

PLANNING COMMITTEE

13th March 2017

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

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

Ward Representative : Councillor Madeley (Application 63/2016/17465) and Councillor Jaquin (Application 63/2016/17667).

An apology for absence was received from Councillor Thompson.

Start: 1.35pm

Finish: 4.05pm

The minutes of the Committee's meeting held on 13th February 2017 were confirmed and signed by the Chairman.

Minutes for Report

PL.820

PUBLIC PARTICIPATION

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

Application 63/2016/17465 : Mr T Forman (objector / for objectors)

: Mr J Steel (for the applicant)

Application 62/2016/17447 : Mrs J Willis (objector / for objectors)

: Mr J Ellis (for the applicant)

Application 08/2016/17619 : Mrs P Woof (applicant)

PL.821

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

08/2016/17500 Extension to existing workshop building and part demolition of existing B2 building, Butts Depot, Nutgill Lane, High Bentham – Conditional approval.

08/2016/17683 Development of three apartments on upper floors. A two bed roomed and a one bed roomed apartment to the first floor and a two bed apartment to the second floor, 15 Main Street, High Bentham – Conditional approval.

08/2016/17629 Application for matters reserved in Condition no's 1, 2 and 3 of outline consent referenced 08/2016/16604 granted 01 August 2016, Bank View, Doctors Hill, Low Bentham –

Conditional approval.

08/2016/17655 Application to remove condition no 5 of original planning consent reference 5/8/559/B West End Barn, Green Head, Cross Lane, Low Bentham – Conditional approval.

08/2016/17680 Application for listed building consent for division of one retail unit to form two, by blocking existing internal access and forming a new doorway from the existing building entrance, 15 Main Street, High Bentham – Conditional approval.

08/2016/17684 Application for listed building consent for development of three apartments on upper floors. A two bed-roomed and a one bed-roomed apartment to the first floor and a two bed apartment to the second floor, 15 Main Street, High Bentham – Conditional approval.

15/2016/17658 Replacement of existing rear extension and remodelling of / alterations to interior, 11 High Street, Burton in Lonsdale – Approval.

15/2016/17659 Listed Building Consent for replacement of existing rear extension and remodelling of / alterations to interior, 11 High Street, Burton in Lonsdale – Conditional approval.

31/2016/17544 Listed building consent to (1) Renovate and restore/repair 38 no. existing windows (2) Remove 2 no. existing internal oak beams from the old kitchen and replace with RSJs clad in oak.(3) Remove internal partition wall between entrance and parlour (4) Remove internal partition wall between old kitchen and garden passage (5) Removal of existing plaster where required and restore with lime plaster (6) Prepare and repaint internal walls (7) Renovate and restore (sand) all floorboards (8) Lift floor in sitting room by 558mm back to original height and install underfloor heating (9) In sitting room replace 1960s fireplace with Georgian Oak Fireplace (10) Remove all wall paper and paint throughout the house (11) Where necessary, already identified in bedrooms 1,2 and 3, repair ceiling areas found to be damp and replace lats and lime plaster (12) In old pantry whitewash and plaster all walls and make good any damp areas (13) Insert any damproofing system where it is necessary (14) Remove first floor WC and make into a shower room, Sutcliffe House, Belle Hill, Giggleswick, Settle – Conditional approval.

31/2017/17702 Application for non-material amendment to application referenced 31/2016/16922 granted 27 September 2016. The proposed amendments are to rotate the attached garage to Unit 7 by 90 degrees so that it faces Units 01-03 and also to slightly move the house and garage down towards Raines Road. The internal layout of the garage and attached utility room has been amended to suit the orientation of the garage, land at the junction of Raines Road and Brackenber Lane, Giggleswick – Conditional approval.

42/2016/17647 Application for a variation to Condition 5 of approved application 42/2015/16308 to amend the windows from timber to UPVC, 1 – 4 St Aidan's Court, Gisburn Road, Hellifield – Conditional approval.

45/2017/17789 Application for non-material amendment to original planning approval referenced 45/2016/17322 granted 02 November 2016 to allow amendments to the siting of a timber store and compost toilet, together with the addition of 2 no. frosted windows in elevation of timber store, Langber End Farm, Warth Lane to Nutgill Lane, Ingleton – Conditional approval.

45/2016/17572 Erection of detached single garage, 10 New Road, Ingleton – Approval.

45/2016/17648 Existing rear and side extension to be demolished and replaced, other associated internal alterations, Rock Cottage, Old Road to Philpin Lane, Chapel Le Dale – Approval.

