

PLANNING COMMITTEE

4th July 2016

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

Ward Representative : Councillor Moorby (for application 42/2016/16640).

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

An apology for absence was received from Councillor Harbron and an apology for late arrival was received from Councillor Brockbank.

Start: 1.35pm

Finish: 5.07pm

Councillor Brockbank arrived at 3.10pm

Councillor Brockbank left the meeting at 3.22pm

Councillor Heseltine left the meeting at 4.58pm

The minutes of the Committee's meeting held on 6th June 2016 were confirmed and signed by the Chairman.

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

Minutes for Report

PL.796

PUBLIC PARTICIPATION

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

Application 42/2015/16640 : Mr A Crabtree (objector / for objectors)

: Mr J Ellis (on behalf of the applicant)

Application 08/2016/16863 : Mr M King (objector / for objectors)

Application 17/2016/16571 : Mr J Waterhouse (for Carleton Parish Council)

: Mr D Claxton (on behalf of the applicant)

Application 59/2016/16809 : Mr J Ketchell (for Rathmell Parish Meeting)

: Mr D Wilkinson (objector / for objectors)

: Mr Francmanis (for the applicant)

PL.797

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

08/2016/16773 Greenhouse (8m x 3.5m). (Re-submission of refused planning application reference 08/2015/15583), Scarfes Barn, Mewith Lane, Bentham – Refusal.

08/2016/16850 Extension to existing workshop building, Butts Depot, Nutgill Lane to Green Close

Bridge, High Bentham – Conditional approval.

08/2016/16812 Conversion and extension of former Nat West Bank to form two residential properties and associated external works, former Nat West Bank, Station Road, Bentham – Conditional approval.

08/2016/16883 Application for listed building consent for replacement of existing wooden sash windows, with wooden, double glazed sash windows, 18 Mount Pleasant Terrace, Mount Pleasant, High Bentham – Conditional approval.

08/2016/16899 Remove existing rear lean-to porch and replace with single-storey garden room/porch extension, measuring 4.0m beyond the rear wall; 3.75m in height from ground level; 2.3m in height to eaves from ground level, Crosslands, 14 Springfield, High Bentham – Prior approval not required.

08/2016/16815 Discharge of condition no 4 of previously approved application reference 08/2015/16413, 1-9 Incl Collingwood Terrace, Mount Pleasant, High Bentham – Conditional approval.

36/2016/16958 Detached agricultural building (prior approval application), West Thornber, West Thornber, Halton West – Prior approval not required.

42/2016/16886 Removal of existing rear conservatory and construction of new single storey rear extension, 45 Park Crescent, Hellifield – Approval.

59/2016/16843 Application to discharge condition Nos 3, 4 and 5 of planning application 59/2014/15247 and conditions 3 & 4 of listed building consent 59/2014/15248 approved on Appeal Green Farm Barn, Rathmell – Conditional approval.

59/2016/16844 Construction detached sun room and store, 1 Rectory Cottages, Main Street, Rathmell – Conditional approval.

62/2016/16741 Conversion of outbuildings to 3 No dwelling Houses, Castlebergh Court, High Street, Settle – Conditional approval.

62/2016/16901 Replacement windows and doors from softwood to composite, Prospect House, Castlebergh Lane, Settle – Conditional approval.

62/2016/16928 Single storey rear extension to provide sun room, measuring 4.0m beyond the rear wall; 3.6m in height from ground level; 2.6m in height to eaves from ground level, 4 Ings Avenue, Settle – Prior approval refused.

62/2016/16880 Application to discharge conditions 4,5,7,8 and 12 of previously approved application referenced (62/2015/15606) and condition 3 of previously approved application referenced (62/2014/14965), land off Town Head Way, Settle – Conditional approval.

South Craven Area

11/2016/16891 Radio base station consisting of a 15m lattice tower with 3no. Antennas above to a top height of 18.3m, together with other communications equipment and necessary infrastructure, land off Keighley Road, near Mill Ing Bridge, High Bradley – Prior approval not required.

17/2016/16871(LB) Partial repointing of existing external walls; replacement of 2no external doors; and alterations to existing external ramps, steps, handrails and path, Tithe Barn, Church Street, Carleton-in-Craven – Conditional approval.

