

## **PLANNING COMMITTEE**

31<sup>st</sup> August 2016

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

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

An apology for absence was received from Councillor Heseltine.

Start: 1.35pm

Finish: 5.05pm

Councillor Harbron left the meeting at 4.28pm

Councillor Place left the meeting at 4.28pm

Councillor Lis left the meeting at 4.28pm, returning at 4.37pm.

The minutes of the Committee's meeting held on 1<sup>st</sup> August 2016 were confirmed and signed by the Chairman.

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

### **Minutes for Report**

PL.801

#### **PUBLIC PARTICIPATION**

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

Application 45/2016/16839 : Mr P Weaire (for Ingleton Parish Council)

: Mrs Hilton (objector / for objectors)

Application 63/2016/16856 : Mr W Cartwright (for objectors)

: Mrs V Chandler (applicant)

Application 73/2016/17005 : Mr T Sharp (for Kildwick Parish Meeting)

: Dr R Dobbins (objector)

: Ms Odekunle (for the applicant)

Application 45/2016/17013 : Mr P Weaire (for Ingleton Parish Council)

: Mrs D Foley (objector / for objectors)

Application 59/2016/17064 : Mr F Shaw (for the applicant)

PL.802

#### **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

31/2016/16963 Proposed rear extension, Rathside, Four Lane Ends, Station Road, Giggleswick – Conditional approval.

31/2016/17078 Revised description: listed building consent to strip, re-cover and roof using reclaimed stone slates, re-point chimneys and add cowls; replace rotten or infested roof timbers;

replace lead covering to flat roof area over staircase with sandstone slates; replace or renovate rainwater goods, Sutcliffe House, Belle Hill, Giggleswick – Conditional approval.

42/2016/16923 To replace the twin patio doors at the rear of the property with a single door and side window and build up the remaining area with stone work, 21 Newton Way, Hellifield – Conditional approval.

49/2016/17076 Installation of wind turbine (and associated infrastructure for micro-generation of renewable energy at Higher Blaithwaite Barn, land at Higher Blaithwaite Barn, Giggleswick – Conditional approval.

49/2016/16910 Proposed change of use of land to provide 12 touring caravans and motorhome pitches and the change of use of adjoining land for the erection of tents, toilet and shower block, Orcaber Farm, Orcaber Lane, Austwick – Conditional approval.

49/2016/17030 Single storey extension to provide sunroom, Howith Croft, Garnet Brow Lane to Stackhouse Lane, Austwick – Conditional approval.

49/2016/17115 Screening application for installation of wind turbine (and associated infrastructure for micro-generation of renewable energy at Higher Blaithwaite Barn, land at Higher Blaithwaite Barn, Giggleswick – Environmental statement not required.

59/2016/17046 Proposed four bedroom dwelling with detached garage, Hesley Cottage, Old Oliver Lane, Rathmell – Application withdrawn.

59/2016/17117 Replace all (16) wooden windows and 2 doors, Lile House, 9 Gooselands, Rathmell – Conditional approval.

62/2016/16997 Application to remove existing clay ridge tiles and replace with dry ridge system, Sheepleas, off Duke Street, Settle – Approval.

62/2016/17027 Proposed Waiting Shelter, Settle Railway Station, Station Road, Settle – Conditional approval.

62/2016/17125 To replace all the existing wood-framed double-glazed units with UPVC triple-glazed units (not including the conservatory), Sheepleas, Duke Street, Settle – Conditional approval.

62/2016/17079 Erection of satellite dish 9 Victoria Street, Settle – Permission not required.

62/2016/17063 Application for listed building consent for cleaning of the East (front) elevation (including the supporting outer pilasters and an inner pair of columns at the ground floor entrance), 4 Linton Court, Duke Street, Settle – Refusal.

62/2016/17104 Pitched roof single storey extension to the rear east elevation to form a garden sunroom, measuring 6.0m beyond rear wall; 3.6m in height from ground level; 2.4m in height to eaves from ground level 1 Branwell Court, Settle – Prior approval not required.

62/2016/16969 Application to discharge condition Nos 3, 4, 6, 9, 10, 11, 12, 13 and 17 of original planning consent reference 62/2015/16101, and adjacent Marshfield House, Kirkgate, Settle – Split decision.