45/2016/17579 Change of use from residential to commercial. Intending for the property to be used for the sole use of child minding, Monday to Friday between the hours of 7:30am to 6pm, 133 New Village, Ingleton – Conditional approval.

45/2016/17510 Change of use of former caravan park to stables, tack room, and hay storage
Former Caravan Park, Goat Gap, Clapham – Conditional approval.

59/2016/17651 Application to vary condition no 2 of original planning consent reference
59/2015/16225 (resubmission of refused application reference 59/2016/17258), The Borrins,
Hesley Lane, Rathmell – Refusal.

59/2016/17674 Single storey rear extension, 2 Oak Leigh, Swainstead Lane, Rathmell – Approval.

62/2016/17622 Change of use from holiday let to Tea Room. Replacement of emergency first floor
timber escape bridge with steel bridge. Form a new entrance, information centre and disabled
access to The Folly, by converting the north garage. Addition of partition and door to close off the
parlour in the south range. Removal of two trees from garden. The Folly, Victoria Street, Settle –
Conditional approval.

62/2016/17654 Application for the variation of condition no's 2 and 13 of planning permissions
referenced 62/2016/16990, land at Kirkgate, Settle – Conditional approval.

62/2016/17600 Replace damaged 1960s front door with a solid oak panelled cottage-style door
painted farrow and ball light grey shade #284, with antique black hardware letter box, handle and
knocker, 6 Constitution Hill, Settle – Approval.

62/2016/17623 Application for listed building consent for change of use from holiday let to tea
room. Replacement of emergency first floor timber escape bridge with steel bridge. Form a new
entrance, information centre and disabled access to The Folly, by converting the north garage.
Addition of partition and door to close off the parlour in the south range, The Folly, Victoria Street,
Settle – Conditional approval.

62/2016/17611 Listed building works application to replace damaged 1960s front door with a solid
oak panelled cottage-style door painted farrow and ball light grey shade #284, with antique black
hardware letter box, handle and knocker, 6 Constitution Hill, Settle – Conditional approval.

68/2017/17726 Application to discharge condition no 4 of previously approved application
68/2016/17240 regarding landscaping scheme, Lundholme Farm, New Road, Ingleton –
Conditional approval.

South Craven Area

11/2016/17628 Alterations and extensions to outbuilding to form first floor holiday let apartment with
carport and garage under, Grasmere House, College Road, Bradley – Application withdrawn.

17/2016/17675 Extension to dwelling house, 2 Carla Grange Cottages, Carla Back Lane, Carleton
in Craven – Approval.

22/2017/17696 Proposed building to house 'Dry Cows', Lower Lane Ends Farm, Colne Road,
Cowling – Conditional approval.

22/2016/17351 Change of use of storage and office building to holiday-let and buildings 'A' and 'B'
to ancillary storage/workshop for use in connection with Stone Head Farm, Stone Head Farm,
Stone Head Lane, Cowling – Conditional approval.

22/2016/17643 Proposed agricultural building to house young stock, Lower Lane Ends Farm, Colne
Road, Cowling – Conditional approval.

22/2017/17748 Proposed agricultural building (amended position to approved application
22/2016/17598) Park House, Park Lane, Cowling – Conditional approval.

25/2016/17663 First floor extension and single storey extension to side elevation and external alterations, 2 The Garth, Elslack Road, Elslack – Approval.

32/2016/17632 Proposed construction of a single dwelling, 46 North View, Keighley Road, Cross Hills – Conditional approval.

32/2016/17604 Creation of a separate A1 non-food shop. Alterations to front and rear elevations to incorporate new doors. Infill existing door in side elevation, Tams, 13 Main Street, Cross Hills – Conditional approval.

32/2016/17669 Construction of warehouse and offices with associated parking and turning area,. Unit 5 The Crossings Business Park, Riparian Way, Cross Hills – Conditional approval.

32/2017/17687 Construction of single storey extension, sitting room and utility, The Coach House, 2 Park Road, Cross Hills – Approval.

32/2017/17688 Listed building consent for construction of single storey rear extension, sitting room and utility, The Coach House, 2 Park Road, Cross Hills – Conditional approval.

32/2017/17695 Proposed porch extension to the front elevation of existing semi-detached property, 1 Mayfield Close, Glusburn – Approval.