17/2016/16794 Proposed conservatory, Applegarth, Beech Hill Road, Carleton – Conditional

approval.

21/2016/16841 Replacement of 2 existing lean-to extensions (at side & rear) with 2 new extensions in the same location, Lea Syke, Crosshills Road, Cononley – Conditional approval.

21/2016/16813 Replace the current roof lights and add 4 additional roof lights (2 to front, 2 to the rear), 76 Main Street, Cononley – Conditional approval.

21/2016/16970 Single storey rear extension to provide sitting room, measuring 4.5m beyond the rear wall; 3.44m in height from ground level; 2.37m in height to eaves from ground level, 42 Meadow Lane, Cononley – Application withdrawn.

22/2016/16905 Proposed agricultural building for cattle accommodation, straw and hay storage and machinery storage (prior notification), Reedshaw Farm, Reedshaw Lane, Cowling – Prior approval not required.

22/2016/16904 Proposed agricultural building, yard and upgrade of existing agricultural track, Reedshaw Farm, Reedshaw Lane, Cowling – Conditional approval.

22/2016/16793 Application to vary Condition no. 2 of original planning consent referenced 22/2012/12294 granted 07 March 2012 to allow the building to be built in accordance with the revised drawings, H A Mcewens Boiler Repairs, Farling Top, Old Lane, Cowling – Conditional approval.

22/2016/17025 Non-material amendment application of previously approved application ref 22/2016/16779 for relocation of shower room window approximate 200mm, 20 Sun Street, Cowling – Conditional approval.

22/2016/16753 Construction of detached split level dwelling with off street parking, land adjacent to Nan Scar, Cowling – Refusal.

22/2016/16875 Proposed conservatory to rear of the existing property, 2 New Hall Farm, Colne Road, Cowling – Conditional approval.

22/2016/16825 Retrospective planning application to retain detached annexe accommodation as built, 12 Park Lane Bottom, Keighley Road, Cowling – Conditional approval.

24/2016/16917 Non-material amendment application to planning approval referenced 24/2013/13545 granted 18 July 2013 to allow a reduction in size of balcony, removal of existing stone support and pier and replace with steel columns, 1 Meadowcroft, Draughton – Conditional approval.

28/2016/16845 Proposed two storey extension, Airedale House, Skipton Road, Farnhill – Conditional approval.

32/2016/16940 Single storey lean to extension, comprised using block and render with tiled roof including 4 Velux windows. There will be a double glazed side entrance door and French doors to the rear. Measuring 4.0m beyond the rear wall; 3.5m in height from ground level; 2.3m in height to eaves from ground level, 16 Green Way, Glusburn – Prior approval not required.

32/2016/16817 Advertisement Consent for three replacement fascia signs comprising illuminated lettering, logo panels and circular lightbox to north and east elevations, replacement illuminated fascia to south-east elevation and LED roof edge lighting to north and east elevations, Old Kingfisher Fish and Chip Shop, Skipton Road, Cross Hills – Conditional approval.

53/2016/16805 Change of use of agricultural building to dwellinghouse and for associated operational development (Prior Approval Application), Farm Building, Tholiver Farm, Cowling Hill Lane, Cowling – Prior approval not required.

53/2016/16902 Resubmission of previously refused application 53/2015/15618 for demolition of commercial garage; provision of four two-bedroomed dwellings with ancillary parking and detached garage, Pennine Haulage Brow Garage, Rook Street, Lothersdale – Conditional approval.

66/2016/16824 Application to discharge condition Nos 3, 4, 6, 9 and 10 of previously approved application referenced 66/2015/16510 (Phase 1 only), The Balgray, West Lane, Sutton-in-Craven – Conditional approval.

73/2016/16873 Application to vary condition No 5 of original planning consent reference 73/2012/12431 concerning garage door materials, The Barn, 1 Priest Bank Road, Kildwick – Conditional approval.

73/2015/15882 Demolition of existing dwelling and construction of 5no. 2 storey detached dwellings and 3 storey replacement dwelling, Deep Spring, Grange Road, Kildwick – Application withdrawn.

Skipton Area

26/2016/16870 Rear dormer 13 Shires Lane, Embsay – Permission not required.

