

PLANNING COMMITTEE

10th April 2017

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

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

Ward Representatives : Councillor Mercer (Application 22/2016/17439) and Councillor Ireton (Applications 49/2017/17701 and 18/2016/17343).

Start: 1.35pm

Finish: 5.59pm

Councillor Place left the meeting at 5.25pm.

The minutes of the Committee's meeting held on 13th March 2017 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.824

PUBLIC PARTICIPATION

a. Trees in Conservation Areas : Consultation

The Committee was addressed by Mr Geoffrey Simpson, a resident of Skipton, in summary Mr Simpson expressed his concern that due to resource and financial constraints the Council did not appear to be adhering to Government guidance on consultation in respect of Section 211 planning applications for the felling of trees in conservation areas. He pointed out that the removal of mature large trees under Section 211 applications could have a much bigger visual impact than many planning applications determined under the normal planning process. Although notification was available on the Council's website he suggested that it was unreasonable to expect residents to check the site on a weekly basis and asked that

- i. Members of the Committee ensured that they were included in future in the consultation process for Section 211 applications, and
- ii. Local residents be afforded the opportunity to comment on, object to, or offer alternative solutions on Section 211 matters

The Chairman thanked Mr Simpson for his comments and indicated that he would discuss the concerns raised with the Development Control Manager.

b. Applications for Planning Permission

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

Application 22/2016/17439 : Mr P Boocock (for Cowling Parish Council)

: Ms S Middleton (objector / for objectors)

: Mr R Leach (for the applicant)

Application 08/2016/17386 : Mr T Hopper (objector)

Application 49/2017/17701 : Mr G Hoerty (for the applicant)

Application 18/2016/17343 : Mrs K Wallbank (applicant)

Application 63/2017/17693 : Mrs A Foulston (objector)

: Mr A Hosking (applicant)

Application 68/2016/17240 : Mr M Clark (for the applicant)

PL.825

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

08/2016/17636 Change of use of land to accommodate 16 additional static caravans, Riverside Caravan Park, Wenning Avenue, High Bentham – Conditional approval.

08/2016/17668 Demolish existing out buildings and replace with double storey extension to north elevation, single storey extension to west elevation, add new porch to east elevation, and replace porch to south elevation, create a vehicle turning place on east elevation to allow additional parking on premise, Greenfoot Farm, Greenfoot Lane, Low Bentham – Approval.

08/2017/17763 Change of use of agricultural building to a dwellinghouse and for associated operational development. (Prior Notification), Oak Tree House, Bentham – Prior approval granted.

15/2016/17642 Demolition of existing single storey accommodation and construction of two storey extension with off-street parking provision, 5 Coronation Mount, Ireby Road, Burton in Lonsdale – Approval.

15/2017/17781 Application for a Lawful Development Certificate for proposed development of walling up existing door, creating new front door, new rear bi fold doors and altering front lower ground patio doors to window, 6 Greta Heath, Burton in Lonsdale – Approval.

18/2017/17821 Application for non-material amendment of previously approved application (18/2013/13460) to increase the height of the garage door opening and subsequent raising the first floor level above from 2.1m to 2.8m and fit a 4th velux window to the rear ground floor extension, Stoney Croft, Henbusk Lane, Clapham – Conditional approval.

18/2016/17483 Variation of condition no 2 and 5 of previously approved application (18/2006/6225) to allow revised site layout (increasing number of chalets from 11 to 15) and landscaping, former Railway Goods Yard, Wenning Bank, Clapham – Conditional approval.

31/2017/17786 Application to remove condition no's 3 and 4 of previously approved application (5/31/287) to enable the property to be sold, Tipperthwaite Barn, Paley Green Lane, Giggleswick – Conditional approval.

45/2017/17715 Demolition of existing front and rear porch extensions, erection of single storey extension at front, erection of two storey extension at rear, minor internal alterations to existing property, 127 New Village, Ingleton – 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.

49/2017/17864 Application for non-material amendment to original planning consent reference 49/2014/15026 for conversion of integral garage in to bedroom and associated external alterations, Ling Crest, Garnet Brow Lane, Austwick – Conditional approval.

49/2017/17709 Proposed cattle housing building incorporating bulk feed and straw storage, land at Crow Nest, Bank End Farm, Crow Nest Road, Austwick – Conditional approval.

49/2017/17765 Change of use of former office to additional residential accommodation, Low Watson House, Keasden Road to Lane Side Bridge, Clapham – Conditional approval.

59/2016/17645 Application to discharge condition no's 3, 6, 9 and 10 of previously approved application 56/2016/17064, 3 South View, Hesley Lane, Rathmell – Conditional approval.

