

PLANNING COMMITTEE

1st August 2016

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

Ward Representatives : Councillors Jaquin (for application 63/2016/16865) and Solloway (for application 63/2015/15503).

Officers – Solicitor, Principal Planning Officers (x2) and Committee Officer.

Apologies for absence were received from Councillors Harbron and Lis

Start: 1.35pm

Finish: 4.30pm

Councillor Ireton left the meeting at 3.35pm

The minutes of the Committee's meeting held on 4th July 2016 were confirmed and signed by the Chairman.

Minutes for Report

PL.798

PUBLIC PARTICIPATION

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

Application 63/2016/16865 : Mr G Findlay (objector / for objectors)

: Mr M Smith (for the applicant)

Application 63/2015/15503 : Ms S Overson (objector / for objectors)

: Ms V Sykes (on behalf of the applicant)

Application 45/2016/16839 : Mr J Clark (objector / for objectors)

PL.799

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

08/2016/16777 Construction of agricultural building, Hill Top Farm, Birkwith Lane to Hill Top, Low Bentham – Conditional approval.

08/2016/17095 Agricultural storage building (Prior Approval Application) Lane House Farm, Mewith Lane High Bentham – Prior approval not required.

15/2016/17001 Application to discharge condition no's 3 and 6 on original planning permission referenced 15/2013/13682 granted 16 August 2013, North House, 45 High Street, Burton in Lonsdale – Refusal.

15/2016/16790 Application to remove condition 7 of original planning permission referenced (5/15/128) and allow unrestricted occupancy of both properties, Sycamores and Beeches Cottage,

Barnoldswick Lane, Burton in Lonsdale – Refusal.

18/2016/16930 Construction of a two bedroomed detached bungalow with off street parking, Greenways, Newby, Clapham – Conditional approval.

18/2016/16972 New porch to front elevation, pergola over existing car hardstanding, new dormer and new skylight to rear flat roof, Old School House, Village Green, Clapham – Approval.

18/2016/16906 Application for advertisement consent for 1no Freestanding sign in carpark entrance and 1 no freestanding steel wire sculpture to replace existing totem sign Goat Gap Café, Henbusk Lane, Newby – Conditional approval.

31/2016/16935 Application for change of use of residential barn to B1 office use and extension to rear gravel driveway to improve off street parking, barn to the north of Barnstead, Stackhouse Lane, Giggleswick – Conditional approval.

31/2016/17058 Certificate of lawful development for existing conversion of agricultural barn to 2 bed dwelling (resubmission of withdrawn planning application referenced 31/2016/16699) Little (Leechfield) Barn, Back Lane, Giggleswick – Approval.

42/2016/16890 Single storey rear extension, 20 Midland Terrace, Station Road, Hellifield – 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.

42/2016/16973 Prior notification application for change of use from florist to café and tearoom, Ribbledene, Main Road, Hellifield – Prior approval not required.

42/2016/16953 Proposed two storey side extension and single storey rear extension, 42 Station Road, Hellifield – Approval.

45/2016/16816 Extend existing balcony, 2 The Old Tanyard, Bank Bottom, Ingleton – Refusal.

45/2016/16933 Single storey rear extension to form garden room, Storrs Cottage, High Street, Ingleton – Approval.

49/2016/16983 Agricultural building (Prior Notification) Gayclops Farm, Orcaber Lane, Austwick – Prior approval not required.

49/2016/16942 Replacement of wooden windows with upvc windows, Ravenshaw Barn, Ravenshaw, Austwick – Conditional approval.

62/2016/17007 Single storey extension to provide enlarged storage accommodation Unit A7 and Unit B5, Kirkgate Depot, Kirkgate, Settle – Conditional approval.

62/2016/16991 Application to amend condition no. 2 of planning approval referenced 62/2015/16460 granted 08 February 2016, Settle Cricket Club, Kirkgate – Conditional approval.

62/2016/16971 Replacement of UPVC windows with wooden windows, Craglands, High Hill Grove, Settle – Approval.

62/2016/16945 Alterations and extensions to rear outbuildings to extend kitchen, form shower room with WC and form store 2 The Ings, High Hill Grove Street, Settle – Approval.

