

PLANNING COMMITTEE

11th May 2015

Present – The Chairman (Councillor Welch) and Councillors Brockbank, Green, Harbron, Kerwin-Davey, Mason, Place, Quinn and Sutcliffe.

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

Start: 1.35pm

Finish: 3.30pm

The minutes of the Committee's meeting held on 13th April 2015 were confirmed and signed by the Chairman.

Minutes for Report

PL.756

PUBLIC PARTICIPATION

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

Application 26/2014/15224 : Mr B Shuttleworth (for Embsay Parish Council)

: Mr G Jones (objector / for objectors)

: Mr J Ellis (for the applicant)

Application 31/2014/15285 : Mr G Davidson (objector / for objectors)

: Mr M Smith (applicant)

PL.757

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

36/2015/15589 Discharge of condition 7 to previously approved application 36/2014/14934, West Thornber, West Thornber, Halton West – Refusal.

45/2015/15592 New agricultural building for the storage of hay, straw and machinery, land at Langber End Lane, Ingleton – Prior approval not required.

45/2015/15500 Discharge of conditions 4,5,7,12 and 15 to previous planning application 45/2014/14334, land off Burnmoor Crescent, Ingleton – Conditional approval.

62/2015/15520 Re-design 20th century internal layout from 6 No apartments to 9 No apartments, replacement of windows and doors and external repairs, Sutcliffe Buildings, School Hill, Settle – Conditional approval.

62/2015/15521(LB) Re design 20th century internal layout from 6 No apartments to 9 No apartments, replacement of windows and doors and external repairs, Sutcliffe Buildings, School,

Settle – Conditional approval.

68/2015/15645 Application for non-material amendment to previously approved application 68/2013/13528 for inclusion of two new windows, Trees Farm, Burton in Lonsdale – Conditional approval.

South Craven Area

05/2015/15467 Construction of steel portal frame extension to dairy building Souber Dairy, Cross Gates Farm, Bank Newton, Gargrave – Conditional approval.

11/2015/15438 Proposed workshop extension to existing garage and demolition of existing timber garden building, The Old Barn, Matthew Lane, Low Bradley – Approval.

17/2015/15509 Application to discharge condition number 9 (i)(ii)(iii)(iv) of planning consent reference 17/2012/12472 The Rectory, Carla Beck Lane, Carleton, Skipton – Conditional approval.

17/2015/15517 Alteration of first floor window to front elevation to create full length window; alterations to front porch to accommodate the new window, 43 Westwood, Carleton – Approval.

17/2015/15534 T1 - Sycamore - Remove all deadwood branches and crown lift to allow more light into the property, 6 Westwood, Carleton – Conditional approval.

21/2015/15470 Extensions and alterations, Swingletrees, Main Street, Cononley – Approval.

32/2015/15511 Construction of rear single storey extension and porch extension to front, 3 Church Street, Cross Hills – Approval.

32/2015/15515 Proposed change from car port to garage, Walnut Cottage, 6 Glusburn Green, Glusburn – Approval.

66/2015/15512 Erection of single pitched portal framed building, Star Farm, Sutton-in-Craven – Prior approval not required.

69/2015/15472 Fell 3 No Pine trees, Rectory Bungalow, Church Road, Thornton in Craven – No tree preservation order made.

Skipton Area

26/2015/15458 Two storey rear 'L' shape extension to incorporate existing garage, 30 Main Street, Emsay – Approval.

26/2015/15514 1 No Beech (T1) - Remove the left hand limb and 1 No Lime (T2) - Remove the three left hand limbs closest to the house the first three branches up, 1 Laurel Close, Emsay – No tree preservation order made.

30/2015/15483 Install Solarspot D25 day lighting system, 2 Paget Croft, Church Street, Gargrave – Approval.

30/2015/15567 Fell 1 no. Hawthorn, 3 Goffa Mill, Gargrave – No tree preservation order made.

63/2015/15451 Change of use of ground floor to veterinary practice; demolition of shed roof to North to re-open former yard; construction of new staircase to existing first floor apartment, 1 - 3 Clifford Street, Skipton – Conditional approval.

63/2015/15423 Formation of duplex apartment to unit 2.01 Caroline House, Providence Place, Skipton – Conditional approval.

63/2015/15412 Installation of white PVCu double glazed windows on front and rear elevations, Kingdom Hall, 2 Carleton Street, Skipton – Conditional approval.

