

PLANNING COMMITTEE

9th May 2016

Present – The Chairman (Councillor Welch) and Councillors Brockbank, Dawson, Harbron, Heseltine, Jaquin, Mason, Place and Sutcliffe.

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

Start: 1.35pm

Finish: 2.58pm

The minutes of the Committee's meeting held on 11th April 2016 were confirmed and signed by the Chairman.

Minutes for Report

PL.793

PUBLIC PARTICIPATION

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

Application 08/2015/15917 : Mr C Briscoe (objector / for objectors)
: Mr W Lloyd (on behalf of the applicant)

PL.794

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

08/2016/16655 Proposed alterations and extension to form mobility access, mobility WC, office and conservatory, Victoria Institute, Main Street, Low Bentham – Conditional approval.

08/2016/16731 Change of use of land to form car park for off street parking, Bank View, Doctors Hill, Low Bentham – Conditional approval.

08/2016/16689 Replacement of the existing conservatory with a single storey garden room extension to the south east of the dwelling, Six Acres, Back Lane, Low Bentham – Approval.

18/2016/16703 Alterations to existing café elevations. Incorporation of living accommodation into café footprint, ancillary to the café (first revision of approved application reference 18/2016/16216), Henbusk Lane, Newby – Conditional approval.

31/2016/16654 Proposed internal alterations to convert existing garage to dining area and utility room, to include replacing garage door with smaller window to match existing, 18 Lords Close, Giggleswick – Conditional approval.

45/2016/16642 Change of use from pet shop to tattoo studio, 17 The Square, Ingleton – Conditional approval.

45/2016/16676 Erection of porch lean-to at the rear of the property, 1 Malt Dubs Close, Ingleton – Conditional approval.

45/2016/16705 Single storey extension to rear to extend kitchen and form garden room, 11 Green Meadow Close, Ingleton – Approval.

45/2016/16742 Non-material amendment for change of material for French Doors from hardwood to UPVC (original planning consent reference 45/2015/16461), 5 Highfield Cottages, High Street, Ingleton – Conditional approval.

45/2016/16605 Listed building consent for proposed new porch to west elevation, replacement windows, internal re-ordering and replacement of finishes. Installation of new french drain and replacement garage doors, Withens, Old Road (west), Ingleton – Conditional approval.

49/2016/16827 Discharge of condition no. 5 of listed building consent reference 49/2015/15977, Bridge House Cottage, Eldroth Road, Austwick – Conditional approval.

59/2016/16751 Non material amendment application to previously approved application referenced (59/2013/14049) to change the surface material for the private driveway, Beauty House, Main Street, Rathmell – Conditional approval.

59/2016/16665 Change of use from existing barn to form 2 bedroom dwelling with parking and garden area, Beauty House, Main Street, Rathmell – Conditional approval.

62/2015/16101 Erection of retirement living housing (category II type accommodation) communal facilities, landscaping and car parking, land at Kirkgate, Settle – Conditional approval.

62/2016/16692 Construction of single storey living room extension, 23 Town Head, Settle – Approval.

62/2016/16616 Proposed alterations to existing terraced house to include new canopy over door, stepped entrance and Photovoltaic panels to the roof, 9 Ribble Terrace, Kirkgate, Settle – Approval.

62/2016/16660 Construction of porch and additional family space to include associated internal alterations to existing kitchen and bathroom, 21 Kirkgate, Settle – Approval.

62/2016/16661(LB) Construction of porch and additional family space to include associated internal alterations to existing kitchen and bathroom, 21 Kirkgate, Settle – Conditional approval.

62/2016/16690 Application to discharge condition No 4 of original planning consent reference 62/2015/15479, Settle Railway Station, Station Road, Settle – Conditional approval.

68/2016/16717 Application to vary condition no 13 of original planning consent reference 68/2013/13658 determined 12.08.2013, Thornbrook Caravan Park, New Road to Bank Bottom, Ingleton – Refusal.

68/2016/16720 Change of use of agricultural building to dwelling house and associated operational development, (Prior Notification Application), Lund Holme Farm, New Road, Ingleton – Application required.

72/2016/16760 Proposed demolition of existing detached garage. Erection of a two storey annexe building to provide a new family kitchen and snooker room above. Alterations to existing contemporary porch to create entrance link between main house and annexe. Erection of single storey detached garage and garden store, Cow Bridge Barn, Long Preston – Approval.

72/2016/16675 Two storey extension to existing dwelling incorporating garage Hodge Hill Farm, Higher Mere Syke, Wigglesworth – Refusal.

South Craven Area

11/2016/16698 Side extension to accommodate new staircase and bathroom, Wood Cottage, Crag Lane, Bradley – Approval.