30/2016/16882 Proposed single storey side extension, alteration to roof form on south elevation and alterations to fenestration, 2 Riverside, Gargrave – Approval.

30/2016/16826 Erection of wooden summerhouse, Higherland House, West Street, Gargrave – Conditional approval.

30/2016/16822 Listed building consent for repointing and application of silicon clear sealant Gargrave House, West Street, Gargrave – Conditional approval.

30/2016/16786 Listed building consent to remove the roof and replace like for like 3 Church Street, Gargrave – Conditional approval.

30/2016/16900 Application for listed building consent for internal work, including converting the roofspace into 2 further bedrooms, repair windows and guttering, reconfiguration of study and bathroom to form new bedroom and other associated internal work The Hollies, 5 Church Street, Gargrave – Conditional approval.

30/2016/16864 Application to discharge condition No 2 of original reserved matters consent 30/2015/15651 approved 16.07.2015, Coulthurst Lodge, Mark House Lane, Gargrave – Conditional approval.

30/2016/16763 Installation of a wood burning stove, external twin wall flue pipe, Old Hall Croft Barn, 38a West Street, Gargrave – Refusal.

63/2016/16799 Construction of detached garage, Canal Street, Skipton – Conditional approval.

63/2016/16783 Change of use from A3 café/restaurant to A3 café/restaurant and A4 drinking establishment use, The Boat House, 19 Coach Street, Skipton – Conditional approval.

63/2016/16831 Double storey extension to side elevation and single storey extension to rear, 30 Princes Drive, Skipton – Approval.

63/2016/16876 Install 5 PVC double glazed windows and a composite door to replace originals, 5

Back of the Beck, Skipton – Approval.

63/2016/16889 First floor extension to side, 9 Kingsway, Skipton – Approval.

63/2016/16927 Form new garden room to side of the property and reposition garden wall to extend the parking area to the front of the house 3 Hill Rise, Skipton – Approval.

63/2016/16893 Conservatory to rear, 70 Regent Drive, Skipton – Approval.

63/2016/16892 Two storey rear extension 10 Church Street, Skipton – Approval.

63/2016/16878 Single storey extension to provide enlarged kitchen, 1 Park Wood Crescent, Skipton – Approval.

63/2016/16867 Proposed single storey rear garage extension 248 Moorview Way, Skipton – Approval.

63/2016/16842 Proposed two storey side extension, 30 Moorview Way, Skipton – Approval.

63/2016/16866 Application for advertisement consent for 2 double sided non illuminated flat signs 1m square with a thickness of 3mm (re-submission of previously approved application 63/2016/16601 High Lodge, Gargrave Road, Skipton – Conditional approval.

63/2016/16978 Application for non-material amendment to previously approved application referenced 63/2012/12433 granted 07 June 2012 to include 3 Velux windows, excluding the requirement of a side window in the conservatory. The addition of a spur to woodwork and changing decked area to stone flags, 2 Rockwood Cottages, Gargrave Road, Skipton – Conditional approval.

65/2016/16755 Reserved matters application for approval of appearance and landscaping following approval of outline consent reference (65/2015/15388), Stirton Depot, Gargrave – Conditional approval.

b. Applications

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

Permission Granted

08/2016/16863 Variation of Conditions 2 and 4 of previously approved application for a caravan site (08/2006/6868) to allow revised site layout (increasing the number of caravans from 19 to 26) and revised wording for the holiday occupancy restriction, Toll Bar Gardens, Wennington Road, Low Bentham.

Summary of Conditions

1. The approved plans comprise the Location Plan and Site Layout Plan received by the Local Planning Authority on 18th April 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.
2. Prior to their first installation on site details of the design of the static caravans including associated amenity areas (e.g. decking areas) and the materials to be used in the construction of their external surfaces shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

3. The caravans hereby approved shall be used for holiday accommodation purposes only and shall not be occupied for any other purpose. In particular the accommodation shall not be used as the sole or principal residence by any of the occupants. The owners/operators shall maintain an up-to-date register of the names of all owners and occupiers of individual properties and of their main home addresses and shall make this information available at all reasonable time to the Local Planning authority.