63/2015/15426 Application to vary condition no. 2 of planning permission 63/2014/15268 granted 30 January 2015, Caroline House, Providence Place, Skipton – Conditional approval.

63/2015/15513 Construction of porch on the front elevation and reduction in size of an existing window to allow for the porch 20 Grassington Road, Skipton – Approval.

63/2015/15508 Two storey side extension to existing house (resubmission of withdrawn application 63/2014/15129), 54 Raikeswood Drive, Skipton – Approval.

63/2015/15478 Repollard T1 (Maple), T2 (Cherry) and T3 (Plum), Fell T5 (Chestnut), T11(Ash) and T13 (Corsican Pine) and draw in to match previous pruning T12 (Cherry) Moorside, 1 Cawder Ghyll, Skipton – Conditional approval.

63/2015/15493 Application to discharge conditions 3, 5, 6 and 7 of planning permission 63/2014/14815, Roughaw Close, Skipton – Split decision.

63/2015/15686 Application to discharge condition 8 of previously approved application referenced 63/2011/11855 Craven Buildings, Craven Street, Skipton – Conditional approval.

63/2015/15624 Discharge of condition no. 4 of planning permission referenced 63/2014/15258 relating to colour of external render, 4 Raikes Avenue, Skipton – Conditional approval.

63/2015/15587 Application for non material amendment for replacement of rear lounge window with french doors to provide wider access for wheelchair user. Inline platform lift to be installed instead of 2m platform lift, therefore no 'lift pit' required as inline lift runs inline with proposed stepped access 3 Greatwood Avenue, Skipton – Conditional approval.

63/2015/15647 Application for non-material amendment to previous application referenced 63/2014/15284 for inclusion of landing window on south elevation, 18 Greenacres, Skipton – Conditional approval.

b. Applications

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

Permission Granted

25/2015/15526 Construction of stables and hay store on concrete base, Acres Barn, Clogger Lane, Elslack.

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 Drawings 22/15/1, 22/15/LP and 22/15/BP received by Craven District Council on 13th March 2015. 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 stables hereby permitted shall be used for private equestrian purposes only by the occupants of Acres Barn, Clogger Lane, Elslack, and shall not be used for commercial business purposes.

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.

31/2014/15285 Reserved matters application for the development of 7 houses for appearance, landscaping, layout and scale for outline application 31/2013/13807, land at Raines Road, Giggleswick.

Summary of Conditions

1. The approved plans comprise : Drawings 178/66/109; 178/66/108 Rev A; 178/66/106 Rev A; 178/66/104; 178/66/102; 178/66/100 Rev A and Rosetta drawing 2502/2 received on 4 December 2014, and Drawings SK/20 Rev B; 178/66/105 Rev A; 178/66/103 Rev A and 178/66/101 Rev C received on 13 March 2015. 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. Prior to the first construction of the external walls and roof, precise details of the materials, colour and finish of all external materials (walls and roof including boundary walls – limestone) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.
3. 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
 - iii. visibility splays
 - iv. the proposed buildings and site layout, including levels
 - v. accesses and driveways
 - vi. drainage and sewerage system
 - vii. lining and signing
 - viii. traffic calming measures
 - ix. 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.

4. 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.

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

b. 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.

c. That part of the access(es) extending 4.5 metres into the site from the carriageway of the existing or proposed highway shall be at a gradient not exceeding 1 in 20.

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.

f. 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.

6. 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 north-easterly and 120 metres south-westerly measured along both channel lines of the major road Raines Road 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.

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

8. 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 until:

a. The details of the required highway improvement works, listed below, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

b. An independent Stage 2 Safety Audit has been carried out in accordance with HD19/03 - Road Safety Audit or any superseding regulations.

c. A programme for the completion of the proposed works has been submitted.

The required highway improvements shall include provision of tactile paving and a footway of minimum width 1.2 metres to link to the existing footway at the mini roundabout.

9. Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number 8 - a footway of minimum width 1.2 metres to link to the existing footway at the mini roundabout.

10. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas have been constructed in accordance with the submitted drawing no. 208/1, and 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.

11. 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.

12. 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.

The approved areas shall be kept available for their intended use at all times that construction works are in operation.

13. Prior to the commencement of development details of proposed ground levels, proposed floor levels of the dwellings, garages, drives, parking areas, and terraces to units 4-6 inclusive shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed strictly in accordance with the approved plans.