62/2016/16925 Application for listed building consent for erection of commemorative plaque on

North elevation Sutcliffe Buildings, School Hill, Settle – Conditional approval.

South Craven Area

11/2016/16932 Demolition of existing house and shop and replacement with new house and shop Snaygill Boats of Skipton, Skipton Road, Low Bradley – Conditional approval.

11/2016/16919 Removal of existing 6ft x 4ft apex roof shed and replacement with new 10ft x 6ft pent roof shed, Meadowside, Ings Lane, Low Bradley – Approval.

11/2016/16929 Construct a new porch to main entry to dwelling, 1 Cross Lane Court, Bradley – Approval.

11/2016/16964 Application to discharge condition Nos 5, 7, 8 and 9 of original planning consent reference 11/2015/15984, Howgates Barn, Skipton Road, Bradley – Conditional approval.

17/2016/17000 Application for listed building consent for the replacement of all external door and window frames including replacing the missing stone mullions to the northern living room window, Grundy Farmhouse, West Road, Carleton – Conditional approval.

21/2016/17042 Single storey extension to rear to provide sitting room, measuring 4.5m beyond the rear wall; 3.44m in height from ground level; 2.53m in height to eaves from ground level, 42 Meadow Lane, Cononley – Prior approval not required.

21/2016/16664 Extension to convert ground floor conservatory into 2 storey extension to provide additional bedroom space to first floor and 2nd reception room to the ground floor, 5 Windle Lane, Cononley – Refusal.

22/2016/16887 Installation of external spiral staircase to rear elevation (resubmission of planning consent reference 22/2016/16521), 14 Laycock Fields, Cowling – Approval.

22/2016/16868 Application for modification of existing agricultural access track (resubmission of refused application referenced 22/2015/16422), land adjacent to Close Lane, Cowling – Refusal.

22/2016/16961 First floor extension above existing garage, 17 Bannister Walk, Cowling – Refusal.

22/2016/17033 Application to discharge condition no. 16 of original planning permission referenced 22/2013/13260 granted 09 April 2013, Lumb Ghyll, Carr Head Lane, Cowling – Conditional approval.

22/2016/17025 Non-material amendment application of previously approved application ref 22/2016/16779 for relocation of shower room window approximate 200mm, 20 Sun Street Cowling – Conditional approval.

22/2016/17026 Non-material amendment application of previously approved application reference 22/2015/15767 to amend the details of the porches, land at Dick Lane, Cowling – Conditional approval.

32/2016/16955 Part demolition of conservatory to plinth wall; construction of dining/garden room. New window opening to house gable wall, 4 Beckfield Close, Cross Hills – Approval.

32/2016/16857 Installation of new timber storage areas at the front of the store. New external coldrooms with timber hit and miss fencing around with a canopy over and new mechanical plant at the rear of the store with palisade fence and gates. Amendment to opening hours from 5.00am - 11.00pm to 4.00am to midnight, Co-op Petrol Cross Hills Service Station, Station Road, Cross Hills – Conditional approval.

32/2016/16535 Application for variation of Condition no. 7 of planning permission C5/32/2009/9787 which relates to the opening hours of the MUGA, all weather pitch and long jump pits (8.30am to 9pm - Monday to Friday and 10am to 2pm - weekends) previously approved under expired permission 32/2011/11838, South Craven School, Holme Lane, Cross Hills – Conditional approval.

32/2016/16758 Application to remove condition no. 4 of planning permission referenced 32/2014/14314 granted 01 April 2014 to allow the annexe to be occupied as an unrestricted dwelling, Binns Farm, Binns Lane, Glusburn – Refusal.

53/2016/16916 Construction of raised paved patio in existing Garden, 6 Rook Street, Lothersdale – Conditional approval.

53/2016/16921 Replacement of existing cess pool and septic tank installations, Lane Head Farm, Winter Gap Lane, Lothersdale – Conditional approval.

56/2016/16944 Change of use from agricultural building to a dwelling house with single storey extension to provide garage and covered storage, Stainton House, West Marton – 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.