4. Unless alternative details are first submitted to and approved in writing by the Local Planning Authority, the development shall be implemented in accordance with the highway safety details that were approved under discharge of conditions application 08/2009/10133 to meet the requirements of condition 6 of planning ref. 08/2006/6868.

Note : 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 local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

5. Visibility splays approved under discharge of conditions application 08/2009/10133 (to meet the requirements of condition 7 of planning ref. 08/2006/6868) shall be retained for the duration of the development. Any amendment to the approved details shall first be submitted to and approved in writing by the Local Planning Authority.

6. Prior to the first use of the development details of the off street parking and turning / manoeuvring arrangements shall be submitted to and approved in writing by the Local Planning Authority.

7. Prior to the first use of the site a pedestrian access to the adjoining B6480 shall be installed at the eastern end of the site in accordance with details that have previously been submitted to and agreed in writing with the Local Planning Authority.

8. A scheme of soft landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. All details in 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).

9. Prior to its first installation details of the nature, position and intensity of any external lighting to be provided as part of the development shall be submitted to, and approved in writing by, the Local Planning Authority. The approved lighting shall be installed in the approved positions and shall thereafter be satisfactorily retained at all times.

10. 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; 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.

11. Prior to the installation of any new caravans on the site, an updated Flood Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the measures set out in the updated assessment.

12. Prior to the development of the site details (including foundations) of a trespass proof fence to be erected along the northern boundary shall be submitted to and approved by the Local Planning Authority. The development shall be completed in accordance with the approved details and the fence retained thereafter.

Informatives

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining. Further information is also available on The Coal Authority website at www.gov.uk/government/organisations/the-coal-authority. Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com. The applicant is advised that the grant of this planning approval does not override the need to comply with the fire regulations for caravan site. Please contact the North Yorkshire Fire & Rescue Service for further information. Their address is Thurston Road, Northallerton, North Yorkshire. (Tel: 01609 780150).

2. The applicant is advised that a Basic Asset Protection Agreement (BAPA) will need to be agreed between the applicant and Network Rail and that the applicant will be liable for all costs incurred by Network Rail in facilitating this proposal. The BAPA will be in addition to any planning consent. The applicant is advised of the need to submit directly to Network Rail a Risk Assessment and Method Statement (RAMS) for all works to be undertaken within 10m of the operational railway. The applicant/developer is to submit the RAMs directly to: AssetProtectionLNWNorth@networkrail.co.uk. The applicant is also advised of the need to serve a Party Wall Act 1996 notification

Discharge of Condition(s)

1. The developer should note that Condition No 6 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. 2, 8, 9 and 10 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. (*) (SV)

17/2016/16571 Outline application with all matters reserved for residential development of 0.9ha, Carla Beck Farm, Carla Beck Lane, Carleton.

Summary of Conditions

1. No development shall commence until approval of the details of the layout, appearance of the building(s), the landscaping/boundary treatments, and the scale of development (hereinafter called "the reserved matters") has been obtained from the local planning authority in writing. An application for the approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission. The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

2. The approved plans comprise drawing titled 'Location Plan' received by the Local Planning Authority on the 19th January 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. The details submitted in accordance with condition 1 shall include all building facing materials 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 proposed ground levels, proposed finished floor levels and building heights.

4. 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:

- a. 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.
- b. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- c. 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);
- d. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- e. 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
- f. 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).

5. No development shall take place until either:

- a. Full details of public open space to serve the development in accordance with Saved Policy SRC2 of the Craven District (Outside the Yorkshire Dales National Park) Local Plan have been submitted to and approved in writing by the Local Planning Authority and agreement has been reached with the Local Planning Authority as to the provision of the same and its subsequent management and maintenance.
- b. Alternative arrangements for the provision of open space, recreation and sports facilities have been secured and approved in writing by the Local Planning Authority.

6. A detailed scheme for landscaping, including the planting of trees and/or shrubs shall be submitted to the Local Planning Authority as part of the submission of reserved matters; such scheme shall specify types and species, a programme of planting and the timing of implementation of the scheme, including any earthworks required.

7. Prior to any site activity commencing in association with the development, barrier fencing shall be erected for the protection of tree (T11) adjacent to the site in compliance with BS 5837 (2012) Trees in Relation to Construction – Recommendations. Within this fenced area no development, vehicle manoeuvring, storage of materials or plant or removal or addition of soil may take place. The fencing shall not be moved in part or wholly without the written agreement of the Local Planning Authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.