Informative : All conditions specified in the outline planning permission reference 31/2013/13807 approved on 20th September 2013 must be complied with and discharged as appropriate.

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 / 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. (*)

32/2015/15507 Erection of two dwellings and two double garages, land adjacent to Lingah Farm, Baxter Wood, Glusburn.

Summary of Conditions

1. The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The approved plans comprise Drawing No R/1634/1, DL62/001, DL62/002 & DL62/003 received by the Local Planning Authority on 2nd March 2015. 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 building materials on the site details and/or samples of all new materials to be used in the external surfaces of the buildings, including proposed external walling and roofing materials, the colour of the render, and the design and colour of all window frames, doors, rainwater goods, and the details of hard surfaced areas, shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently be carried out in accordance with the approved details.
4. All external faces of windows and doors shall receive reveals of at least 100mm deep from the external face of the walls.
5. No barge boards, fascia boards or soffit boards shall be used in the carryout of the development hereby approved.
6. No excavation works or removal of top soil within the site shall take place until a detailed design for the foundations together with a method statement for their construction has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only take place in accordance with the approved detailed scheme.
7. The site shall be developed with separate systems of drainage for foul and surface water on and off the site.
8. Prior to the commencement of development details of proposed ground levels, proposed floor levels of the dwellings, garages, drives, and parking areas within the development site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed strictly in accordance with the approved plans.

Informative : This permission does not authorise the stopping up or diversion of the public right of way crossing the site. No works are to be undertaken which create any 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 Manager at County Hall Northallerton on 08458 727374 to obtain up to date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposal for altering the route.

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 / 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.

45/2015/15578 Erection of 3 no hoarding signs to entrance of Ingleton Industrial Estate, Ingleton Industrial Estate, New Road, Ingleton.

Summary of Conditions

1. The consent hereby granted is valid for only 5 years. All advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
2. Any hoarding or similar structure, or any sign , placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.
3. Where any advertisement is required under these Regulations to be removed the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other such person with an interest in the site entitled to grant planning permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
6. The approved plans comprise '1947/CDC/Site Sign' '1947/CDC/Left and Right Entrance Signs' Received by Craven District Council on the 19th March 2015. 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.

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.

45/2015/15579 Application to vary condition 2 and 16 of previous planning application 45/2014/14334, amended parking layout, land off Burnmoor Crescent, Ingleton.

Summary of Conditions

1. The approved plans comprise drawings 100 Rev D received by the Local Planning Authority on the 18th March 2015 and Drawings 101 and 200 Rev A received by the Local Planning Authority on the 11th February 2014. 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. The window to the kitchen/living/dining area of flat 4 in the first floor northern elevation of the development hereby approved shall be obscured to level 5 and be non-opening. Once in place the glazing shall be retained as such thereafter.

3. The development shall be completed in accordance with the scheme for the provision of 100% affordable housing submitted and approved under discharge of conditions application 45/2015/15500 in order to meet the requirements of Condition 4 of planning permission 45/2014/14334.

4. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system

5. The development shall be completed in accordance with the details approved under discharge of conditions application 45/2014/14765 in order to meet the requirements of Condition 6 of planning permission 45/2014/14334 which refers to details of the proposed surface water drainage arrangements, which where possible should be based on Sustainable Drainage (SuDS) principles. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented. Or alternatively, in accordance with other details that have first been submitted to and approved in writing by the Local Planning Authority prior to their first use.

6. The development shall be completed in accordance with the details approved under discharge of conditions application 45/2015/15500 in order to meet the requirements of Condition 7 of planning permission 45/2014/14334 which refers to details of the means of foul water drainage/disposal. No dwelling shall be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details.

7. The development shall be completed in accordance with the details approved under discharge of conditions application 45/2014/14765 in order to meet the requirements of Condition 8 of planning permission 45/2014/14334 which refers to building materials on the site details of all new materials to be used in the external surfaces of the buildings, including proposed external walling and roofing materials, the colour, texture and finish of the render, and the design and colour of all window frames, doors, rainwater goods, and the details of hard surfaced areas. Or alternatively, in accordance with other details that have first been submitted to and approved in writing by the Local Planning Authority prior to their first use. Development shall subsequently be carried out in accordance with approved details.

8. All external faces of windows and doors shall be set into reveals of not less than 70mm from the external face of the walls.

