Skipton Road, Cononley – Prior approval not required.

21/2017/17737 Proposed conversion and extension of existing barn/garage to form an annex; Demolition of existing UPVC conservatory and erection of single storey extension on south elevation; Change of use of parcel of land from agricultural to residential; Demolition of existing outbuilding and erection of detached double garage (amended plans received for annex) Woodside Farmhouse, Woodside Lane, Cononley – Conditional approval.

22/2017/17817 Retrospective application for the retention of single storey rear extension, 34 Mill Croft, Cowling – Approval.

22/2016/17554 New field access land adjacent Nan Scar, Main Street, Ickornshaw – Refusal.

22/2017/17873 Application for discharge of condition nos 4, 8, 11, 12 and 13 of original planning consent reference 22/2016/17574, The Cottage, Carr Head Lane, Cowling – Conditional approval.

28/2017/17757 Formation of single storey elevated swimming pool complex Airedale House, Skipton Road, Farnhill – Approval.

32/2017/17940 Application for non-material amendment to original planning consent reference 32/2016/16575 to amend style of side and front window, front window to become patio doors, 1a Colne Road, Glusburn – Conditional approval.

32/2017/17776 T1 Beech - Crown reduce by 20%, Beanlands Nursing Home, Beanlands Drive, Glusburn – Conditional approval.

32/2017/17727 Proposed building for agricultural and general storage in relation to Brigg Field Farm, Brigg Field Farm, Lothersdale Road, Glusburn – Conditional approval.

32/2017/17855 Proposed agricultural building over existing silage clamp, Well Spring Farm, Lothersdale Road, Glusburn – Conditional approval.

32/2017/17919 Single storey conservatory, measuring 5.015m beyond rear wall; 3.54m in height from ground level; 2.74m in height to eaves from ground level, Airemont, 49 Green Lane, Glusburn

– Prior approval not required.

32/2017/17686 Application to discharge condition no 2 of original planning consent reference 32/2015/15768, land on the east side of Green Lane, Glusburn – Conditional approval.

53/2017/17863 Agricultural building for machinery, straw, proven and hay (Prior Notification), New Woodhead Farm, Side Gate to Wood Head, Lothersdale – Prior approval not required.

53/2017/17788 Prior notification application for erection of agricultural storage building, Stone Gappe Hall, Lothersdale – Refused : application required.

66/2016/17331 Application to vary condition no 23 of previously approved application (66/2015/15475) to reflect the agreed highway layout Allen Green and Son Ltd, North Road, Sutton in Craven – Conditional approval.

69/2017/17797 Application to vary condition no 7 of previously approved application referenced 69/2002/2489 to amend window and door details, Higher Shed Laithe, Colne and Broughton Road, Thornton in Craven – Conditional approval.

73/2017/17823 Fell 3 no. conifers Priest Bank Road, Kildwick – No tree preservation order made.

Skipton Area

30/2017/17820 Remove 1 no. Cypress tree, 40 West Street, Gargrave – No tree preservation order made.

63/2017/17897 Proposed statutory works/adaptation of 5 no. existing windows to provide acceptable means of escape arrangements from habitable rooms in first floor domestic accommodation, Royal Shepherd Inn, Canal Street, Skipton – Conditional approval.

63/2017/17758 Erection of security fencing, site off Broughton Grove / Jubilee Close, Jubilee Close, Skipton – Conditional approval.

63/2017/17795 Alterations and extensions to create a first floor one bedroom apartment and one office space, by raising the roofline of the building, 24 Keighley Road, Skipton – Conditional approval.

63/2017/17802 Amendment to include a proposed single storey lean-to extension to south elevation of previously approved application for dwelling ref (63/2016/17440), 37 Broughton Road, Skipton – Conditional approval.

63/2017/17806 Subdivision of existing unit to form café, Unit 3, Engine Shed Lane, Skipton – Conditional approval.

63/2017/17733 Application to vary condition no 2 of previously approved application (63/2016/16996) to reduce the height of the wall between the service yard and the car park and to increase landscaping land adjacent to W M Morrison Supermarkets Plc, Broughton Road, Skipton – Conditional approval.

63/2017/17773 Application to vary and remove conditions nos. 2, 4, 11, 12 and 14 of previous approval 63/2016/16584 to substitute approved plans, allow for a change in window material and revised parking arrangement, Firth Mills, Firth Street, Skipton – Conditional approval.