62/2017/17725 Change of Use from shop (Class A1) and Financial Professional Services (Class A2) to single dwelling (Class C3), The Old Stables, 4 Station Road, Settle – Conditional approval.

62/2016/17576 Retrospective application for a shed in the rear garden, 2 Cragdale Lodge, Chapel Street, Settle – Refusal.

62/2017/17791 Application for non-material amendment to original planning approval referenced 62/2015/16460 granted 08 February 2016 to allow the addition of a porch to the Cricket Club Pavilion, Settle Cricket Club, Marshfield Road, Settle – Conditional approval.

South Craven Area

12/2016/17585 Application to discharge conditions no's 3, 5 and 6 from original planning permission referenced 12/2016/16613 The Bothy, Broughton Hall Estate, Broughton Hall, Skipton – Conditional approval.

21/2017/17690 Attached dwelling, 43 Meadow Lane, Cononley – Refusal.

21/2017/17749 Proposed detached garage with games room over (resubmission of approved application reference 21/2016/17088), Woodlands, Nethergill Lane, Cononley – Approval.

22/2017/17815 Prior notification application for erection of a steel portal framed agricultural building for the housing/handling of livestock and storage of feed/forage, Lower Coppy Farm, Park Lane, Cowling – Prior approval not required.

22/2017/17728 Proposed building to house machinery and associated agricultural equipment, Lower Lane Ends Farm, Colne Road, Cowling – Conditional approval.

25/2016/17517 Application for discharge Condition no's 5, 10 and 12 of original planning permission 25/2014/14544, Brooksbank Industries Ltd, Station Yard, Elslack – Conditional approval.

32/2017/17689 Retrospective application for detached dwelling (revision of planning consent reference 32/2012/13175 for replacement of timber mobile dwelling), Bungalow Well Head Farm, Lothersdale Road, Glusburn – Conditional approval.

32/2017/17711 Retrospective application to vary condition No 6 (detailed design for foundations) and No 8 (proposed ground levels, proposed floor levels of the dwellings, garages, drives and parking areas) of planning approval 32/2015/15507 by providing the required information after development has commenced, land adjacent to Lingah Farm, Baxter Wood, Glusburn – Conditional approval.

32/2017/17720 Proposed porch and garage conversion, 31 Clayton Hall Road, Cross Hills – Approval.

32/2017/17759 Single-storey garage extension to existing house Hillcrest, 7 Highgate, Glusburn – Approval.

32/2017/17753 Two storey side extension, single storey front porch extension and single storey rear conservatory, 7 Willow Garth Avenue, Cross Hills – Conditional approval.

32/2017/17750 Construction of an oak frame car port with pitched roof, 46 North View, Keighley Road, Cross Hills – Approval.

32/2017/17712 Retrospective application for two storey rear extension to existing cottage, Manor House Cottage, Lothersdale Road, Glusburn – Approval.

32/2017/17724 T1, T2, T3, T5, Sycamore - thin 10%; T4 Sycamore - (permission to remove already obtained); T6 Sycamore - line thin 10% and remove epicomic growth, 1 Beanlands Drive, Glusburn – Conditional approval.

32/2017/17691 Application to discharge condition no 3 of original planning consent reference 32/2016/17068, The Crossings Business Park, Riparian Way, Cross Hills – Conditional approval.

32/2017/17756 Application for Certificate of Lawful Development for a proposed extension, 7 Willow Garth Avenue, Cross Hills – Approval.

32/2017/17770 Application for Certificate of Lawful Development for a proposed single storey rear lean-to extension, 2 Highgate, Glusburn – Approval.

53/2017/17714 Construction of a new rear single storey swimming pool extension and demolition of a series of existing detached single storey stone outbuildings and freestanding garden walls, The Willows, Lothersdale – Conditional approval.

56/2016/17644 Application to discharge conditions no 3 and no 5 of previously approved application 56/2016/16950 Ancillary Building Marton House, Church Lane, East Marton – Conditional approval.

56/2017/17768 T1 Yew - crown lift to provide 1.50m clearance of the garage roof level and 1 metre clearance of the side elevation to the south and lifted to 2.5 metres to the north. Light Lateral reduction back from the highway. T2 Ash – Fell, The Garage Block, Marton House, Church Lane, East Marton – No tree preservation order made.

66/2017/17732 Remove 2 existing aluminium and glass greenhouses and concrete base. Erect 1 metre further south on the same site at ground level, an Alitex National Trust Tatton Greenhouse with cold frames, Springfield, Bent Lane, Sutton-in-Craven – Approval.

