

**PLANNING COMMITTEE**

16<sup>th</sup> January 2017

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

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

Ward Representative : Councillor Whitaker (Applications 63/2016/17312 and 63/2016/17497).

An apology for absence was received from Councillor Baxandall.

Start: 1.35pm

Finish: 3.02pm

The minutes of the Committee's meeting held on 16<sup>th</sup> December 2016 were confirmed and signed by the Chairman.

**Minutes for Report**

PL.814

**PUBLIC PARTICIPATION**

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

Application 63/2016/17312 : Councillor P Whitaker (for Skipton Town Council)  
: Mrs L Allison (for the applicant)  
Application 22/2016/17241 : Mr W Cartwright (for the applicant)  
Application 63/2016/17497 : Councillor P Whitaker (for Skipton Town Council)  
: Mrs K Giwa (for the applicant)

PL.815

**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

08/2016/17506 Application to discharge condition no 6 of previously approved application (08/2015/16136), Bentham Golf Club, Robin Lane, High Bentham – Conditional approval.

15/2016/17509 Construction of a garage (resubmission of withdrawn application referenced 15/2015/16388), Longber Barn, Burton in Lonsdale – Approval.

18/2016/17527 Application for listed building consent for proposed conservatory extension to south elevation, Crooklands, Old Road (west), Ingleton – Conditional approval.

31/2016/17479 Erection of agricultural building, Paley Green Farm, Paley Green Lane, Giggleswick – Conditional approval.

31/2016/17502 Change of use of the former Caretakers' bungalow into a clubhouse and changing

facilities for a junior football club Former Caretakers Bungalow, Settle Middle School, Kendal Road, Giggleswick – Conditional approval.

31/2016/17070 Application for listed building consent for the re-roofing of property to re-use existing blue slates and replace existing defective stone slates to rear roof slopes with matching blue slates, Brookside, Giggleswick School, Craven Bank Lane, Giggleswick – Conditional approval.

42/2016/17504 Retrospective application for erection of a car canopy, 4 Ashton Court, Hellifield – Approval.

45/2016/17646 Application to discharge Condition No 9 of original planning consent reference 45/2012/13173, former middle school, Laundry Lane, Ingleton – Conditional approval.

45/2016/17536 Demolition of existing conservatory incorporating small porch to adjoining property Tower House. Erection of living/kitchen extension incorporating larger porch to Tower House (single storey). Installation of 2 No first floor windows to replace existing glazing in flying freehold at rear of Storrs Hall Bungalow and above proposed extension, Storrs Hall, Hawes Road, Ingleton – Approval.

45/2016/17519 Double storey extension, Kirksteads, Warth Lane to Nutgill Lane, Ingleton – Approval.

49/2016/17426 Application to remove condition no. 3 of planning permission 5/49/80 relating to the occupancy restriction, Gasker, Lawkland – Conditional approval.

59/2016/17388 Construction of 2 no holiday cottages located on the site of approved stable block forming part of approval 59/2014/14909 which is to be retracted Holly Dene Farm, Hollin Hall, Rathmell – Conditional approval.

62/2016/17530 Construction of canopy over principal entrance door, 21 Brockhole View, Settle – Approval.

62/2016/17463 Change of use of retail area into café, 3 Peaks Cycles, Market Place, Settle – Conditional approval.

62/2016/17532 Replacement of existing timber windows with ew UPVC double glazed windows, alteration of existing door and side light to install new UPVC double glazed window and addition of 2 new UPVC double glazed windows, Castlebergh Cottage, Well Hill, Castlebergh Lane, Settle – Approval.

62/2016/17478 Application for advertisement consent for 2 no. illuminated fascia logo - signs A, B; 11 no. non-illuminated wall mounted aluminium panels - signs C, D, E, F, G1, G2, H, I, M1, M2, M3; 2 no. non-illuminated double sided post mounted aluminium panels - signs J, L; 2 x internally illuminated totem's panels (replaced) - signs N1, N2 Co-op Petrol Station, 9 Church Street, Settle – Conditional approval.