17/2016/16685 Single storey extension to side and rear of house to provide additional accommodation and retrospective application for single shed in rear garden (resubmission of application reference 17/2015/16405), Townley House, 2 Beech Hill Road, Carleton – Approval.

21/2016/16701 Change of use of room 1 only from A1 shop to A3 coffee lounge (Prior Approval Notification) 79-81 Main Street (room 1), Cononley – Prior approval not required.

21/2016/16772 Non material amendment application for previously approved application 21/2013/14102 to add additional posts and roof and infill clear glazing between part of the oak frame structure, High View, Windle Lane, Cononley – Conditional approval.

21/2016/16728 Material amendments to previously approved dwelling under application number 21/2015/16349, 12 Meadow Croft, Cononley – Conditional approval.

21/2016/16656 Proposed single storey extension and a detached outbuilding for a car and store High Weasel Green Farm, Moorside, Stockshott Lane, Cononley – Approval.

22/2016/16652 Garage conversion, 7 Acre Road, Cowling – Approval.

22/2016/16674 Application for non-material amendment for the addition of windows and amended door / window positions to approved planning consent reference 22/2012/12651, Beaushaw Well Farm, Hill End Lane, Cowling – Conditional approval.

22/2016/16564 Discharge of condition Nos 3,4,5,7,8 and 9 of previously approved application reference 22/2015/15767, land off, Dick Lane, Cowling – Split decision.

22/2015/16341 To site a residential caravan (static) for a temporary period (3 Years) to provide security of livestock, Stonehead, Cowling Hill Lane, Cowling – Conditional approval.

24/2016/16662 Application for Certificate of Lawful Development (Proposed) for rear single storey lean-to extension, 5 Meadowcroft, Draughton – Approval.

28/2016/16680 Construction of single storey rear bedroom extension, Wood Bank, The Arbour, Main Street, Farnhill – Approval.

32/2016/16618 Conversion of barn to form one dwelling, barn at Green End, Green Lane, Glusburn – Conditional approval.

32/2016/16607 A certificate of lawful development for an existing use to confirm that the lean-to sheds were demolished 14th January 2013 and this constitutes a commencement of development approved application reference 32/2012/12678, St Andrews Terrace, Cross Hills – Approval.

53/2016/16740 Two storey extension to create downstairs dining area, snug, WC, storage space and upstairs two new bedrooms and a bathroom (resubmission of refused planning application reference 53/2016/16530), Quarry House, Babyhouse Lane, Cononley – Approval.

53/2016/16666 Erection of glasshouse and water tower, Stone Gappe Hall, Lothersdale – Approval.

53/2016/16667 Application for listed building consent for erection of glasshouse and water tower, Stone Gappe Hall, Lothersdale – Conditional approval.

56/2016/16702 Construction of tennis court and fence, Ingthorpe Grange, Ingthorpe Lane, West Marton – Refusal.

66/2016/16531 Construction of 2-storey rear extension, 3 Hall Way, Sutton-in-Craven – Approval.

66/2016/16764 Retrospective application for replacement of window with patio door, 4 Sutton Court, Corn Mill Walk, Sutton-in-Craven – Approval.

66/2016/16750 Dormer extension to front of bungalow, 16 Meadow Lea, Sutton-in-Craven – Conditional approval.

66/2016/16594 Proposed change of use of an agricultural building to a 1-bedroomed dwelling (prior approval application) Crag Farm, Crag Lane, Sutton-in-Craven – Prior approval not required.

66/2016/16669 Application to discharge condition No 5 of planning consent reference 66/2015/16189 concerning boundary treatments, 43 Boundary Avenue, Glusburn – Conditional approval.

66/2016/16774 Non-material amendment application for previously approved application (66/2015/16412) reduction on size of extension, 3 Holly Bank, Bent Lane, Sutton-in-Craven – Conditional approval.

69/2016/16718 Construction of 2 no new agricultural buildings, Rectory Farm, Church Road, Earby – Conditional approval.

Skipton Area

26/2016/16736 A two storey extension to an existing two storey dwelling. Work includes forming a new access off Moorlands Rise & the provision of a timber frame garage to the rear of the property, 15 Shires Lane, Emsay – Approval.

26/2015/16386 Application for non-material amendment to original planning permission referenced 26/2014/15312 for removal of front entry porch and addition of 2 extra Velux rooflights over entrance hall area, 17 Shires Lane, Emsay – Conditional approval.

30/2016/16670 Replacement of all existing timber framed windows with uPVC framed windows, 11 Old Hall Croft, Gargrave – Conditional approval.

30/2016/16567 Application for listed building consent for conversion of existing barn attached to Higher Land House to provide Holiday letting cottage. Creation of artists studio and extension to outbuildings to provide greenhouse which are for the sole use of the applicant, Higher Land House, West Street, Gargrave – Conditional approval.