8. No excavation or grading shall be undertaken within the Root Protection Area without the prior approval of the Local Planning Authority.

9. No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage design should demonstrate that the surface water runoff generated during rainfall events up to and including the 1 in 100 years rainfall event, to include for climate change and urban creep, will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The approved drainage system shall be implemented in accordance with the approved detailed design prior to completion of the development. The scheme to be submitted shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in North Yorkshire County Council SuDS Design Guidance (or any subsequent update or replacement for that document).

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
- visibility splays
- 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.

d. Details of the method and means of surface water disposal.

e. Details of all proposed street lighting.

f. Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.

g. Full working drawings for any structures which affect or form part of the highway network.

h. 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 Planning Authority in consultation with the Highway Authority.

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 by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.

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 4.5 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- d. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority, and maintained thereafter to prevent such discharges.
- e. The final surfacing of any private access within 4.5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- f. 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.

14. There shall be no movement by construction or other vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until that part of the access(es) extending 10 metres into the site from the carriageway of the existing highway has been made up and surfaced in accordance with the approved details and/or Standard Detail number and the published Specification of the Highway Authority. All works shall accord with the approved details unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority. Any damage during use of the access until the completion of all the permanent works shall be repaired immediately.

15. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 60 metres measured along both channel lines of the major road Carla Beck Lane 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.

16. 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.

17. 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 hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- a. tactile paving
- b. vehicular, cycle, and pedestrian accesses
- c. vehicular and cycle parking
- d. vehicular turning arrangements
- e. manoeuvring arrangements
- f. loading and unloading arrangements.

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

19. 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.

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 commencement of development, a detailed scheme for the foul water drainage of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of any new building.

1. 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..
2. 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)..
3. The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and Country Planning Act 1990. Applicants are advised to contact the County Council's Access and Public Rights of team at 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.
4. In imposing conditions above relating to highways 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.
5. 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.
6. The hours of operation during construction phase of development and delivery of construction materials or equipment to the site and associate with the construction of the development hereby permitted should be limited to 0730 hours to 1800 hours on Monday to Fridays and 0730 hours to 1300 hours on Saturday. No work should take place on Sundays or Bank/Public Holidays.

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. (*)

(Councillor Mason declared an interest under Paragraph 15 of the Council's Code of Conduct he withdrew from the room taking no part in the determination of the above application. The Development Control Manager also withdrew, similarly playing no part in the Committee's discussion / determination of the application.)

18/2016/16884 Proposed erection of garden rooms to Plots 7, 8, 9, 10 and 11 (following original reserved matters consent reference 18/2015/15634), former Dalesview Garage, Old Road, Clapham

Summary of Conditions

1. The development shall not be carried out other than wholly in accordance with the following, all received by the Local Planning Authority on 18th April 2016.:

- Existing Site Location Plan
- Proposed Site Layout Drawing No. 25.06.110 revision H
- Drawing Nos: 25.06.302 (Type C), 25.06.303 (Type D) and 25.06.304 (Type D: detached version 1).

The development shall also be carried out in accordance with following submitted under planning application ref: 18/2015/15634 to discharge conditions of outline planning permission ref: 18/2012/13161:

- Landscaping Plan No: 5014.01 revision C received 1st July 2015.
- Supporting information received 7th July 2015.

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. This approval relates to the garden rooms to Plots 7 to 11 only and no approval is given for any other alterations to the originally approved scheme.

2. Planning permission is not hereby granted for any alteration to plot 12.

3. Prior to their first use on site full specifications for all materials to be used in the construction of the external facing surfaces (including plinth) and doors/garage doors of the buildings hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details.

4. Notwithstanding any details shown on the approved plans and accompanying supporting information all roof lights throughout the development hereby approved shall be flush fitting 'conservation' roof lights and shall be maintained as such thereafter.

5. Unless alternative details are submitted to and approved in writing by the local planning authority, the development shall be undertaken in accordance with the measures set out at section 5.5 of the Site Investigation and Contamination Assessment Report dated November 2014 that was approved to meet the requirements of condition 5 of planning permission ref: 18/2012/13161.