62/2016/17507 Application to discharge condition no. 13 of planning approval referenced 62/2015/15570 Former Settle Police Station, Duke Street, Settle – Conditional approval.

72/2016/17370 Conversion of the loft to form an additional bedroom and construction of an adjoined garage, Hodge Hill Farm, Lower Mere Syke Plantation to Higher Mere Syke, Wigglesworth – Approval.

72/2016/17355 Change of use of land from agricultural to tourism and installation of 1 no wooden camping pod, Bramble Bank Lodge, Crow Trees, Wigglesworth – Refusal.

South Craven Area

11/2016/17482 Installation of external flue, Meadowside, Ings Lane, Low Bradley – Approval.

17/2016/17560 Construction of 4 no. houses and garages (resubmission of previously withdrawn application referenced 17/2015/16428), Park Lane, Carleton – Conditional approval.

17/2016/17486 Change of use to include ground floor workshop into holiday let accommodation. Unit No. 2 of previously approved application reference 17/2016/16725, Poppy Cottage, Carla Beck Lane, Carleton – Conditional approval.

17/2016/17373 Variation of conditions 2 and 3 of planning approval 17/2010/10923 to amend the external materials of the extension from stone to render, with a stone plinth beneath, Swallow House, Carla Beck Lane, Carleton – Conditional approval.

21/2016/17028 Erection of four dwellings with off street parking, St John's Church Site, Main Street, Cononley – Conditional approval.

22/2016/17469 Proposed single storey extension, insertion of roof lights and installation of solar panels, Bloomsberry Meadow, 14 Park Lane, Cowling – Approval.

22/2016/17349 Application to discharge condition Nos 3, 4, 6, 8 and 12 of original planning consent 22/2016/16999, Ling Moor, Keighley Road, Cowling – Conditional approval.

22/2016/16780 Discharge of condition no's 3, 4 and 5 of previously approved application referenced 22/2015/16431, land off Acre Road, Cowling – Conditional approval.

25/2016/17520 Application to discharge condition no. 6 of original planning permission 25/2014/14545, Brookbank Industries Ltd, Station Yard, Elslack – Conditional approval.

32/2016/17421 Application for advertising consent for 1 No. illuminated fascia logo only, 3 No externally illuminated fascias, 2 No internally illuminated logos, 10 No. non-illuminated wall mounted aluminium panels, 5 No. non-illuminated post mounted aluminium panels, 2 No. internally illuminated totems, Petrol Station, Station Road, Cross Hills – Conditional approval.

53/2016/17448 Application to vary condition 5 of original planning consent reference 5/53/149/B, Beeches Barn, Dale End, Lothersdale – Conditional approval.

53/2016/17476 Single storey replacement porch extension with roof terrace, Hunters Lodge, East Hainslack, Hawshaw Road, Lothersdale – Approval.

53/2016/17522 Proposed external works adjacent to existing barn conversion to rectify existing flooding problem, Leys Barn, Leys Lane, Glusburn – Approval.

56/2016/17314 Application for non-material amendment to original planning consent reference 56/2016/16944 for adjustment to the position of the garage to allow a window (existing opening) to the kitchen to overlook the parking area, Stainton House, West Marton – Conditional approval.

66/2016/17392 Two storey extension to the existing detached house, 8 Bridge Road, Sutton-in-Craven – Approval.

66/2016/17525 Application for listed building consent to extend size of bathroom by moving an internal stud wall, 10 West Lane, Sutton-in-Craven – Conditional approval.

Skipton Area

19/2016/17443 Retrospective application for a 4 bay dog kennel to house dogs associated with

game keeping duties, Hill Top Farm House, Coniston Cold – Conditional approval.

19/2016/17424 Retention of log cabin for Coniston 4 X 4 experience, and use of land for off road driver training at Coniston Cold. Land at Coniston Cold, Coniston Cold – Conditional approval.