30/2016/16566 Conversion of existing barn attached to Higher Land House to provide Holiday letting cottage. Creation of artists studio and extension to outbuildings to provide greenhouse which are for the sole use of the applicant. Higher Land House, West Street, Gargrave – Conditional approval.

63/2016/16592 Retrospective application for the conversion of 1 no. dwelling to 2 no. separate dwellings, 1 Bennett Street, Skipton – Conditional approval.

63/2016/16608 Full application for new external stairs (east elevation) and external walkway (north elevation) to approved first floor apartment along with re-siting of entrance door at first floor level to the north elevation, Craven Building, Craven Street, Skipton – Conditional approval.

63/2015/16303 Demolition of single storey outbuildings and construction of 4 No terraced dwellings, 28 Back Bridge Street, Skipton – Conditional approval.

63/2016/16686 Change of Use to hot food takeaway (A5), 9 Court Lane, Skipton – Conditional approval.

63/2016/16697 Variation of condition no 2 of previously approved application referenced (63/2011/11854), 22 Shortbank Road, Skipton – Conditional approval.

63/2016/16609 Minor material amendment application to vary condition 2 of planning approval 63/2011/11855 to regularise the position of window and door openings, Craven Buildings, Craven Street, Skipton – Conditional approval.

63/2015/16427 Application to vary condition no. 2 of planning permission referenced 63/2015/15726 to allow changes to affordable housing provision, Eley Croft Development, Moorview Way, Skipton – Refusal.

63/2016/16677 Replacement of wooden windows with uPVC 28mm dual sealed units, 6b West Bank Road, Skipton – Approval.

63/2016/16653 Extension for utility room off kitchen area (amendment and resubmission of previously approved application referenced 63/2015/16007), 36 Dawson Street, Skipton – Approval.

63/2016/16657 Proposed first floor extension to an existing ground floor side extension, 20 Regent Crescent, Skipton – Approval.

63/2016/16749 Demolition of single garage, construction of 2 storey extension and access alterations to form 2 parking spaces, 18 Regent Crescent, Skipton – Approval.

63/2016/16678 Demolition of single storey converted former outbuilding and erection of new single storey extension to rear of property, 16 Ashgrove, Gargrave Road, Skipton – Approval.

63/2016/16691 Application for listed building consent for removal of internal stud wall between living room and g/f WC. Replacing wooden double glazed sash window panes from patterned to plain glass. Bracing of roof beam, 24 Gainsborough Court, Skipton – Conditional approval.

63/2016/16643 Application for advertisement consent to display 1no 'halo' illuminated fascia sign, 1no internally illuminated hanging sign, 1no externally illuminated hanging sign 1a High Street, Skipton – Conditional approval.

63/2015/16507 Application to discharge condition no's 4 and 6 of previously approved application 63/2014/15332, Canalside Warehouse, Westgate Centre, Swadford Street, Skipton – Conditional approval.

63/2015/15855 Discharge of conditions 4, 9,11-15,19-20 and 17 to previous application 63/2013/13949 Construction of nine new dwellings High Trees, The Bailey, Skipton – Split decision.

63/2016/16716 Application for non-material amendment to approved planning decision reference 63/2015/16241, 6a Sheep Street, Skipton – Conditional approval.

63/2015/15964 Non material amendment to previous planning approval referenced 63/2011/11855 for construction of bin store, Craven Mews, Craven Buildings, Skipton – Conditional approval.

63/2015/16250 Non-material amendment application for previously approved application referenced 63/2011/11998 (1: External layout adjacent existing sub-station 2: Revised rear elevation to house type K windows at 2nd floor level), former Council Offices, Lambert Hills,

Granville Street, Skipton – Conditional approval.

b. Applications

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

Permission Granted

08/2015/15917 Use of land for stationing of up to 2 caravans for residential occupation/use by a single gypsy family and use of existing buildings as utility block/stables and storage barn (retrospective application), Clay Barn, Waterside Potteries, Bentham Moor Road, High Bentham.

Summary of Conditions

1. The residential occupation of the land hereby permitted shall be carried out only by Mr Robert Dugdale and his resident dependants only, and not for the benefit of the land nor any other person or persons, whether or not they have an interest in the land
2. No more than 2 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (of which no more than 1 shall be a static caravan or mobile home) shall be stationed on the land at any one time.
3. The development hereby permitted shall be carried out in accordance with the plans submitted with the application including the 'Block Plan' received by the local planning authority on 15th October 2015. The area occupied by the static caravan/mobile home shall be restricted to the area marked 'mobile home' on the approved block plan and other uses of the site shall be restricted to those uses and areas detailed on the approved plan.