63/2017/17785 Single storey rear kitchen extension and front dormer window, 22 Greenfield Street, Skipton – Refusal.

63/2017/17812 Proposed two storey side extension, 119 Hurrs Road, Skipton – Approval.

63/2016/17615 Extension of front (north east) gable as existing profile, extension of building to south east as existing profile, and erection of single storey extension to the rear (south west), addition of rooflights, minor improvements to external works, 33 The Close, Skipton – Approval.

63/2017/17898 Application for listed building consent for proposed statutory works/adaptation of 5 no. existing windows to provide acceptable means of escape arrangements from habitable rooms in first floor domestic accommodation, Royal Shepherd Inn, Canal Street, Skipton – Conditional approval.

63/2017/17814 Application for listed building consent for 2 no. nameboards, 2 no. hanging signs, 1 no. history board, 1 no. half A1 menu case, 2 no. directional signs, Black Horse Hotel, 16-18 High Street, Skipton – Conditional approval.

63/2017/17859 Application for listed building consent for installation of 5 automatic gates and associated electrical works, Skipton Railway Station, Broughton Road, Skipton – Conditional approval.

63/2017/17813 Application for advertisement consent for 2 no. nameboards, 2 no. hanging signs, 1 no. history board, 1 no. half A1 menu case, 2 no. directional signs, Black Horse Hotel, 16-18 High Street, Skipton – Conditional approval.

63/2017/17807 Application for advertisement consent for erection of illuminated café signboard on façade, Unit 3, Engine Shed Lane, Skipton – Conditional approval.

63/2017/17850 Application for advertisement consent for stencilling and painting of lettering 'The Cotton Mill' and background colouring for mill wall, Belle Vue Mills East Wing, Broughton Road, Skipton – Conditional approval.

63/2017/17826 Remove 1 no. Ash tree, 9 Duke Street, Skipton – No tree preservation order made.

63/2017/17871 Application to discharge condition nos 3, 6 and 7 of original planning consent reference 63/2016/16560 New House, Canal Street, Skipton – Conditional approval.

63/2017/17799 Application to discharge conditions 4, 5 and 6 of previously approved application (63/2016/17210), former fuel depot, Snaygill Industrial Estate, Keighley Road, Skipton – Conditional approval.

b. Applications

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

Permission Granted

11/2016/17657 Proposed development for the construction of four detached dwellings with associated off street parking at land off Matthew Lane, Bradley, land off Matthew Lane, Matthew Lane, Bradley.

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 Plan Numbers
 - DL67/002a 'Site plan as proposed' received by the Local Planning Authority on 20th April 2017.
 - DL67/003a 'Sections and plan as proposed' received by the Local Planning Authority on the 21st April 2017.

- DL67/004 'Units 1 and 2' received by the Local Planning Authority on the 16th December 2016.

- DL67/005a 'Unit 4' received by the Local Planning Authority on the 21st April 2017.

- DL67/006a 'Unit 4' received by the Local Planning Authority on the 20th April 2017.

- DL67/008a 'Location Plan' received by the Local Planning Authority on the 20th April 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. Prior to the commencement of development on site, barrier fencing shall be erected along the northern boundary in compliance with BS 5837 (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.

7. 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: means of enclosure including construction of any walls/fencing, 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.

8. 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 access shall be formed with 6 metre radius kerbs, to give a minimum carriageway width of 4.5 metres plus footways, and that part of the access road extending 6 metres into the site shall be constructed in accordance with 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 6m 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.

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.

9. 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 45 metres westerly and 35 metres easterly measured along centre line of the major road Matthew Lane Bradley 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 or height. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

10. 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 the approved Site Layout Plan for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

11. 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.

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

Informatives

1. 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.

2. 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

3. The applicant is advised it is the responsibility of the developer to ensure that any topsoil brought on site is free from metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils as specified in BS 3882: 2015 - Specification for Topsoil. Supplier(s) details and confirmation on the source(s) of any topsoil materials brought on site should be made available for inspection at the request of the Council's Environmental Health Department.

Discharge of Condition(s) : The developer should note with regard to Conditions above 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. In particular the Council has requested amended design approaches. (*)

22/2016/17439 Outline application with appearance reserved for proposed 3 no dormer bungalows, land off Dick Lane, Cowling – subject to the following conditions and to an additional appropriately worded condition to be formulated by the Development Control Manager requiring longer term management / maintenance of the hedge on the site frontage.