53/2017/17746 Application to discharge conditions 5 and 6 of original permission ref 53/2013/14139 and condition no 3 on original permission ref 53/2013/14141, door plan and completed Phase 1 Survey, Dale End Mill, Dale End, Lothersdale – Conditional approval.

56/2017/17699 Demolition of existing single detached garage. Erection of replacement garage. Erection of entrance porch, 1 Hillcrest, Church Lane, East Marton – Approval.

66/2016/17662 Proposed private garage, 21 Park Drive, Sutton-in-Craven – Approval.

66/2016/17638 Proposed single storey side and two storey rear extension and insertion of new obscure glazed first floor window into existing rear wall, 6 Hall Way, Sutton-in-Craven – Approval.

69/2016/17666 Listed building works application for the installation of cantilever canopy to rear of building, 1-5 Smith Crowther Almshouses, Church Road, Thornton in Craven – Conditional approval.

69/2016/17472 Application for a variation to Condition no. 2 on original planning permission 69/2016/17271 to amend the roof material on the detached garage to the use of natural slate, Bells Farm, Skipton Road, Thornton in Craven – Conditional approval.

73/2016/17461 Discharge of Condition 6 of planning permission 73/2015/16064, site of former Chicken Huts, land adjacent to Grange Cottage, Kildwick – Conditional approval.

73/2016/17470 Construction of a 2 storey extension, Grange Cottage, Kildwick – Approval

Skipton Area

30/2016/17672 Redesign of previously approved dwellings including repositioning dwellings and parking area, land at Smithy Croft Road, Gargrave – Conditional approval.

30/2016/17679 Single stone built attached garage, 1 Church Street, Gargrave – Refusal.

30/2016/17577 Application for listed building consent for kitchen renovation, bedroom and bathroom merger, conversion of boiler room to en-suite, creation of new house bathroom, creation of new downstairs bathroom, demolition of outside brick built toilet block extension, 74 High Street,

Gargrave – Conditional approval.

30/2016/17631 Application for Lawful Development Certificate to confirm that riverside defence wall works have lawfully implemented application referenced 30/2013/13888, land adjacent to The Old Saw Mill, Marton Road, Gargrave – Approval.

34/2017/17694 Proposed living room extension to the front elevation of the house, Chestnut House, Holme Lane, Halton East – Approval.

63/2016/17601 Enclosure of roof balcony space on eastern elevation, The Penthouse, Keighley Road, Skipton – Conditional approval.

63/2016/17641 Variation of condition no 2 previously approved application 63/2014/15332 for the addition of rooflights to rear elevation and addition of study mezzanines to first floor flats 6, 7 and 8. Revised layout to Flat 5, Canalside Warehouse, Westgate Shopping Centre, 17-31 Swadford Street, Skipton – Conditional approval.

63/2016/17626 Conversion of integral garage and introduction of new window in south-east elevation. Construction of timber decking covered area. Construction of new detached garage, 1 Beechwood Drive, Skipton – Approval.

63/2016/17620 Removal of existing garage and outbuilding to create ground floor extension, 108 Burnside Avenue, Skipton – Approval.

63/2016/17606 Proposed extension to rear of property to form kitchen/dining area, demolition of existing kitchen only, 19 Nelson Street, Skipton – Approval.

63/2016/17624 Two storey side extension with single storey rear extension plus porch extension, 84 Regent Drive, Skipton – Approval.

63/2016/17664 Single storey conservatory extension, 1 Crossley Place, Skipton – Approval.

63/2017/17710 Construction of two storey side extension and external alterations to house (revised scheme to planning permission number 63/2015/15787), 95 Greatwood Avenue, Skipton – Approval.

63/2016/17665 Construction of first floor balcony over rear yard. Formation of glazed door in east elevation, 10 Hirds Yard, Skipton – Refusal.

63/2017/17716 Two storey side and single storey side extension with loft conversion and internal alterations, 20 Regent Drive, Skipton – Approval.

63/2016/17627 Single storey rear extension to provide enlarged kitchen and dining room, 268 Moorview Way, Skipton – Approval.

63/2016/17685 Prior Notification for demolition of recycling shed, Craven District Council, Engine Shed Lane, Skipton – Prior approval not required.

63/2017/17751 Discharge of Condition no. 3 of listed building consent referenced 63/2016/17119 - details to be submitted prior to re-pointing, Skipton Town Hall, High Street, Skipton – Conditional approval.

63/2016/17582 Change of use of ground storey from A4 use to opticians, and associated external alterations, 30 Newmarket Street, Skipton – Conditional approval.