66/2016/16934 Replacement sheep store New Bungalow, Salt Pie Farm, Albert Street, Sutton-in-Craven – Conditional approval.

66/2016/16939 Rebuilding of existing garage and farm store Cranberry Cottage, West Lane, Sutton-in-Craven – Conditional approval.

66/2016/17009 First floor extension of existing garage, The Red Barn, Bent Lane, Sutton-in-Craven – Conditional approval.

66/2016/16920 Proposed first floor bathroom extension, 26 Manse Way, Sutton-in-Craven – Refusal.

69/2016/16987 Two storey extension to gable wall and associated internal alterations, Higher Shed Laithe, Colne and Broughton Road, Thornton in Craven – Approval.

69/2016/17103 Agricultural storage building (Prior Approval Application) Stockbridge Laithe, Skipton Road, Thornton in Craven – Prior approval not required.

73/2016/16957 Application for advertisement consent for 1 no. post standing, non protruding aluminium sign, Peggy Wilson Playing Field, Priest Bank Road, Kildwick – Conditional approval.

73/2016/16782 Resubmission of previously withdrawn application referenced (73/2015/16495) for demolition of existing workshop, store and building materials storage area and the construction of a row of three residential properties with integrated garages, external parking areas and associated landscaping, Canal Wharfe Yard, Priest Bank Road, Kildwick – Conditional approval.

Skipton Area

19/2016/16914 Change of use of garage/store to ancillary residential accommodation (resubmission of previous application 19/2016/16726), Green Grove, Red Bridge to Church Close Farm, Bell Busk – Conditional approval.

19/2016/17023 Non-material amendment application of previously approved application 5/19/43A

for underpinning or replacement of existing foundations The Bungalow, Raven Flatt Farm, Bell Busk – Refusal.

26/2015/16502 Proposed barn conversion from agricultural to residential use including the rebuilding of a part of the original footprint of the barn, associated residential curtilage and new road access, Low Lane, Holme Lane to Halton East Quarries, Halton East – Conditional approval.

28/2016/17011 Crown reduce 4 no. Sycamore and 1 no. Beech by 4 metres. Crown lift 1 no. Wych Elm to 5 metres, Dunbrewin, Main Street, Farnhill – Conditional approval.

28/2016/17012 Fell 1 no. Norway spruce and 1 no. Scots Pine. Crown reduction of 1 no. Copper Beech by 3 metres and 1 no. Whitebeam by 1.5 metres, Dunbrewin, Main Street, Farnhill – No tree preservation order made.

30/2016/16795 Extension to the existing hotel with associated alterations to landscaping and car park, Premier Inn Hotel, Hellifield Road, Gargrave – Conditional approval.

30/2016/16976 Replace 4 no. windows on the first floor to the rear of the property 2 Apartment, The Beeches, Marton Road, Gargrave – Approval.

30/2016/16984 Single storey extension to provide enlarged kitchen, 10 Old Hall Croft, Gargrave – Approval.

30/2016/17094 Agricultural building (Prior Approval Application) Heber House, Home Farm, Gargrave – Prior approval not required.

63/2016/17008 Extension to form additional office space (re-submission of refused application 63/2016/16619), Bowers Wharf, Skipton – Conditional approval.

63/2016/16924 Two storey side extension to provide additional bedroom over existing garage. Two storey rear extension to provide enlarged bedroom over dining room and single storey rear extension to provide enlarged lounge, 1 Branch Road, Skipton – Approval.

63/2016/16584 Conversion of Firth Mill to provide 35 No 1 and 2 bed apartments with associated parking Firth Mill, Firth Street, Skipton – Conditional approval.

63/2016/17006 Minor material amendment to extant planning consent reference 63/2015/16107 to change the construction of the freestanding wheelchair/garden store to pre-cast concrete with tiled roof in lieu of approved traditional masonry construction, 11 Regent Avenue, Skipton – Approval.

63/2016/16980 Demolition of existing conservatory and replacement with new single storey extension, 11 West Bank Road, Skipton – Approval.

63/2016/16981 Proposed window frame and door replacements, 9 Gainsborough Court, Skipton – Approval.

63/2016/16937 Detached building to provide study/workshop over garage, Roseneath, 3 Harewood Road, Skipton – Approval.