66/2017/17778 Proposed hipped roof structure and formation of parking area 12 Hall Drive, Sutton-in-Craven – Approval.

66/2017/17780 Proposed hipped roof structure, 10 Hall Drive, Sutton-in-Craven – Approval.

66/2017/17705 Conservatory to rear, 20 Greenroyd Court, High Street, Sutton-in-Craven – Approval.

69/2016/17635 Application to vary Condition 2 of original planning consent reference 69/2016/17244, Thornton Hill Care Home, Church Road, Thornton in Craven – Conditional approval.

69/2017/17713 Installation of cantilever canopy to rear of building, Smith Crowther Almshouses, Church Road, Thornton in Craven – Approval.

73/2017/17779 T1 Cherry - Fell St Andrews Close, Kirkgate, Kildwick – No tree preservation order made.

Skipton Area

11/2017/17731 Application for advertisement consent for 2 off illuminated wall signs. Unit 8 Acorn Business Park, Keighley Road, Skipton – Conditional approval.

19/2017/17777 Conversion of barn to one dwelling house, formation of new access track (prior approval application), Townhead Barn, Hellifield Road, Coniston Cold – Prior notification refused, application required.

19/2017/17692 Extend the approved car park westwards to provide an additional 44 no. car parking spaces and amendment to the approved site entrance previously approved by application 19/2010/10464, Coniston Hall Hotel, Coniston Cold – Conditional approval.

26/2017/17721 Two storey extension to side/rear, with balcony to rear, and additional garage to side (amendment to existing planning consent reference 26/2015/15798 to incorporate a further garage extension), 39 Dalacres Crescent, Embsay – Approval.

30/2017/17771 T1 Conifer – Remove, 4 Old Hall Farmhouse, Old Hall Fold, West Street, Gargrave – No tree preservation order made.

63/2017/17729 First floor extension to provide store room, Bizzies Fish Restaurant, Albion Yard, Skipton – Refusal.

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.

63/2017/17700 Retrospective application for the variation of condition no. 3 of original planning consent referenced 63/2016/17105 to allow the use of blue slates on the roof, 51 Broughton Road, Skipton – Refusal.

63/2016/17516 UPVC conservatory to the rear, 14 Regent Drive, Skipton – Approval.

63/2017/17792 Single storey rear porch extension, Byways, Shortbank Road, Skipton – Conditional approval.

63/2016/17682 Proposed single storey and two storey extension to existing property and repositioning of existing garage, 87 Burnside Avenue, Skipton – Approval.

63/2017/17740 Erection of fence round decking (retrospective application), 6 Bay Horse Court, Skipton – Approval.

63/2016/17570 Erection of garden shed in front garden (retrospective), 21 Devonshire Place, 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.

63/2017/17813 Application for advertisement consent for 2 no. name boards, 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.

63/2017/17762 Single storey rear extension measuring 4.5m beyond the rear wall; 3.45m in height from ground level; 2.22m in height to eaves from ground level, 40 Hepworth Way, Skipton – Permitted development notification - approval.

63/2017/17760 Application for non-material amendment to original planning consent reference 63/2016/16584 for alteration to apartment layouts resulting in the reduction of units to 34 no. Minor changes to elevations to reflect the revised apartment layouts with balcony and window positions altered. Parking amended to reflect the structural arrangement of the ground floor, Firth Mills, Firth Street, Skipton – Conditional approval.

65/2017/17722 Extension to building approved under 65/2014/14874 for shelter for use of holiday cottages, campsite and bikes, Niffany Farm, Broughton Road, Skipton – Conditional approval.

b. Applications

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

Permission Granted

08/2016/17386 Variation of conditions 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 – subject to approval not extending to variation of Condition 4 and to the wording of Condition 3 below being amended by the Development Control Manager so as to ensure that the caravan and amenity area to be located on base number three is of a size which does not have an adverse impact on Toll Gate House.

Summary of Conditions (includes conditions attached to consent 08/2016/16863 which are to be deleted.)

1. Condition Deleted: was a time limit condition, but as development has commenced it is no longer applicable.
2. The approved plans comprise of the following:
 - Location Plan received by the Local Planning Authority on 3rd January 2016
 - Site Layout Plan received by the Local Planning Authority on the 14th March 2017.
 - TBR EID5-6 for Plots 5 and 6 received by the Local Planning Authority on the 20th March 2017.