65/2016/17681 Full planning permission for material amendments to previous planning approval 65/2012/13066 for re-design of side extension, land adjacent to 2 Stirton Lane, Stirton – Conditional

approval.

b. Applications

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

Permission Granted

08/2016/17619 Alterations and extension to dwelling, Rose Cottage, Wenning Avenue, High Bentham. In moving approval of this application contrary to officer recommendation, the proposer expressed the view that he did not find the extension harmful because of the existing relationship between Rose Cottage and the neighbouring attached property, and that it would actually enhance the property as opposed to detracting, providing enhanced living accommodation.

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 has not proved possible to negotiate an acceptable scheme in this instance (*) (SV)

63/2016/17667 Proposed reconfiguration of soft landscaping and parking area to the north entrance of Skipton Building Society to replace 17 no. existing parking spaces with 54 no. new spaces. removal of 5 no. existing trees identified as T14, T18, T19, T20 and T21. New tree planting and soft landscaping, Skipton Building Society, The Bailey, 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 drawing numbers P(000)001; P(000)102 and P(000)103, received by the Local Planning Authority on 19th December 2016, and drawing numbers P(000)004RevC; LS1530D08RevP1 and MR16-098/101RevB, received on 27th January 2017.
The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.
3. The new retaining wall shall be faced using natural stone which shall match in type, colour, texture and course depth the stone used in the construction of the external walls of the host building.
4. The new guard rails shall be colour coated/stove enamelled black before they are first installed, unless otherwise agreed in writing by the Local Planning Authority, and shall thereafter be satisfactorily retained at all times.
5. All areas to be used by vehicles shall be surfaced, sealed, drained and laid out in accordance with the details shown on the approved drawings before the new parking area is first brought into use. These areas shall thereafter be retained at all times solely for the parking and turning of vehicles in conjunction with the Building Society Headquarters and in order to allow vehicles access to and from the site.
6. The landscaping details shown on the approved drawings shall be implemented in the first planting season following the substantial completion of the development unless otherwise agreed in writing by the Local Planning Authority. The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include for the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously

diseased or dies, by the same species or different species, and shall be agreed in writing by the Local Planning Authority. The replacement tree or shrub must be of similar size to that originally planted.

7. Before any equipment, machinery or materials are brought on to the site for the purposes of the development hereby approved, fencing shall be erected in accordance with BS5837:2012 'Trees in Relation to Construction' around all trees to be retained. The fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made.

8. All excavation works to be undertaken around tree roots shall be carried out using hand tools.

Informative : The Building Society premises are currently the subject of a Green Travel Plan which is required to be reviewed on an annual basis. The next review is due this April. For further information about this please contact the Planning Service on (01756) 706453.

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 negotiated with the applicants to secure a satisfactory amended scheme. (*)

Delegated Authority

62/2016/17447 Outline planning application for the erection of circa 16 dwellings and associated access, land south of Ingfield Lane and west of Brockhole Lane, Settle – the Strategic Manager for Planning and Regeneration was authorised to approve this application subject to the conditions listed below, and to the applicant first signing a Section 106 Planning Obligation to address the provision of 40% affordable housing, and the provision and timetable for the delivery of off-site open space provision

Summary of Conditions

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

1. Approval of the details of the appearance, landscaping, layout and scale of the development (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.
2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the appearance, layout and scale of any buildings to be erected and the landscaping of the site, shall be submitted in writing to the local planning authority for approval, and shall be carried out as approved.
3. An application for approval of the reserved matters shall be made to the local planning authority before the expiry of three years from the date of this permission. All applications for the approval of reserved matters for the outline area shall be made to the local planning authority before the expiry of five years from the date of this permission.
4. The development shall be begun before the expiry of two years from the date of approval of the last of the reserved matters.

B. Condition to specify the approved plans and supporting documents:

5. The development hereby permitted shall not be carried out otherwise than wholly in accordance with the following plans and supporting documents received by the local planning authority on 12th October 2016:

- GA_00
- GA_01
- Planning Statement
- Design and Access Statement
- Flood Risk Assessment
- Ecological Appraisal

The development shall be completed in accordance with the approved plans and supporting documents 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.

C. Pre-commencement conditions:

6. 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 A1.

c. Any gates or barriers shall be erected a minimum distance of 5 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.

d. That part of the access(es) extending 5 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1/20.

e. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority, and maintained thereafter to prevent such discharges.

f. The final surfacing of any private access within 5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

g. Provision of tactile paving in accordance with the current Government guidance. All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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.