63/2016/16931 Detached garage, 17 Grassington Road, Skipton – Approval.

63/2016/16946 Removal of single storey existing garage and replace with two storey extension comprising 2 ground floor rooms and 2 ensuite bedrooms at first floor level, 43 Shortbank Road, Skipton – Approval.

63/2016/16982 Removal of flat dormer to East roof slope and replacement with a smaller pitched

roof dormer. Removal of three rooflights to the west roof slope and replacement with a pitched roof dormer and two rooflights, 4 Bright Street, Skipton – Approval.

63/2016/16881 Demolition of conservatory. Single story rear extension with balcony over, 9 Raikeswood Drive, Skipton – Approval.

63/2016/16962 Demolition of double garage and construction of two storey side extension, 15 Consort Street, Skipton – Approval.

63/2016/16807 New signage to replace existing on rear of the building facing the car park. 2no. Individual letters with strap line text on clear perspex lozenge carrier panel. 3no. white vinyl text on clear perspex lozenge carrier panel, Wellington House, Otley Street, Skipton – Conditional approval.

63/2016/16998 Application for advertisement consent for 3 no signs, St Stephens Catholic Primary School, Gargrave Road, Skipton – Conditional approval.

63/2016/17015 Remove 1 No Beech, 4-6 High Street, Skipton – No tree preservation order made.

63/2016/17093 Agricultural building (Prior Approval Application), East Fields, Cross Bank to Low Skibeden, Skipton – Prior approval not required.

b. Applications

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

Permission Granted

08/2016/16604 Change of use of playing field to residential development of 2 no. dwellings, Bank View, Doctors Hill, Low Bentham.

Summary of Conditions

1. No development shall commence until approval of the details of the access, 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. 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 6 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 6 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 6 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 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.

3. 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 Burton Road Low Bentham 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.

Informatives

1. An explanation of the terms used above is available from the Highway Authority.
2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining. Further information is also available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

Discharge of Condition(s) : The developer should note that Condition No 2 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 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.

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. (*)

53/2016/16781 Construction of new house and associated landscaping and access, Raygill House, Quarry Road, Lothersdale.

Summary of Conditions

1. The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The development shall not be carried out other than wholly in accordance with the following :

- a. Site Location Plan
- b. Drawing nos: 161(10) 01, 02, 03, 04, 05, 06, 07 and 08 received by the Local Planning Authority on 21st March 2016.
- c. Arboricultural Impact Assessment Overview (March 2016) received by the Local Planning Authority on 21st March 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 site shall be developed with separate systems for the removal of foul and surface water.

4. Prior to the commencement of the development hereby approved the protective barrier fencing detailed on the approved plans and arboricultural statement shall be erected. The barrier fencing shall comply with BS 5837 (2012) and within the fenced areas no development, vehicle manoeuvring, storage of materials or plant or the addition of soil shall take place. The fencing shall not be moved and shall remain in place until completion of all of the development work hereby approved.

5. Before construction of the dwelling begins samples of the materials to be used in the construction of the external surfaces of the dwellings and the hard surfacing areas hereby permitted, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

6. Due to the proximity of the site to a working farm the development needs to be constructed in accordance with BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings which presents guideline noise levels for both inside and outside dwellings. The applicant should adhere to the levels shown in the document and provide evidence to the Local Planning Authority of how the levels will be achieved prior to the commencement of development.

Informative : During construction there is a potential for noise nuisance to nearby residential properties Operating times for construction should therefore be limited to 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and no Sunday or Bank Holiday working.

Discharge of Condition(s) : With regard to Condition Nos.5 and 6 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. (SV)

63/2016/16865 Change of use from established guest house to house of multiple occupancy (HMO), Chinthurst Guest House, Otley Road, Skipton.

Summary of Conditions

1. The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The development shall not be carried out other than wholly in accordance with the proposed ground, first and second floor plans received by the Local Planning Authority on 18th April 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 provision of any Town and Country Planning General Permitted Order 2015 or any Order revoking or re-enacting that Order, the areas shown on the approved plan for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

4. The development shall be undertaken in accordance with BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings which presents guideline noise levels for both inside and outside dwellings. The applicant should adhere to the levels shown in the document and prior to the commencement of development provide evidence to the Local Planning Authority of how the levels will be achieved.