6. Unless alternative details are submitted to and approved in writing by the local planning authority, the development shall be undertaken in accordance with the drainage details approved under drawing nos: CF5336 002 revision B and CF5336 001 revision D submitted under planning application ref: 18/2015/16462 to meet the requirements of outline planning permission ref: 18/2012/13161.

7. The site shall be drained with separate foul and surface water drainage, with only foul drainage connected to the foul sewer.

8. Unless alternative details are submitted to and otherwise approved in writing by the local planning authority the development shall be undertaken in accordance with the highway details approved under the following plans:

- 25.06.210 revision B received 14th December 2015.
- CF5336 002 revision G received 21st January 2016.
- CF5336 003 revision A received 21st January 2016.
- CF5336 004 revision G received 21st January 2016.

All of the above submitted under planning application ref: 18/2015/16462 to discharge conditions 9, 16 and 19 of planning permission ref: 18/2012/13161

9. 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.

10. The completion of all road works, including any phasing, shall be in accordance with a programme approved in writing by the Local Planning Authority in consultation with the Highway Authority before the first dwelling of the development is occupied.

11. The access(es) to the site shall be set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

- a. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- b. That part of the access extending 5 metres into the site from the carriageway of the existing or proposed highway shall be at a gradient not exceeding 1 in 20.
- c. 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.
- d. The final surfacing of any private access within 4.5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- e. 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 : 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.

12. No part of the development shall be brought into use until the existing access on to Old Road has been permanently closed off and the highway restored. These works shall be in accordance with details which have been approved in writing by the Local Planning Authority in consultation with the Highway Authority. No new access shall be created without the written approval of the Local Planning Authority in consultation with the Highway Authority.

13. 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 70m looking east, 45m looking west measured along both channel lines of the major road (Old Road) from a point measured 4.5m down the centre line of the access road. The eye height will be 1.05m and the object height shall be 1.05m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

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 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 metre 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.

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

- a. Have been constructed in accordance with the submitted drawing (Reference Drawing no. 25.06.110 Rev H.
- 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.

Discharge of Condition(s) : With regard to Condition No 3 above please note that it will be necessary to submit a formal application to discharge the condition. 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. (*)

18/2016/16885 Revisions to Plots 16 and 19 to provide additional accommodation in the roofspace. enlarged garage block to serve Plots 20, 21 and 22, former Dalesview Garage, Old Road, Clapham.

Summary of Conditions

1. The development shall not be carried out other than wholly in accordance with the following:

- Proposed Site Layout Drawing No. 25.06.110 revision H
- Drawing Nos: 25.06.110 (Type F) and 25.06.309 (Proposed Garage Block).

All of the above received by the Local Planning Authority on 19th April 2016.

The development shall also be carried out in accordance with following submitted under planning application ref: 18/2015/15634 to discharge conditions of outline planning permission ref: 18/2012/13161:

- Landscaping Plan No: 5014.01 revision C received 1st July 2015.
- Supporting information received 7th July 2015.

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. This approval relates to Plots 16 and 19 and the adjacent garage block only and no approval is given for any other alterations to the originally approved scheme.

2. Prior to their first use on site full specifications for all materials to be used in the construction of the external facing surfaces (including plinth) and doors/garage doors of the buildings hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details.

3. Notwithstanding any details shown on the approved plans and accompanying supporting information all roof lights throughout the development hereby approved shall be flush fitting 'conservation' roof lights and shall be maintained as such thereafter.

4. Unless alternative details are submitted to and approved in writing by the local planning authority, the development shall be undertaken in accordance with the measures set out at section 5.5 of the Site Investigation and Contamination Assessment Report dated November 2014 that was approved to meet the requirements of condition 5 of planning permission ref: 18/2012/13161.

5. Unless alternative details are submitted to and approved in writing by the local planning authority, the development shall be undertaken in accordance with the drainage details approved under drawing nos: CF5336 002 revision B and CF5336 001 revision D submitted under planning application ref: 18/2015/16462 to meet the requirements of outline planning permission ref: 18/2012/13161.

6. The site shall be drained with separate foul and surface water drainage, with only foul drainage connected to the foul sewer.