26/2016/17543 Discharge of remaining part of Condition 3 of planning permission 26/2015/16074, land adjacent 19 Skipton Road, Embsay – Conditional approval.

63/2016/16838 Extension of existing soil bund and associated Landscaping, Whitelock Plant Ltd, Carleton Road, Skipton – Conditional approval.

63/2016/17359 Shed, 38 Willow Way, Skipton – Approval.

63/2016/17467 Retrospective application for single storey rear sunroom in place of previous conservatory, 21 Uplands, Skipton – Approval.

63/2016/17559 Proposed rear lean-to extension to increase size of existing kitchen and dining room, 58 Windsor Avenue, Skipton – Approval.

63/2016/17531 Proposed rear extension, formation of off street parking space and access ramp for mobility purposes, 3 Broughton Grove, Skipton – Approval.

63/2016/17495 Listed building consent to repair/replace first floor windows to front elevation like for like; Paint exterior to match existing; repair and clean gutters; repair roof by replacing missing tiles and refurbish the internal sales area, Clintons, 18 Sheep Street, Skipton – Conditional approval.

63/2016/17397 Application for advertisement consent for signage to northern elevation of the Pen-y-Ghent Building, Aireville Campus, Gargrave Road, Skipton – Conditional approval.

63/2016/17498 Application for advertisement consent to display 1no fascia sign and canopy, 4-6 High Street, Skipton – Conditional approval.

63/2016/17474 Prior approval notification for change of use of former sandwich shop into a traditional Spanish tapas restaurant 7 Court Lane, Skipton – Prior approval granted.

63/2016/17278 Application to discharge condition no. 2 of original planning consent reference 63/2014/14688, land bounded by A65, White Hills Lane and Raikes Road, Skipton – Conditional approval.

63/2016/17451 Application to discharge condition no's 3, 5 and 6 on previously approved application referenced 63/2015/16411, 33 Coach Street, Skipton – Conditional approval.

63/2016/17491 Application to discharge condition no. 7 of original planning approval 63/2015/15646, 11 Shortbank Road, Skipton – Conditional approval.

65/2016/17437 As built alterations to approved application reference 65/2012/12605, Thorlby's Cross, Gargrave – Conditional approval.

## **b. Applications**

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

### **Permission Granted**

**22/2016/17241 Demolition of a large reservoir and conversion of a smaller reservoir into a house, Reedshaw Farm, Reedshaw Lane, Cowling.**

Summary of Conditions

1. The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission

2. The approved plans comprise plan numbers; 2442 001A, 2442 002AB and 244 003A received by the Local Planning Authority on the 8<sup>th</sup> November 2016, and 2442 004 and 2442 005 received by the Local Planning Authority on 26<sup>th</sup> August 2016. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

3. Prior to the commencement of any works to infill the large reservoir, or any works to remove the banking around the large reservoir, a method statement shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include a schedule and order of works for the development (including the infilling of the reservoir, regrading of land, construction of the dwellinghouse and the roofing of the dwellinghouse and regarded land) and details of the materials to be used to infill reservoir (type, quantity and source). Development shall not be carried out other than in full accordance with the approved method statement.

4. The development shall not be occupied until full details of landscaping of the site, included but not limited to the roof of the dwellinghouse, and in relation to the water pumping stations, have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest.

The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of 10 years to the satisfaction of the local planning authority. This maintenance shall include the replacement of any section of grass or sedum, or 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. Any replacement tree or shrub must be of a similar size to that originally planted.

5. The development hereby permitted shall not be occupied until full and complete details of the following aspects of the development proposal have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details except where conditions attached to this planning permission indicate otherwise. Those details requiring prior approval are:-

- a. All external walling materials to the dwelling house
- b. All external windows, doors and garage doors (including materials, colour and finish)
- c. Boundary treatments and hard landscaping/paving

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no development consisting of the enlargement, improvement or other alteration of the dwellinghouse, nor the erection of any garages or ancillary buildings, nor the erection of boundary walls or fences, shall be carried out without the prior written permission of the Local Planning Authority.