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

3. Prior to their first installation on site details of the design of the static caravans (no 1-4 and 7-26) including associated amenity areas (e.g. decking areas) and the materials and external finishes to be used in the construction of their external surfaces shall be submitted to and approved in writing by the Local Planning Authority. Only the approved static caravans shall be used on the site, and no replacement, or variation of size, siting or appearance shall be undertaken. The development shall be carried out in accordance with the approved details.

4. 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.

5. Condition Deleted: This condition is now duplicated by amendments to condition 4.

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

7. 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.

8. Prior to the first use of the development details of the off street parking and turning / manoeuvring arrangements shall be set out in accordance with the Craven District Council's Model Standards 2008 for Caravan Sites in England and submitted to and approved in writing by the Local Planning Authority.

9. 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.

10. A scheme of soft landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include means 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; an implementation programme. 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).

11. Prior to its first installation details of the design, 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.

12. 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.

13. The development hereby approved shall be carried out in conformity with the details contained within the Flood Risk Assessment and retained thereafter.

14. Condition Deleted: Condition 14 required prior approval of the construction of a trespass proof fence in the interest of railway safety.

15. Prior to the first use of the caravans full details of the refuse and recycling storage facilities have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved and retained for use at all times.

16. The existing hedgerow fronting onto Wennington Road shall be retained and properly maintained. Any hedgerow shrub which is removed or dies within 5 years of the completion of the development shall be replaced during the next planting season by a shrub of a species and size which shall first have been agreed in writing by the Local Planning Authority.

17. The external surfaces of each of the caravans hereby approved shall be one of four colours/finishes as detailed on the LP Canaxel colour sheet received by the Local Planning Authority on the 9th February 2017. The four agreed colours/finishes are Pine Forest, Dutch Green, Granite or Acadia. Only the approved colours shall be used on the site, and no variation shall be undertaken without the prior written approval of the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

18. Prior to their first installation on site details of the materials and external finishes to be used in the construction of The Londinium caravans as submitted for Plots 5 and 6 shall be submitted to and approved in writing by the Local Planning Authority. Only the approved static caravans shall be used on the site, and no replacement, or variation of size, siting or appearance shall be undertaken. The development shall be carried out in accordance with the approved details.

Informatives

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, DL6 2ND (tel: 01609 780150).

The applicant is advised that a BAPA (Basic Asset Protection Agreement) 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 996 notification on Network Rail and will be liable for all costs incurred by Network Rail in facilitating the Party Wall works. The applicant/developer should email the notice (and a plan of the proposal site) to: OperationPropertyLNW@network.rail.co.uk

The applicant must ensure that the proposal during construction, after completion of works and as a permanent arrangement, does not affect the safety, operation or integrity of the operational railway/Network Rail Land or our infrastructure.

The applicant is advised that Network Rail will need to review all excavation and earthworks within 10m of the railway boundary to determine if the works might impact upon the support zone of our land and infrastructure.

The applicant is advised that installation, storage and maintenance of Gas should comply with Craven District Council's Model Standards 2008 for Caravan Sites in England. The HSE website, www.hse.gov.uk, provides details and information about the various legislative requirements and contacts if further information is needed. In addition the trade body for LPG suppliers, uk LPG, www.lpga.co.uk, also has information which may be of use.

Anyone being employed by a site owner to carry out work on gas (including natural gas) or oil installations should be suitably qualified to do the work. The HSE pages contain details of some of the schemes. The Communities and Local Government website contains details of various certification schemes which may apply. The details of these schemes can be found at www.communities.gov.uk

Discharge of Condition(s) : With regard to Condition Nos. 3, 8, 10, 11, 12, 13 and 15 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. In particular the Council has

- engaged in pre-application discussions.
- accepted additional information / changes to the scheme post validation. (*)

17/2017/17744 Proposed two storey extension to south elevation and reposition of previously approved utility and garage extension.(resubmission), Applegarth, Beech Hill Road, Carleton.

Summary of Conditions

1. The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The development shall not be carried out other than wholly in accordance with the following:
Drawings 236.12 Rev B and 236.13 Rev C received by the Local Planning Authority on 02nd 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. Notwithstanding the details on the approved plans full cross-sections and details of the ground levels of the garage extension and link building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be undertaken in accordance with the approved details.

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)

18/2016/17343 Re-construction of collapsed barn to form B1 workspace and ancillary living accommodation (previously approved as a conversion under planning reference 18/2015/15791), Bence Barn, Keasden Road, Clapham – subject to appropriate conditions to be formulated by the Development Control Manager.