7. Unless alternative details are submitted to and otherwise approved in writing by the local planning authority the development shall be undertaken in accordance with the highway details approved under the following plans:

- 25.06.210 revision B received 14th December 2015.
- CF5336 002 revision G received 21st January 2016.
- CF5336 003 revision A received 21st January 2016.
- CF5336 004 revision G received 21st January 2016.

All of the above submitted under planning application ref: 18/2015/16462 to discharge conditions 9, 16 and 19 of planning permission ref: 18/2012/13161

8. 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.

9. The completion of all road works, including any phasing, shall be in accordance with a programme approved in writing by the Local Planning Authority in consultation with the Highway Authority before the first dwelling of the development is occupied.

10. The access(es) to the site shall be set out and constructed in accordance with the published specification of the Highway Authority and the following requirements:

- a. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- b. That part of the access extending 5 metres into the site from the carriageway of the existing or proposed highway shall be at a gradient not exceeding 1 in 20.
- c. 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.
- d. The final surfacing of any private access within 4.5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- e. 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: 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.

11. No part of the development shall be brought into use until the existing access on to Old Road has been permanently closed off and the highway restored. These works shall be in

accordance with details which have been approved in writing by the Local Planning Authority in consultation with the Highway Authority. No new access shall be created without the written approval of the Local Planning Authority in consultation with the Highway Authority.

12. 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 70m looking east, 45m looking west measured along both channel lines of the major road (Old Road) from a point measured 4.5m down the centre line of the access road. The eye height will be 1.05m and the object height shall be 1.05m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

13. 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 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 metre 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.

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

- a. have been constructed in accordance with the submitted drawing (Reference Drawing no. 25.06.110 Rev H.
- 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.

Discharge of Condition(s) : With regard to Condition No. 3 above please note that it will be necessary to submit a formal application to discharge the condition. 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.
- 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.
- advised the applicant / agent with respect to the reasons why the application cannot be supported in its current form and provided advice with respect to a resubmission.

32/2016/16879 Variation of Condition No 5 of previously approved application (32/2014/15202) to amend opening times, Unit F1 Hardings Lane, Skipton Road, Cross Hills

Summary of Conditions

1. The approved plans comprise Drawing No 15202, 15202/1, 15202/2 & 15202/3 received by the Local Planning Authority on the 5th November 2014. 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.

2. 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 Block Plan 15202/1 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

3. The first floor level of the premises shall be used only for a martial/gymnasium and for no other purpose including any other purpose within Class D2 of the Town and Country Planning (Use Classes) Order 1987, as amended.

4. The use hereby permitted shall not be open to customers except between the house of:
09:00 HRS to 21:00hrs Monday – Friday
10:00 HRS to 14:00hrs on Saturdays
10:00 HRS to 16:00hrs on Sundays
The premises shall not open at any time Bank or Public Holidays

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. (*)

Permission Refused

59/2016/16809 Erection of three new dwellings (resubmission of previous application 59/2015/15703), land to north of Hesley Lane, Rathmell.

Reasons for Refusal - The proposed construction of three dwellings on this site would be visually intrusive and have a significant adverse impact on the landscape that forms an intrinsic part of the character of Rathmell. In the absence of any exceptional justification for housing in the open countryside the proposal is contrary to Saved Policies ENV1 and ENV2 of the Craven District (Outside the Yorkshire Dales National Park) Local Plan. The proposal also fails to satisfy the environmental dimension of sustainable development in the National Planning Policy Framework and specific policies in the National Planning Policy Framework that seek to protect the natural environment. In this case it is considered that the harm to the landscape significantly and demonstrably outweighs the benefit of the provision of housing. (*)

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 (*)

(The Chairman drew the Committee's attention to his role as Chairman of Ribblesbanks Parish Council, he had not been a party to the agreement / submission of the Parish Council's comments on the above application.)

Consideration Deferred

42/2016/16640 Resubmission of previous outline application with some matters reserved referenced 42/2015/15870 for residential development comprising of 21 dwellings including construction of a new vehicular access off A65, land off A65 Kendal Road, Hellifield – pending receipt of the appeal decision in respect of application 42/2015/15870.

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.)

Craven District Council

(SV indicates committee site visit held.)

Minutes for Decision

- None -

Chairman.