7. The development shall not be carried out other than in accordance with the recommendations set out on page 8 of document 'Preliminary Risk Assessment (Desk Study)' undertaken by 'Worms Eye' dated 26<sup>th</sup> September 2016.

8. Should investigations required by condition 7 above, or development, find any contamination the Local Planning Authority shall be notified in writing immediately. Where requested by the Local Planning Authority, a remediation strategy shall be submitted to, and approved in writing by, the Local Planning Authority. The approved remediation measures shall be implemented in

accordance with the timescales in the approved by, the Local Planning Authority. The site shall not be brought into use until such time as all the validation data has been approved in writing by the Local Planning Authority at the agreed timescales. The Remediation Strategy and Validation Report shall be prepared in accordance with current best practice.

9. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

a. The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.

b. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.

c. Any gates or barriers shall be erected a minimum distance of 4.5 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.

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

e. The final surfacing of any private access within 4.5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

Informative : You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the 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.

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

#### Informatives

1. No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of Way team at County Hall, Northallerton via [paths@northyorks.gov.uk](mailto:paths@northyorks.gov.uk) to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

2. The hours of operation during the construction phase of the development and delivery of materials and equipment to the site and associated with the construction of the development hereby permitted should be limited to 0730 hours to 1800 hours on Mondays to Fridays and 0730 hours to 1300 hours on Saturday. No work should take place on Sundays or Bank/Public Holidays.

3. The applicant is advised that before importation of topsoil, details of the supplier and confirmation of the source(s) of any soil materials should be submitted to the Council's Environmental Health Team for approval. The soil should be free from metals, plastics, wood,

glass, tarmac, paper and odours associated with contaminated soils as specified in BS 3882:2007 – Specification for Topsoil and requirements of use.

#### Discharge of Condition(s)

1. The developer should note that Condition No 9 above will require a further application to be submitted to enable the District Council to formally discharge the condition. In order to avoid unnecessary delays it is advisable for the developer to discuss the details required to discharge the condition with any relevant statutory Authorities' (other than the Local Planning Authority) e.g. NYCC Highways, the Environment Agency etc. for comment and/or recommendations prior to their formal submission to the District Council for approval
2. With regard to Condition No's. 3, 4 and 5 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: -

- requested amended design approaches and 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. (\*)

#### **63/2016/17312 Outline application for the erection of up to 20 dwellings, all matters reserved with the exception of highways, Clay Hall, Broughton Road, Skipton.**

#### Summary of Conditions

1. No development shall commence until approval of the details of the layout, appearance of the building(s), the landscaping/boundary treatments, and the scale of development (hereinafter called "the reserved matters") has been obtained from the local planning authority in writing. An application for the approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission. The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
2. The approved plans comprise Drawing No's 003/002/01 – Location Plan received by Craven District Council on the 2nd September 2016 and 003/002/07 – Proposed site entrance received by Craven District Council on the 2<sup>nd</sup> September 2016. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.
3. The details submitted in accordance with condition 1 shall include all building facing materials and finishes; surface material finishes for the highways, footpaths, private drives and all other hard surfaces; screen walls, fences and other means of enclosure; existing and proposed ground levels, proposed finished floor levels and building heights.
4. The development shall not begin until a scheme for the provision of affordable housing has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme. Affordable housing shall meet

the definition of affordable housing in the NPPF or any future guidance that replaces it. The scheme shall include:

- a. the numbers, type, tenure and location on the site of the affordable housing provision to be made, which shall consist of not less than 40% of housing units unless otherwise agreed with the Local Planning Authority following an assessment of financial viability.
- b. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- c. the arrangements for the transfer of the affordable housing to an affordable housing provider (or the management of the affordable housing) (if no Registered Provider involved);
- d. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- e. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced; or
- f. details of an equivalent affordable housing contribution to be provided in lieu of affordable housing on site and the means by which such a contribution shall be provided (alternatively, this may be a contribution that is to be provided partly on site and partly in lieu).