5. Prior to the commencement of development full written details of how the issues raised in the Police Designing Out Crime Officers report dated 16 May 2016, are to be addressed shall be submitted to and approved in writing by the local planning authority. The details should provide rationale and mitigation in relation to any suggestions made in the report that are not to be incorporated and the approved measures shall be implemented prior to the occupation of the premises as a HMO and retained thereafter.

6. This permission allows use of the premises as a House in Multiple Occupancy in accordance with the approved plans and the premises shall remain as a single (residential) planning unit and laid out entirely in accordance with the approved plans at all times thereafter. All residents shall have access to the communal kitchen areas at all times.

Informatives

1. The developer should note that this planning permission is for the change of use of the premises in accordance with the approved plans and no alterations other than the internal changes shown on the approved plans may be undertaken. Supporting information submitted with the application indicates potential changes to alter the internal layout should circumstances change at some future date. Those changes are not approved and are not permissible under the terms of this planning decision and will therefore require a separate planning permission.

2. Trees on the site are subject to protection under Tree Preservation Orders. Notwithstanding that this permission does not allow any external alterations or ancillary development the developer shall ensure that no damage is caused to any of the protected trees whilst the approved internal works are being undertaken.

3. Should this planning permission be implemented the developer should note that the HMO must be registered, licenced and undertaken in accordance with the Management of Houses in Multiple Occupation (England) Regulations 2006 and the Housing Act 2004.

Discharge of Condition(s) : With regard to Condition Nos. 4 and 5 above please note that it will be necessary to submit a formal application to discharge the conditions.

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. (*)

(The Chairman declared an interest in the above application under Paragraph 15 of the Council's Code of Conduct, he withdrew to the public gallery following the Officer's presentation taking no further part in the determination of the application. The Vice-Chairman, Councillor Dawson, took the Chair.)

63/2015/15503 Reserved matters application for the erection of 105 dwellings and associated infrastructure, muga sports pitch and areas of open space granted in outline consent referenced 63/2012/13167 on 14 March 2013, land at North Parade, Skipton.

Summary of Conditions

1. The development shall not be carried out other than wholly in accordance with the following approved drawings:

- P11 4499 01 revision G received 4/7/2016
- P11 4499 10 received 4/7/2016
- P11 4499 11 received 4/7/2016
- P11 4499 12 received 4/7/2016
- P11 4499 13 received 4/7/2016
- P11 4499 14 received 4/7/2016
- P11 4499 15 received 4/7/2016
- P11 4499 17 received 4/7/2016
- P11 4499 18 received 4/7/2016
- P11 4499 19 received 4/7/2016
- P11 4499 21 received 4/7/2016
- P11 4499 22 received 4/7/2016
- P11 4499 23 received 4/7/2016
- P11 4499 24 received 4/7/2016
- P11 4499 25 received 4/7/2016
- P11 4499 26 received 4/7/2016
- P11 4499 27 received 4/7/2016
- P11 4499 31 received 4/7/2016
- P11 4499 35 revision A received 20/7/2016
- P11 4499 36 revision A received 20/7/2016
- P11 4499 37 received 4/7/2016
- P11 4499 38 received 4/7/2016
- P11 4499 39 received 4/7/2016
- P11 4499 42 received 4/7/2016
- P11 4499 41 revision A received 20/7/2016
- P11 4499 40 received 27/2/2015
- P11 4499 41 received 27/2/2015
- P11 4499 42 received 27/2/2015
- P11 4499 101 B and 102B (Landscaping Proposals) and 103 received 13/5/2016.

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. Notwithstanding the approved plans a method statement setting out the means of construction of the proposed footpath links where they lie in close proximity to the root protection zones of existing trees on the site shall be submitted to and approved in writing by the local planning authority prior to their construction. Subsequent works shall be undertaken fully in accordance with the approved construction details.