#### South Craven Area

11/2016/17127 Non-material amendment to original planning consent reference 11/2014/14256 for the addition of 3 No car parking bays to previously approved car parking layout, A C W A House, Unit 9 Acorn Business Park, Airedale Business Centre, Skipton – Conditional approval.

11/2016/17016 Listed building consent to replace roof, remove cement mortar in walls and chimney and re point with lime mortar, replace wooden windows in stone mullions with lead frames, replace (non-mullion) windows with similar hardwood frames and replace rainwater gutters and downpipes, Old Hall Farm, High Bradley Lane, High Bradley – Conditional approval.

17/2016/16989 Variation of condition no 3 of previously approved application (17/2015/15411) to change timber windows to UPVC, Carla Beck Barn, off Carla Beck Lane, Carleton – Conditional approval.

17/2016/16952 Extension to form sun room on west elevation, Coach House Residential Home, Carla Beck Lane, Carleton – Refusal.

21/2016/17088 Proposed detached garage, Woodlands, Nethergill Lane, Cononley – Conditional approval.

21/2016/17024 Application to discharge condition no's 4, 5, 6, 8 and 9 of original planning consent reference 21/2016/16735, Royd House Farm, Lingah Hill, Cononley – Conditional approval.

22/2016/17112 Confirmation of compliance of conditions of on original planning permission referenced 5/22/413 10-18 (even), 19-21 (inclusive) and 23-29 (odd), Springwell Close, Cowling – Compliance decision issued.

22/2016/17084 Single storey rear extension, 3 Craven Court, Cowling – Approval.

28/2016/17010 Formation of single storey lean to extension to side Holme Lea, Grange Road to The Harbour, Farnhill – Conditional approval.

32/2016/17004 Application to discharge condition no's 3 and 5 of previously approved application 32/2015/16498 Brigg Mount Printing Works, Park Road, Cross Hills – Conditional approval.

32/2016/17062 Variation of condition no. 3 of planning approval 5/32/346/A to extend the closing hours from 22:00 to 22:30, Tam's Cantonese Cuisine Limited, 13 Main Street, Cross Hills – Conditional approval.

32/2016/16668 Demolition of existing buildings. 3 storey extension comprising 5 no. 2 bed self contained flats. Alterations to ground floor to form 4 no. shop units, alterations to first floor extension at roof level to rear to form 7 no. 2 bed self-contained flats, new vehicular and pedestrian access and provision of 13 car parking spaces, 19 - 25 Main Street, Cross Hills – Application withdrawn.

32/2016/16948 Proposed 2 no. holiday cottages and alterations to existing house, Brigg Field Farm, Lothersdale Road, Glusburn – Conditional approval.

53/2016/17057 Outline permission for construction of an agricultural workers dwelling to serve Broom House Farm. (Approval of principle, access and layout) Broom House Farm, Bleara Road, Earby – Conditional approval.

56/2016/16950 Proposed alterations to existing ancillary building, including increase in height of roof by 1.2m, to create a new 2 bedroom self-contained two storey house storage/utility building, Marton House, Church Lane, East Marton – Conditional approval.

56/2016/17090 Proposed sun lounge, 1 Lower Crickle Barn, Ingthorpe Lane to Edmondsons Lane, East Marton – Approval.

56/2016/17091 Retrospective planning application for pigeon loft, Bale View, 10 Gisburn Road, West Marton – Conditional approval.

66/2016/17073 Conservatory, measuring 4.160m beyond the rear wall; 3.305m in height from ground level; 2.130m in height to eaves from ground level Ayden Farm, Four Lane Ends to Pole Stoop, Sutton-in-Craven – Prior approval not required.

69/2016/16995 Variation of condition no 3 of previously approved application reference (5/69/111) so that the occupancy of the dwelling is not restricted to the management of the holding, Town Hill Laithe Farm, Cam Lane, Thornton in Craven – Conditional approval.

69/2016/16888 Construction of detached garage and car port with office above, Rockwood, Cam Lane, Thornton in Craven – Conditional approval.

73/2016/17035 Make amendments to C17 Grange Hall and to re-connect C15 hall into Grange Hall Cottage and to amend C17 home (from a 4 bed to a 3 bed home), Grange Hall and Grange Hall Cottage, Kildwick Grange, Skipton Road, Kildwick – Approval.