Summary of Conditions

Conditions relating to the approval of reserved matters and time within which development is to begin.

1. Approval of the details of the external appearance of the buildings (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.
2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the external appearance of any buildings to be erected shall be submitted in writing to the local planning authority for approval, and shall be carried out as approved.
3. The development shall be begun before the expiry of two years from the date of approval of the last of the reserved matters to be approved.
4. The details to be submitted to and approved in writing by the local planning authority as part of the reserved matters shall include specifications for all materials to be used in the construction of the external surfaces of the buildings hereby permitted. Development shall be carried out in accordance with the approved details.

Condition to specify the approved plans:

5. The development hereby permitted shall not be carried out other than wholly in accordance with the following:
 - Drawing 2016-172-A001A received by the Local Planning Authority 24th January 2017.
 - Drawing 2016-172-B050A received by the Local Planning Authority 5th December 2016.
 - Drawing 2016-172-B051B received by the Local Planning Authority 24th January 2017.
 - The method of hedgerow translocation and mitigation set out in the Extended Phase 1 Habitat Survey Report received by the Local Planning Authority 10th 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.

Informative: Drawing nos. 2016-172-B052 and B053 detailing Proposed Floor Plans and Elevations are not approved drawings as the appearance of the bungalows is a reserved matter.

Pre-commencement conditions:

6. No development shall take place until details of a sustainable drainage scheme for the disposal of surface and foul water has been submitted to and approved in writing by the Local Planning Authority. All development shall be carried out in accordance with the approved scheme and retained thereafter.
7. No development shall take place until details showing the verge and footway crossings have been submitted to, and approved in writing by, the Local Planning Authority. All development shall be carried out in accordance with the approved details and retained thereafter.
8. No development shall take place until a schedule of hedgerow maintenance, including provision for replanting, for a minimum period of 10 years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation. All development shall be carried out in accordance with the approved schedule.
9. Development shall not begin until the access to the site has been set out and constructed in accordance with the following requirements:
 - i. Any gates or barriers shall be erected a minimum distance of 4.5m back from the existing highway and not open in such a way that they would cause an obstruction to the carriageway;
 - ii. The gradient of the two proposed access points from the highway shall not exceed 1 in 10 over a distance of 4.5m from the point at which they join the highway;
 - iii. No unbound material capable of being dragged onto the highway shall be used in the surface of the site access within 4.5m of the highway boundary; and
 - iv. Provision to prevent the discharge of surface water from the development onto the highway shall be constructed in accordance with details submitted to, and approved in writing by, the Local Planning Authority and maintained thereafter for this purpose.
10. No development, including construction or related ground works but excluding any works necessary to construct the proposed accesses and translocate the existing hedgerow, shall take place until the visibility splays specified on the approved plan are provided. Once created the visibility splays shall be maintained clear of any obstruction and retained thereafter.

Other conditions:

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no fences, gates or walls shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts onto a road.

Discharge of Condition(s)

1. The developer should note that in addition to the need to submit an application for approval of the reserved matters condition nos 6, 7 and 8 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. Please note that 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
- requested amended design approaches / information to address the planning issues which have arisen in relation to dealing with this application.
- accepted additional information / changes to the scheme post validation. (*) (SV)

26/2017/17783 Conversion of stable building to single dwelling, 6 Kirk Lane, Eastby.

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 following: Drawings SK01, SK02, SK03, and SK04 received by the Local Planning Authority 3rd February 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. Protective fencing and ground protection in accordance with BS5837 (2012) shall be erected around the respective root protection zones (RPA's) of the TPO protected trees to the western boundary of the site. This shall be erected before development commences and shall thereafter be retained at all times until the development has been completed and all machinery, compounds and materials have been removed from the site. Nothing shall, at any time, be stored within these areas.

4. Notwithstanding the provisions of the town and Country Planning (General Permitted Development) Order 2015 or any Order revoking or re-enacting that Order, no development consisting of the enlargement, improvement or alteration of the dwelling house nor the erection of any garages or ancillary buildings nor the erection of any boundary walls or fences, shall be carried out without the prior written permission of the Local Planning Authority.

5. No development shall commence until details of all the materials to be used on the external elevations have been submitted to, and approved in writing, by the Local Planning Authority. The development shall then be constructed in accordance with the approved details.

Informatives:

1. 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.

2. All works (including any site clearance work) should take place outside of the main bird breeding season, which runs from 1st March to 30th 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.