3. Notwithstanding the details on the approved site layout plan P11 4499 01 revision G received 4/7/2016 all car parking spaces throughout the development shall comply with the minimum dimensional car parking requirements set out in Appendix C of the NYCC 'Interim Parking Standards' Guidance 2015.

4. Prior to the commencement of any works full written details of the means by which the issues raised by the Police Designing Out Crime Officer in the report dated 25th March 2015, are to be addressed shall be submitted to and approved in writing by the local planning authority. The details should provide rationale and mitigation in relation to any suggestions made in the report that are not to be incorporated. The development shall subsequently be implemented in accordance with the approved details.

Informatives

1. The developer should note that this planning approval is for reserved matters relating to outline planning permission Ref: 63/2012/13167 and that conditions of that outline permission (and any subsequent variations) and relevant conditions of this permission must be discharged before the commencement of development.

2. For the avoidance of doubt the proposed materials submitted with the application have not been approved and pursuant to the above informative and condition 4 of outline planning permission ref: 63/2012/13167 a further discharge of condition application must be submitted to address the requirements of the outline approval. Equally, the engineering drawings submitted with the application are not approved and the highway construction is a matter that must also be addressed by the discharge of the relevant conditions of the outline planning approval.

3. 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 team at County Hall, Northallerton via 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.

4. The developer should also note that the site drainage details submitted have not been approved for the purposes of adoption or diversion. If the developer wishes to have the sewers included in a sewer adoption/diversion agreement with Yorkshire Water (under Sections 104 and 185 of the Water Industry Act 1991), they should contact our Developer Services Team (tel 0345 120 84 82, Fax 01274 303 047) at the earliest opportunity. Sewers intended for adoption and diversion should be designed and constructed in accordance with the WRc publication 'Sewers for Adoption - a design and construction guide for developers' 6th Edition, as supplemented by Yorkshire Water's requirements.

Discharge of Condition(s)

1. The developer should note that there are conditions attached to both the outline and this reserved matters approvals that will require 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. Please note that 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.
- accepted additional information / changes to the scheme post validation.
- advised the applicant / agent with respect to the reasons why the application could not be supported in its current form and provided advice with respect to a resubmission. (*)

(As members of Skipton Town Council, Councillors Dawson and Heseltine declared interests under Appendix B of the Council's Code of Conduct, they left the room taking no part in the determination of the above application.)

Delegated Authority

63/2016/16974 Construction of new secure front entrance lobby, Skipton Girls High School, Gargrave Road, Skipton – the Development Control Manager was authorised to approve this application subject to the conditions below and subject also to no substantive objections to the application being received from the North Yorkshire Fire Officer.

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 'Plans and Elevations – Drawing No. 16016 sk01' received by the Local Authority on 19th May 2016. The development shall be completed in accordance with the approved plans except where alternative details have been subsequently approved following an application for a non-material amendment.

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. (*)

Permission Refused

63/2016/17003 Application for advertisement consent for poster frame signage, aluminium fascia signs with vinyl graphics, and lamppost banners, High Street Car Park, Skipton; Coach Street Car Park, Skipton; Cavendish Street Car Park, Skipton; Aireville Park, Skipton; Waller Hill Car Park, Skipton; Community Centre Car Park, Ingleton; Whitefriars Car Park, Settle.

Reasons for Refusal - The proposed advertisement signs by reason of their prominent location and the cumulative effect of the numbers of signs would be detrimental to the character and appearance of the Conservation Areas and street scenes. As such these would be contrary to the aims and objectives to the National Planning Policy Framework (paragraph 67) and Section 72 of the (Listed Buildings and Conservation Areas) Act 1990.

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.

63/2016/17002 Application for advertisement consent to fix an additional sign under the existing 'Welcome to Skipton' boundary signs in three locations, (1) A59 between Broughton and Skipton; (2) A629 between Cross Hills and Skipton; (3) A65 between Gargrave and Skipton – the Development Control Manager to formulate appropriate reasons based on grounds that the proposed advertisement signs would be detrimental to the amenity of the open countryside in which the boundary signs sit.

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

Consideration Deferred

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 – pending a site visit. (*)

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

PL.800

PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 1st May to 30th June 2016.

Minutes for Decision

- None -

Chairman.