9. The development shall be completed in accordance with the details approved under discharge of conditions application 45/2014/14765 in order to meet the requirements of Condition 10 of planning permission 45/2014/14334 which refers to details of proposed ground levels, proposed floor levels of any dwellings, paths, drives, and parking areas, and the height of any retaining walls or boundary fencing within the development. The development shall thereafter be completed strictly in accordance with the approved plans. Or alternatively, in accordance with other details that have first been submitted to and approved in writing with the Local Planning Authority prior to their first use.

10. The walling materials shall be completed in accordance with the details approved under discharge of conditions application 45/2014/14765 in order to meet the requirements of Condition 11 of planning permission 45/2014/14334. Or alternatively, in accordance with other details that have first been submitted to and approved in writing with the Local Planning Authority prior to their first use.

11. The development shall be completed in accordance with the details approved under discharge of conditions application 45/2015/15500 in order to meet the requirements of

Condition 12 of planning permission 45/2014/14334 which refers to details of the landscaping of the site including wherever possible the retention of existing trees and hedges. 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.

12. The scheme for the protection of all trees/hedges being retained as part of the approved landscaping scheme or immediately adjacent to the site shall be completed in accordance with the details approved under discharge of conditions application 45/2014/14765 in order to meet the requirements of Condition 13 of planning permission 45/2014/14334. Or alternatively, in accordance with other details that have first been submitted to and approved in writing with the Local Planning Authority. The protection measures shall be retained for the duration of the works, and only removed once the development is complete and all machinery and works material removed from the site.

13. Should any unexpected significant contamination be encountered during development, the local planning authority shall be notified in writing immediately. The Remediation Strategy shall be completed in accordance with the details approved under discharge of conditions application 45/2014/14765 in order to meet the requirements of Condition 14 of planning permission 45/2014/14334. The approved remediation measures shall be implemented in accordance with the timescales in the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy, a Validation Report shall be submitted within agreed timescales to, and approved in writing 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.

14. The development shall be completed in accordance with the details approved under discharge of conditions application 45/2015/15500 in order to meet the requirements of condition 15 of planning application 45/2014/14334 which refers to Highway matters.

15. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas:

- a. have been constructed in accordance with the submitted drawing (Reference Drawing No. 7307/100 (rev D)
- b. 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.

16. The following shall be completed in accordance with the details approved under discharge of condition application 45/2014/14765 to meet the requirements of Condition 17 of planning permission 45/2014/14334. Or alternatively, in accordance with other details that have first been submitted to and approved in writing with the Local Planning Authority prior to their first use. There shall be 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.

and no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until the above has been laid out. The

approved areas shall be kept available for their intended use at all times that construction works are in operation.

Informatives

1. The applicant is 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. No construction works should be carried out on the site outside of 7:30 am to 6:00pm Monday to Friday and 8:00am to 1:00pm Saturday.
3. Adequate security must be in place during the construction phase. This should include robust perimeter fencing of the site and a monitored alarm system for the site cabins, including those cabins housing materials. Security of plant equipment and security of any fuel storage should be demonstrated. There should be a dedicated secure area in which contractors can park their vehicles, which may have a significant value of tools stored in them when the contractor is working on site. Theft from such vehicles in these circumstances is not uncommon and should be addressed. The name of the contractor and signage with an emergency contact telephone no. should be displayed at several places on the perimeter fencing. This allows the public to report suspicious circumstances.
4. There should be no access or egress by any vehicles between the highway and the application site until precautions have been taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site. These facilities should include the provision of wheel washing facilities where necessary. 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 throughout the implementation of the development.

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

26/2014/15224 Outline application for residential development to provide extension to previously consented housing site (26/2014/14518), land off Shires Lane, Embsay – deferred to the next meeting of this Committee (8th June 2015) in light of concerns that a number of those submitting representations had not received their notification of this meeting. (Note : The Development Control Manager informed the Committee that notification had been sent to all those recorded as having made representations.) (*)

Application Withdrawn

63/2015/15536 Construction of 3 no dwellings, Chinthurst, 1 Otley Road, Skipton – withdrawn by the applicant.

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

PL.758

PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 1st to 31st March 2015.

Minutes for Decision

- None -

Chairman.

Last Meeting : This being the last meeting of the Committee in the current municipal year, the Chairman thanked Members and officers for their contributions, support and input to the Committee's work throughout the year.