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. (*)

63/2016/17676 Proposed animal management centre comprising lower ground floor and ground floor accommodation to provide educational facilities and a restructured car park offering 27 spaces, Craven College, Aireville Campus, Gargrave Road, Skipton.

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 hereby approved shall not be carried out other than wholly in accordance with:
 - Drawing Nos: 16527/A3/001
 - 457/02, 03, 04, 05, 07 and 08
 - Proposed Belowground Drainage Strategy

Received by the Local Planning Authority on 21st December 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 on site samples of all the materials and finished colours to be used on the external elevations shall be submitted to and approved in writing by the Local Planning Authority.
4. 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 approved drawings.
 - 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

5. 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

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

7. 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.

8. 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.

9. 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.

10. 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.

Discharge of Condition(s) : The developer should note that Condition Nos 3, 5, 7 and 10 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. 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. In particular the Council has engaged in pre-application discussions.

63/2016/17856 Application to remove condition no 4 (holiday occupation) of original planning consent reference 63/2014/14866 to allow premises to be used as an ordinary dwelling, garage, Primrose Cottage, Chapel Hill, Skipton.

Summary of Conditions (includes conditions attached to consent 63/2014/14866 which are to be deleted.)

1. Amended Condition: The development hereby approved shall be begun not later than the 25th September 2017.

2. Amended Condition: The development hereby permitted shall not be carried out other than wholly in accordance with drawing no.

2341.1 received by the Local Planning Authority on 17th July 2014.

17856 - Site Location Plan (annotated by case officer for clarification) received by the Local Planning Authority on 8th March 2017.

17856/1 - Site Location Plan (annotated by case officer for clarification) received by the Local Planning Authority on 8th 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. The materials to be used in the construction of the external surfaces and windows of the development hereby permitted shall match those used in the existing building.

4. Condition Deleted: (This condition restricted the use of the building for holiday accommodation and is no longer relevant).

5. Amended Condition: 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 dwelling (e.g dormers) 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.

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. 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 the approved Location and Site Layout Plan for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Informative : The applicant's attention is drawn to the provisions of the Wildlife and Countryside Act, 1981, and related European legislation and is advised that it is a criminal offence to knowingly remove or destroy the habitats of protected species which may be found on the site. The applicant is advised that the granting of this planning permission does not authorise the loss or destruction of a protected species or its habitat and works affecting such a species or habitat are likely to require a licence from DEFRA (0117 372 8291 www.defra.gov.uk) or Natural England depending on the protected species involved. Should such a habitat be discovered during the construction works the applicant is advised to contact Natural England.

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.

63/2017/17957 Application for listed building consent for minor alterations to the previously approved proposals for external stairs reduced by a storey, fire lobbies to internal stair at ground, first and second floor, revised furniture layouts to ground and first floor, large store on second floor and removal of existing partitions, accessible entrance and toilets, Town Hall, High Street, Skipton.

Summary of Conditions

1. The proposed development hereby permitted shall be begun not later than the expiration of three years beginning with the date of the Decision Notice.
2. The approved plans comprise the following drawings received by Craven District Council on 27 March 2017 - Drawings 1075 P00, P01, P02, P30, P04 and P05.
3. 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: -
 - New internal double doors and surrounds.
 - Spiral Fire Escape.
 - The Full Height Weather Louvres

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

4. Prior to the removal of any historic/architectural features, a schedule of all features to be removed, moved, replaced or reinstated shall be submitted to and approved in writing by the Local Planning Authority. All replacement and reinstatement features must be completed in accordance with the approved schedule and match exactly the original in materials and details.
5. All existing doors and windows are to be retained, except where indicated on the drawings hereby approved.
6. Prior to the start of the first floor internal alterations hereby approved, a scheme for soundproofing between the Council chambers and the restaurant shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.
7. No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced expert during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. The recording/watching brief is to be undertaken throughout the course of the works affecting the listed building concerned by a suitably qualified and experienced expert provided by the developer. In the event that additional historical/architectural features are discovered that will be impacted upon by the development, and which are beyond the scope of this listed building consent, then no further work shall be undertaken affecting that historical/architectural feature until the applicant has secured the implementation of a further listed building consent from the Local Planning Authority.

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. In particular the Council has engaged in pre-application discussions.

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

(SV indicates site visit.)

PL.829

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 31st March 2017.

Minutes for Decision

- None -

Chairman.