5. No development shall take place until either:

Full details of public open space to serve the development in accordance with Saved Policy SRC2 of the Craven District (Outside the Yorkshire Dales National Park) Local Plan and paragraph 73 of the NPPF have been submitted to and approved in writing by the Local Planning Authority and agreement has been reached with the Local Planning Authority as to the provision of the same and its subsequent management and maintenance; or  
Alternative arrangements for the provision of open space, recreation and sports facilities have been secured and approved in writing by the Local Planning Authority.

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

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

8. Prior to construction, details of the proposed foundations, excavations and works method statement are submitted to the LPA for approval in order to determine the impact of the works on the structural integrity of the Leeds and Liverpool Canal.

9. The applicant should ensure that any topsoil brought on site is free from metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils as specified in BS 3882: 2007 - Specification for Topsoil and requirements for use. At the request of the Local Planning Authority, details of the supplier(s) and confirmation on the source(s) of any topsoil material should be supplied within 21 days of any request being received.



10. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works or the depositing of material on the site, until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

a. Detailed engineering drawings to a scale of not less than 1:250 and based upon an accurate survey showing:

- i. the proposed highway layout including the highway boundary
- ii. dimensions of any carriageway, cycleway, footway, and verges visibility splays
- iii. the proposed buildings and site layout, including levels
- iv. accesses and driveways
- v. drainage and sewerage system
- vi. lining and signing
- vii. traffic calming measures
- viii. 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:

- i. the existing ground level
- ii. the proposed road channel and centre line levels
- iii. full details of surface water drainage proposals.

c. Full highway construction details including:

- i. 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
- ii. when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
- iii. kerb and edging construction details
- iv. typical drainage construction details.

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

e. Details of all proposed street lighting.

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

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

h. A programme for completing the works. The development shall only be carried out in full compliance with the approved drawings and details unless agreed otherwise in writing by the Local Planning Authority with the Local Planning Authority in consultation with the Highway Authority.

11. No dwelling to which this planning permission relates shall be occupied until the carriageway and any footway/footpath from which it gains access is constructed to basecourse macadam level and/or block paved and kerbed and connected to the existing highway network with street lighting installed and in operation. The completion of all road works, including any phasing, shall be in accordance with a programme approved in writing with the Local Planning Authority in consultation with the Highway Authority before the first dwelling of the development is occupied.

12. There shall be no access or egress between the highway and the application site by any vehicles other than via the existing access with the public highway at A6069 Broughton Road

Skipton. The access shall be maintained in a safe manner which shall include the repair of any damage to the existing adopted highway occurring during construction.

13. There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.

14. 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 high way verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- c. Any gates or barriers shall be erected a minimum distance of 4.5 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- d. That part of the access(es) extending 4.5 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.
- e. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority, and maintained thereafter to prevent such discharges.
- f. The final surfacing of any private access within 4.5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- 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.

15. There shall be no movement by construction or other vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until that part of the access(es) extending 20 metres into the site from the carriageway of the existing highway has been made up and surfaced in accordance with the approved details and/or Standard Detail number A2 and the published Specification of the Highway Authority. All works shall accord with the approved details unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority. Any damage during use of the access until the completion of all the permanent works shall be repaired immediately.

16. No part of the development shall be brought into use until the existing access on to A6069 Broughton Road Skipton has been permanently closed off and the highway restored. These works shall be in accordance with details which have been approved in writing by the Local Planning Authority in consultation with the Highway Authority. No new access shall be created without the written approval of the Local Planning Authority in consultation with the Highway Authority.

Informative : These works shall include, where appropriate, replacing kerbs, footways, cycleways and verges to the proper line and level.

17. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 160 metres south easterly and 70 metres north westerly measured along both channel lines of the major road A6069 Broughton Road Skipton from a point measured 2 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

18. There shall be no access or egress by any vehicles between the highway or proposed highway (estate road) and the proposed vehicular access (except for the purposes of constructing the initial site access) until visibility splays providing clear visibility of 2 metres x 2 metres measured down each side of the access and the back edge of the footway of the major road have been provided. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

19. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

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

20. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas are available for use unless otherwise approved in writing by the Local Planning Authority. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Informative : The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

21. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

22. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

23. All doors and windows on elevations of the building(s) adjacent to the existing and/or proposed highway shall be constructed and installed such that from the level of the adjacent

highway for a height of 2.4 metres they do not open over the public highway and above 2.4 metres no part of an open door or window shall come within 0.5 metres of the carriageway. Any future replacement doors and windows shall also comply with this requirement.

24. 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.

25. No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase:

- a. the parking of vehicles of site operatives and visitors.
- b. loading and unloading of plant and materials.
- c. storage of plant and materials used in constructing the development.
- d. erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate.
- e. wheel washing facilities.
- f. measures to control the emission of dust and dirt during construction.
- g. a scheme for recycling/disposing of waste resulting from demolition and construction works.
- h. HGV routing to avoid the Skipton town centre.

#### Informatives

1. With regard to conditions above please note that it will be necessary to submit a formal application to discharge the conditions. Any samples of materials that require approval should be made available for inspection either on the site or another suitable location and not brought to or delivered to the Council Offices unless specific arrangements to do so have been made with the relevant planning case officer.

2. The applicant is advised that advice regarding permeable and porous hard surfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens' which can be accessed on the DCLG website ([www.communities.gov.uk](http://www.communities.gov.uk)) .

3. The applicant/developer is advised to contact Alan Daines (0113 200 5713) in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust".

4. In imposing conditions above relating to highways it is recommended that before a detailed planning submission is made a draft layout is produced for discussion between the applicant, the Local Planning Authority and the Highway Authority in order to avoid abortive work. The

agreed drawings must be approved in writing by the Local Planning Authority for the purpose of discharging this condition.

5. The hours of operation during construction phase of development and delivery of construction materials or equipment to the site and associate with the construction of the development hereby permitted should be limited to 0730 hours to 1800 hours on Monday to Fridays and 0730 hours to 1300 hours on Saturday. No work should take place on Sundays or Bank/Public Holidays.

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework. (\*)

**63/2016/17497 Change of use from mixed A1/A3 to mixed A1/A4 use, with associated internal and external alterations, 4-6 High Street, Skipton.**

Summary of Conditions

1. The development hereby approved shall be begun not later than the expiration of 3 years beginning with the date of this permission.
2. The development hereby permitted shall not be carried out other than wholly in accordance with drawings 1083-110C; 109B; 108B; 113B; 107C; 112B; 111D; received by Craven District Council on 8<sup>th</sup> December 2016 and drawings 116A and 115A received by Craven District Council on the 24<sup>th</sup> October 2016.
3. The applicant shall ensure that the noise mitigation measures and recommendations identified in the Noise Impact Assessment undertaken by Clement Acoustics dated 6 October 2016 are adhered to. Details of the acoustic screen shall be submitted for the written approval of the Local Planning Authority and thereafter installed and retained prior to the first use of the development hereby approved.

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. (\*)

**63/2016/17499 Listed building consent for change of use from mixed A1/A3 to mixed A1/A4 use, with associated internal and external alterations, 4-6 High Street, Skipton.**

Summary of Conditions

1. Works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of the decision notice.
2. The development hereby permitted shall not be carried out other than wholly in accordance with drawings 1083-110C; 109B; 108B; 113B; 107C; 112B; 111D; received by Craven District Council on 8<sup>th</sup> December 2016 and drawings 116A and 115A received by Craven District Council on the 24<sup>th</sup> October 2016.

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.)

PL.816

**PLANNING ENFORCEMENT**

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 1<sup>st</sup> to 31<sup>st</sup> December 2016.

**Minutes for Decision**

- None -

Chairman.