73/2016/17040 Listed building consent for incorporation of original Grange Hall south rooms (first and ground floor) into Grange Hall Cottage to re-establish as one unit (home) the original C15 hall. Make minor amendments to C17 Grange Hall segment of the complex into a 3 bedroom hall (from the existing 4 bed home) all aspects of listing (Grade II) to remain, Grange Hall and Grange Hall Cottage, Kildwick Grange, Skipton Road, Kildwick – Conditional approval.

#### Skipton Area

26/2016/17021 Application to discharge condition no 3 of previously approved application referenced (26/2016/16074), 19 Skipton Road, Embsay – Conditional approval.

30/2016/17018 Application for listed building consent to double glaze 4 windows to the front of the property, replace door and repair/replace stone surrounds and replace garage door with automatic roller door, Summer House, 3 Church Street, Gargrave – Conditional approval.

30/2016/17113 Application to discharge condition no. 3 of original planning permission referenced 30/2013/13747 for single dwelling, adjacent Old Hall Barn, West Street, Gargrave – Conditional approval.

63/2016/17036 Application to change the use of third floor from offices to residential apartment, High Street House, Newmarket Street, Skipton – Conditional approval.

63/2016/17083 Variation of condition no 2 of previously approved application 63/2014/15036 to allow a revision to the paving of the hardstandings, Greatwood Close, Greatwood Avenue, Skipton – Conditional approval.

63/2016/16988 Replace existing timber windows with PVC windows, 5 The Ginnel, Skipton – Conditional approval.

63/2016/17050 Front dormer window 9 Ruskin Avenue, Skipton – Approval.

63/2016/17086 Proposed alterations and demolition of outbuilding and external steps, 5 Otley Road, Skipton – Approval.

63/2016/16869 Resubmission of previously refused application (63/2015/15924) for alterations to existing driveway and garage and construction of rear kitchen extension, 17 Regent Crescent, Skipton – Conditional approval.

63/2016/17116 Application for listed building consent for proposed alterations and demolition of outbuilding and external steps, 5 Otley Road, Skipton – Conditional approval.

63/2016/16956 Application for non material amendment to original planning consent reference 63/2012/12901 for inclusion of timber gates (to match fence) to plots 41, 42, 43, 45 and 46 to southern boundary; change of fence type to south west corner; removal of boundary fence to short distance of west boundary, former Council Offices, Lambert Hills, Granville Street, Skipton – Conditional approval.

63/2016/16834 Non-material amendment for previously approved reference (63/2014/15306) for retention of showroom (as approved garage) as ancillary living accommodation for Plot 103, Plot 103 Elsey Croft Development, Moorview Way, Skipton – Conditional approval.

65/2016/17031 Proposed addition of 1 no. 0.6m dish together with ancillary development thereto, Thorlby House Lodge, Bog Lane to White Hills Lane, Stirton – Prior approval not required.

## **b. Applications**

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

### **Permission Granted**

**22/2016/17044 Variation of Condition no 2 of previously approved application 22/2015/16431 to revise the design of the dwellings, land off Acre Road, Cowling.**

#### Summary of Conditions

1. The approved plans comprise drawings 1324SPL/ARC/RSL01 Rev G, RFE01 REV A, RFE02 REV A and RFE03 REV A received by the Local Planning Authority on the 22 June 2016. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non- material amendment.
2. Unless otherwise approved in writing by the Local Planning Authority, the development shall be completed in accordance with details that have first been approved by the Local Planning Authority as meeting the requirements of conditions 4 and 5 of planning ref. 22/2015/16431.

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. (\*)

**59/2016/17064 Construction of 2 no. terrace dwellings with associated car parking, 3 Hesley Lane, Rathmell.**

#### Summary of Conditions

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

2. The approved plan comprises drawing No's

(02) 101 Rev E received by the Local Planning Authority on the 2nd August 2016.

(02) 102 Rev A received by the Local Planning Authority on the 2<sup>nd</sup> August 2016.

(02) 103 Rev A received by the Local Planning Authority on the 2<sup>nd</sup> August 2016.