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. (*) (SV)

26/2016/16712 Kitchen extension, 1 Fell View, Embsay

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 'Site Location Plan', 'Proposed Extension Plan', 'Existing Floor Plan 1:50', 'Proposed Floor Plan 1:50', 'Existing Floor Plan 1:1000', 'Proposed South Elevation 1:50', 'Existing South Elevation 1:50', 'Proposed West Elevation 1:50', and 'Existing West Elevation 1:50', received 15/17th March 2016. The development shall be completed in accordance with the approved plans except 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 of the extension hereby permitted shall match those used in the existing building.

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.

63/2016/16693 Change of use of local authority owned land to form an external terrace/seating area to the rear of existing public house, Fleece Inn, 22 Keighley 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 approved plans comprise 'Site Location Plan 907 04' 'Heritage Statement' 'Flood Risk Assessment' 'Proposed External Elevations 907 03' 'Block Plan as Existing 907 01' 'Block Plan as Proposed 907 01' received by the Local Planning Authority on the 24th February 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.

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. (*)

Note : Concerns expressed during the course of the discussion on the above application regarding unauthorised parking adjoining the application site to be made known to the Council's Property Department with a request that action be taken. An appropriately worded informative to be also attached to the decision notice.

66/2016/16803 Installation of steel storage unit, land off Manor Way, Sutton-in-Craven.

Summary of Conditions

1. The development hereby permitted shall be begun not later than the expiration of three years with the date of this permission.
2. The approved plans comprise photos "1", "2", and "3" (as annotated by the case officer) and supporting document "planning statement" received by the Local Planning Authority on 31st March 2016. The development shall be completed in accordance with the approved plans except where alternative details have been subsequently approved following an application for a non-material amendment.
3. The storage container shall have a dark green painted finish and be externally maintained in a clean and tidy condition.

Statement of Positive Engagement

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

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

(SV = Committee site visit held.)

PL.795

DEVELOPMENT CONTROL PERFORMANCE

Further to Minute PL.744/14-15, the Strategic Manager for Planning and Regeneration submitted a report both updating the Committee on the position regarding measures introduced and proposed by the Government to tackle poor performing planning authorities, and presenting details of the Development Control Service's performance in 2014/15 and 2015/16.

a. Planning Application and Appeals Performance

Performance for determining major, minor and other applications for planning consent in 2014/15 had been consistently within the relevant targets and although performance had been maintained in the first two quarters of 2015/16, staffing levels had resulted in targets not being achieved in the last two; however, targets for the year taken as a whole had been achieved.

In 2014/15, twenty-seven appeal decisions had been received, of which eight (30%) had been allowed. For 2015/16 twenty-four decisions had been received, with five (21%) allowed. No appeal costs had been awarded against the Council in 2013/14 or in the first half of the current year. Over the two year period one partial award of costs amounting to £550 had been made against the Council.

b. Government Measures

Members were reminded that in 2013 the Government had introduced a mechanism under which poorly performing planning authorities could be placed in special measures, meaning an applicant for a major development proposal could opt for their application to be determined by the Planning Inspectorate rather than by the Local Planning Authority.

Two measures of "poor performance" were introduced; speed of decisions against targets, and quality of decisions based on appeals performance, both over a two year measuring period. The threshold for designation measured against speed of decision on major applications was currently 50% of major applications determined in time over a 2 year measuring period. The threshold for designation on appeals performance was 20% or more of an authority's decisions on major applications made during the assessment period being overturned on appeal. It was now understood to be Government's intention to expand the measuring of performance and quality to include non-major development proposals, with failure to determine at least 60-70% of 'non-major development' proposals in time, or where authorities had more than 10-20% of 'non-major development' decisions allowed on appeal, placing them at risk of designation.

The Government had also indicated its intention to reduce the appeals performance threshold in respect of major applications to 10% of decisions on major applications overturned on appeal. Provided decisions were made in accordance with planning policy requirements there was no reason why the Council should fail to achieve this new target.

Based on current performance the Council was not considered to be at risk of being designated under the new performance measures

Resolved – That the Strategic Manager's report is noted and that the Committee remains mindful of its content when making decisions on planning applications.

Minutes for Decision

- None -

Chairman.

Last Meeting : The Chairman announced that having served in the role for eight years he would be standing down as Chairman; there had been good and bad moments, however, intimidation and threats he'd received in performing the role had become personal and were now interfering with his private life, as such this would be his last meeting of the Committee in that capacity. Councillor Heseltine expressed the view that chairing a planning committee was a most challenging task, and one for which little thanks was forthcoming. On behalf of all parties and the majority of residents he thanked Councillor Welch for his work as Chairman.

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