In approving this application contrary to officer recommendation, Members expressed the view that the exceptional personal circumstances of the family were a material consideration in this case and in effect the proposed development of the site had been approved previously, albeit the building was now in a different state, the constituent parts of the former barn were still on site and available for use in its re-construction. In approving consent the area would also be gaining a live work unit which were needed in locations such as Keasden.

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. (*)

45/2017/17741 Installation of modular building for use as an additional sales area and an extension to the existing car park (Thornton in Lonsdale Parish), Country Harvest Farm Shop, New Road, Ingleton – subject to appropriate conditions to be formulated by the Development Control Manager, including a condition requiring the prior submission and approval of a scheme of landscaping to screen the building when viewed from a northerly direction.

In approving this application contrary to officer recommendation Members expressed the view that the development would help attract and draw visitors to the benefit of Ingleton and that the letter of support received from the Ingleton business organisation allayed officer concerns regarding impact on nearby retail centres.

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. However, it had not proved possible to negotiate a satisfactory scheme in this instance. (*)

(Councillor Baxandall declared an interest in the above application under paragraph 15 of the Council's Code of Conduct and left the room taking no part in the discussion or voting thereon.)

63/2017/17693 Erection of fence connecting existing side garden fence to driveway, installation of patio doors and window, construction of raised patio area, redevelopment of side garden and erection of side patio door stone steps (retrospective application), 3 Airedale Avenue, Skipton – subject to the following condition and to an additional appropriately worded condition to be formulated by the Development Control Manager which requires submission and approval of details of a screen to prevent overlooking of the neighbouring property (1 Wharfedale Close) from the steps to the patio doors on the property's northern elevation.

Summary of Conditions

The approved plans comprise:

- Site Location Plan;

- Block Plan;
- Front Elevation (Existing);
- Front Elevation (Proposed)
- Side Elevation (Existing); and
- Side Elevation (Proposed).

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)

Permission Refused

49/2017/17701 Conversion of a partially rebuilt redundant shippon building to form a single dwelling (resubmission of refused application 49/2016/17022), Willow Tree, Austwick

Reasons for Refusal

As a consequence of unauthorised major dismantling and reconstruction of the existing Shippon the proposal amounts to the creation of a new dwelling house in the open countryside and cannot be considered as the reuse of the building. Furthermore, the proposed dwelling given its remote location fails to comply with the main aims and objectives of sustainable development and with no special justification fails to comply with saved local policies. It is therefore considered that this development is unacceptable in principle as it constitutes sporadic unjustified development in a rural open countryside location and this adverse impact is considered to outweigh the benefits of approving development. As such the proposal is contrary to the requirements of Saved Policy ENV1 and H8 of the Craven District (outside the Yorkshire Dales National Park) Local Plan and the aims and objectives of the National Planning Policy Framework (NPPF) including the NPPF's core planning principles of preventing development that would be harmful to the intrinsic open character of the countryside and paragraph 55 of the Framework that requires special circumstances to justify new homes in the countryside.

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.

Consideration Deferred

22/2016/17439 Outline application with appearance reserved for proposed 3 no dormer bungalows, land off Dick Lane, Cowling – pending a site visit. (*)

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

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

(SV indicates site visit.)

PL.826

PLANNING OBLIGATION – CHURCH LANE FARM
WIGGLESWORTH

The Strategic Manager for Planning and Regeneration submitted a report seeking a decision on whether to accede to a request to amend a Section 106 Planning Obligation which imposed restrictions on the occupancy of Church Lane Farm House, Wigglesworth.

In August 2001 outline planning permission had been granted for the construction of agricultural buildings and a dwelling at Church Lane, Wigglesworth. The grant of planning permission had been subject to a Section 106 agreement which required that

“The dwelling should not be occupied other than by a person who is solely or mainly employed in agriculture on an agricultural holding which-

“a. Comprises or includes not less than 66 acres of land situated within the parish of Wigglesworth and b. Includes the Buildings and the Land

and by any members of such person’s household residing with him or her.”

The application now made sought to amend the wording of the obligation by removing the tying of the dwelling to “66 acres of land situated within the parish of Wigglesworth” and to the “buildings and land.” If amended as requested the obligation would continue to restrict the occupation of the dwelling to a person employed in agriculture.

Based on current planning policies and practices it would no longer be reasonable or necessary to impose the level of restriction on a new agricultural workers dwelling and with no representations to the contrary it was recommended, and

Resolved – That delegated authority is granted to officers to modify the Section 106 Planning Obligation relating to Church Lane Farm, Wigglesworth in order to remove the requirement for the agricultural workers dwelling to be tied to 66 acres of land at Wigglesworth and agricultural buildings.

Minutes for Decision

- None -

Chairman.