(02) 003 Rev F received by the Local Planning Authority on the 10<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 first use of materials used in the external surfaces of the development hereby permitted full details/samples shall be supplied and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

4. No barge boards, fascia boards or soffit boards shall be used in the carrying out of the development hereby approved and the roof shall be slated verges.

5. The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellings.

6. The development shall not begin until full details of the existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in conformity with the approved details.

7. Notwithstanding the provisions of Classes A, B, C, D and E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any Order revoking and re-enacting that Order), there shall be no extension to the dwellings hereby permitted and no ancillary buildings or structures shall be erected within the curtilage of the dwellings without the prior grant of planning permission.

8. Foul and surface water shall be drained on separate systems.

9. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved details.

10. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and

b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

11. 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:

- The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- 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.
- 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.
- 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.

12. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 45 metres measured along both channel lines of the major road Hesley Lane Rathmell 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.

13. Notwithstanding the provision of any Town and Country Planning General Permitted Order 2015 or Order revoking or re-enacting that Order the areas shown on 134/01 (02) 003 Rev F for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

#### Informatives

1. 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.

2. 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.

3. A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999. The applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains or public sewers. It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offers a fully supported mapping service and we recommend the applicant contact our Property Searches Team on 03707 510101 to obtain maps of the site.

4. Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

5. 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)).

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

#### Discharge of Condition(s)

1. The developer should note that Condition No's 8 and 9 above will require a further application to be submitted to enable the District Council to formally discharge the conditions. In order to avoid unnecessary delays it is advisable for the developer to discuss the details required to discharge the conditions with any relevant statutory Authorities' (other than the Local Planning Authority) e.g. NYCC Highways, the Environment Agency etc. for comment and/or recommendations prior to their formal submission to the District Council for approval.

2. With regard to Condition No 3 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.
- requested amended design approaches. (\*)

**63/2016/17119 Application for listed building consent for removing, sorting/cleaning and refixing the existing stone and slate covering and making up any shortfall with reclaimed stone and slates to be fixed to rear pitches. the existing parapet gutter lining is to be stripped out and relined with new 18mm wbp plywood and code 5 lead to existing falls. existing fascias and rainwater goods to rear elevations are to be removed and new 113mm cast aluminium ogee guttering fixed to new softwood fascias to match existing. stone chimney stacks are to be raked out, capping and re-aligned, new lead soakers/falshings installed and re-pointed with lime mortar. stone copings to party parapet are to be removed, stone work repaired as necessary and copings rebed with lime mortar, Skipton Town Hall, High Street, Skipton.**

#### Summary of Conditions

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

2. The approved plans comprise Drawing No. CS/085760/02 and details contained within the submitted Design and Access Statement received by Craven District Council on 29<sup>th</sup> June 2016. The development hereby approved shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise.



3. Prior to the re-pointing of the building full details of the mortar shall be submitted to and agreed by, the Local Planning Authority. The development shall then be undertaken in accordance with the approved details.

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

**73/2016/17005 Demolition of existing dwelling, creation of 3 new dwellings and a replacement 5 bedroomed dwelling with double garage (resubmission of withdrawn application reference 73/2015/15882), Deep Spring, Grange Road, Farnhill.**

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 434/16/200, 434/16/201 and 434/16/202 (deleting reference to blue slate) received by the Local Planning Authority on the 26 May 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. No work shall commence on any external walling of the proposed dwellings until such time as a sample panel of walling, of at least 2m<sup>2</sup> area, showing the natural stone to be used, the method of coursing and the styles and colour of its pointing has been constructed on site and samples of the proposed roof slates has been inspected and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with those approved details.
4. All new windows and doors shall be of timber construction, set in a minimum external reveal of 100 mm and painted or stained throughout to the same colour specification, the precise colour of which shall have first been agreed in writing with the Local Planning Authority. Once installed the windows and doors shall be retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.
5. Details of the height, materials and precise position of the dry stone walls defining the curtilages and screening of the proposed parking areas shall be submitted for the written approval of the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details prior to the first occupation of the dwellings and retained in perpetuity.
6. Details of the proposed domestic bin stores including screening shall be submitted for the written approval of the Local Planning Authority and thereafter provided and retained in accordance with the approved details.
7. No external lighting of the site shall be erected on the site or affixed to the dwellings hereby approved without the prior written approval of the Local Planning Authority.
8. The site shall be developed with separate systems of drainage for foul and surface water on and off site.