7. 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.

8. No development shall commence, with the exception of investigative works or the depositing of materials on site, until the following drawings and details have been submitted to and approved in writing by the local planning authority, in consultation with the highways authority where appropriate:

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
- 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, save that minor variations may be agreed in writing by the Local Planning Authority.

Informative: In imposing the above condition 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 drawings agreed with the Local Highway Authority must be approved in writing by the Local Planning Authority for the purpose of discharging this condition.

9. No development shall commence until a detailed design and associated management and maintenance plan for surface water drainage 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 details to be submitted shall 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 details 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). The approved design and plan shall be implemented prior to completion and be retained thereafter.

10. No development shall commence until details of the proposed means of disposal of foul water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority (in consultation with United Utilities). The approved details shall be implemented and retained thereafter.

11. No development shall commence until a Landscape Management Plan, indicating long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (other than any privately owned residential gardens) has been submitted to, and approved in writing by, the Local Planning Authority. The Landscape Management Plan shall be adhered to at all times thereafter.

D. Other conditions:

12. No building shall be constructed until details and samples of all materials to be used in the external elevations (including roofs) of all buildings to be constructed have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include details of the stone to be used (including the colour and method of pointing and coursing) where it has been agreed to construct using this material. Such details as approved shall be implemented in full and retained thereafter.

13. Prior to the first installation of any external lighting details shall be submitted for the written approval of the Local Planning Authority and thereafter the development shall be carried out in accordance with the approved scheme.

14. No dwelling shall be occupied until the carriageway and any footway/footpath from which it gains access is constructed to base course 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.

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

16. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with the approved details.

17. No buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

18. The development hereby permitted shall only be carried out in accordance with the approved Flood Risk assessment.

19. No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawings. Once constructed these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any subsequent Order, no garage shall be converted into domestic accommodation without the granting of planning permission.

21. 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.

Informatives:

1. An explanation of the terms used above is available from the Highway Authority
2. Please note that this is an outline application and this permission therefore only relates to the principle of the development and the access being the matters applied for. Condition 5 above sets out the approved plans and documentation but it should be noted that the illustrative layouts and house plans contained within the supporting documentation are not approved details as part of this outline planning application.
3. All works (including any site clearance work) should take place outside of the main bird breeding season, which runs from 1st March to 30 September. If works during this period are unavoidable, there should first be an inspection by a qualified ecologist to check for the presence of nests, and if any nests are found, works should be delayed until the young have fledged.
4. Operating times for construction should be limited to:
 - 0730 to 1800 Monday to Friday
 - 0800 to 1300 Saturday
 - No Sunday or Bank Holiday working.
5. The applicant must ensure that access by the statutory utility provider to the wastewater pumping station adjacent to the north-west corner of the site is maintained at all times.

Discharge of Condition(s)

1. Notwithstanding the need to submit an application for the approval of reserved matters the developer should note that Condition Nos. 6, 7, 8, 9, 10, 11, 12 and 13 above will require a further application to be submitted to enable the District Council to formally discharge the conditions. In order to avoid unnecessary delays it is advisable for the developer to discuss the details required to discharge the conditions with any relevant statutory Authorities' (other than the Local Planning Authority) e.g. NYCC Highways, the Environment Agency etc. for comment and/or recommendations prior to their formal submission to the District Council for approval.
2. Please note 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.

Consideration Deferred

63/2016/17465 Residential development for 67 houses with associated off street parking, access roads and cycle circuit track, land at Carleton Road, Skipton – to enable the attendance of a representative of the Highway Authority to respond to concerns in respect of the cumulative traffic impact of this and other proposed developments in the vicinity -Wyvern Park - and the relationship between this development and highway improvements associated with the Wyvern Park proposal, namely, the proposed mini roundabout to be provided in Carleton Road connecting Carleton Road via a link road to the A629. (*)

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

(SV indicates site visit.)

PL.822

PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 1st to 28th February 2017.

PL.823

PROBITY IN PLANNING

The Deputy Monitoring Officer submitted a report informing the Committee of planned work to be carried out by the Standards Committee in updating the Council's Planning Code of Practice and its relationship with the Members' Code of Conduct.

The Code of Practice had been last updated in November 2013 and Members were invited to contact the Deputy Monitoring Officer with any issues they would like to see included in the revised document. Any comments received would be fed into Standards Committee's deliberations.

Resolved – That the report is noted.

Minutes for Decision

- None -

Chairman.