9. No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balancing works and off -site works, have been submitted to and approved by the local planning authority.

10. Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.

11. 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 90 metres measured along both channel lines of the major road, Grange Road Kildwick, 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.

12. No development shall commence until details of the landscaping of the site including wherever possible the retention of existing trees and hedges 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 not less than 10 years to the satisfaction of the local planning authority. This maintenance shall include 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.

13. No development shall commence until a scheme indicating the type and distribution of all new trees to be provided within the site has been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented within 12 months of the date from when development on site first commenced (including site clearance). Any tree which is removed becomes seriously damaged, seriously diseased or dies within 5 years of planting must be replaced by a tree of the same species and be of a similar size to that originally planted.

14. Before any site activity is commenced in association with the development barrier fencing shall be erected around all existing trees on the site in compliance with BS 5837 (2012) Trees in Relation to Construction - Recommendations. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant or removal or addition of soil may take place. The fencing shall not be moved in part or wholly without the written agreement of the local planning authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.

#### Discharge of Condition(s)

1. The developer should note that Condition Nos. 3, 4, 5, 6, 9, 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. North Yorkshire County Council Highways, the Environment Agency etc. for comment and/or recommendations prior to their formal submission to the District Council for approval.

2. 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. (\*)

### **Delegated Authority**

**21/2016/16856 Construction of 2 no. linked houses, land adjacent to Pear Tree Farm, Meadow Lane, Cononley** – the Development Control Manager was authorised to approve this application subject to the conditions below and subject also to any additional necessary conditions to control highway safety matters.

#### 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 2633 Rev. B received by the Local Planning Authority on 17 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) 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.
4. Prior to the commencement of the construction of the dwellings hereby approved, the access and visibility splays shown on drawing 2633 Rev B shall be provided and thereafter retained free from obstruction. Thereafter the boundary wall shall be re-constructed to its current height, using the existing walling stone prior to the first occupation of the dwellings.
5. No construction of any external walls or roof shall commence until details of all the materials to be used on the external elevations have been submitted to, and approved in writing by, the Local Planning Authority. The development shall then be constructed in accordance with the approved details.
6. Details of foul and surface water drainage shall be submitted for the written approval of the Local Planning Authority and thereafter shall be developed and retained in accordance with the approved details.
7. No piped discharge of surface water from the application site shall take place until works to provide satisfactory outfall other than the local public sewerage for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

## Discharge of Condition(s)

1. The developer should note that Condition No 6 above will require a further application to be submitted to enable the District Council to formally discharge the conditions. In order to avoid unnecessary delays it is advisable for the developer to discuss the details required to discharge the conditions with any relevant statutory Authorities' (other than the Local Planning Authority) e.g. North Yorkshire County Council 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 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

- 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) (\*)

Note : Copies of written comments on the above application submitted by the ward representative Councillor Mulligan and by the Chairman of Cononley Parish Council had been circulated to Committee Members prior to and at the meeting.

### **Permission Refused**

**45/2016/16839 Outline planning sought for one three bedroomed property to rear of property with access now shown through Craven District Council car park (resubmission of previous application 45/2015/16450), 7 Uppergate, Ingleton** – the Development Control Manager to formulate appropriate reasons based on grounds that

- a. the proposed development is considered to be overdevelopment;
- b. adverse impact on the amenity of the neighbouring property, including garden area; and
- c. the proposed development will have a negative impact on the Ingleton Conservation Area, the Development Control Manager to incorporate within the wording of this reason the long linear nature of rear gardens which are a particular feature of the property's within this part of the Conservation Area.

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. (SV) (\*)

### **Consideration Deferred**

**45/2016/17013 Four self-build dwellings plots with associated off street parking, land off Main Street, Ingleton** – the applicant to be asked to submit a revised site layout which reduces the number of accesses necessary to serve the development. Note : During the course of the

Committee's discussion particular concern was expressed regarding the proposed accesses from Main Street.

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 committee site visit held.)

### **Minutes for Decision**

- None -

Chairman.