

**PLANNING COMMITTEE**

8<sup>th</sup> June 2015

**Present** – The Chairman (Councillor Welch) and Councillors Brockbank, Dawson, Green, Harbron, Heseltine, Jaquin, Kerwin-Davey, Place, Andy Quinn and Sutcliffe.

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

Start: 1.35pm

Finish: 4.35pm

Councillor Harbron left the meeting at 4.30pm

An apology for absence was received from Councillor Mason.

The minutes of the Committee's meeting held on 11<sup>th</sup> May 2015 were confirmed and signed by the Chairman.

**Minutes for Report**

PL.759

**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 08/2015/15473 : Mr T Stannard (for Bentham Town Council)  
: Mr Cooper (objector / for objectors)  
: Mr T Hudson (applicant's agent)  
Application 63/2015/15547 : Mr M Hurst (for the applicant)

PL.760

**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

08/2015/15601 Application to discharge of Conditions 3, 4 and 5 of approved application 18/2014/15317, Recreation Ground, Bentham Moor Road, High Bentham – Conditional approval.

18/2015/15669 Single storey extension to front elevation, Dovenanter Cottages, Keasden Road, Clapham – Conditional approval.

31/2015/15596 Additional sitting room to agricultural workers dwelling, Linethwaite, Lane Ends, Giggleswick – Conditional approval.

31/2015/15611 Single storey rear extension (Amendments to previously approved scheme 31/2014/14446), 16 Raines Court, Giggleswick – Conditional approval.

45/2015/15582 Discharge of condition 14 to previous application 45/2014/14334 concerning remediation strategy, land off Burnmoor Crescent, Ingleton – Conditional approval.

49/2015/15743 Prior notification for proposed steel framed, concrete panel and metal sheet clad building, Orcaber Farm, Orcaber Lane, Austwick – Prior approval not required.

49/2015/15635 Change of use of agricultural land to extend domestic curtilage and construction of detached garage and new vehicular entrance, Bank End, Lawkland – Refusal.

72/2015/15664 Construction of steel portal frame cattle building (phase 2) Wigglesworth Hall, Jack Lane, Wigglesworth – Conditional approval.

72/2015/15676 Construction of steel portal frame cattle building (Phase 3) Wigglesworth Hall, Jack Lane, Wigglesworth – Conditional approval.

72/2015/15700 Construction of steel portal frame cattle building with solar panels to west elevation (Phase 4) Wigglesworth Hall Farm, Jack Lane, Wigglesworth – Conditional approval.

#### South Craven Area

11/2015/15612 Conversion of garage to kitchen with first floor extension to create additional bedroom over; demolition of existing conservatory and extension of house to form sunroom, Sirebank House, Jacksons Lane, Low Bradley – Conditional approval.

17/2015/15554 Application for listed building consent for repair and rebuilding of lean-to outbuilding on south side. west entrance to become main house door, with internal partition and continued use as household storage, Lane Head Croft, Old Colne Road, Carleton – Conditional approval.

17/2015/15402 Change of use of existing buildings with associated minor works including driving track elements; the creation of driving tracks for an off road driver training facility; and minor junction improvements at Carleton Lane, Yellison Farm, Carleton Lane, Carleton – Conditional approval.

17/2015/15753 A certificate of lawfulness is required to confirm that foundations have been laid as planning application 17/2012/13169, Park Place, Park Lane, Carleton – Refusal.

21/2015/15751 Prior notification for a portal frame agricultural building for storage of agricultural machinery, Crown Hill Farm, Skipton Road, Cononley – Prior approval not required.

21/2015/15558 First floor extension to provide additional bedroom, High Gate Barn, Windle Lane, Cononley – Approval.

21/2015/15485 First floor extension to form new bathroom 3 Shady Lane, Cononley – Conditional approval.

22/2015/15617 Detached double garage, Gill Top House, 1 Gill Lane, Cowling – Conditional approval.

25/2015/15638 Prior approval application for conversion of barn to single dwelling and formation of small curtilage to west of barn and formation of car parking spaces to north of barn, White House Barn, Church Lane, Elslack – Prior approval granted.

32/2015/15613 Demolition of garage to create single storey side extension to provide additional living accommodation; loft conversion including 4 no. dormer windows to roof; creation of front door and window amendments to original house, 6 Highgate, Glusburn – Conditional approval.

32/2015/15527 Dormer window (part retrospective) 28 Albert Road, Cross Hills – Conditional approval.

32/2015/15616 Application to discharge condition number 3 of planning permission referenced 32/2015/15376, St Josephs Catholic Church, Aire Street, Cross Hills – Conditional approval.

32/2015/15653 Application to discharge condition 3 of previous application referenced 32/2014/15014, site of former J J Embroidery, 34 Station Road, Cross Hills – Conditional approval.

32/2015/15667 Application for non material amendment to previous application referenced 32/2014/15014, site of former J J Embroidery, 34 Station Road, Cross Hills – Conditional approval.

66/2015/15387 Conversion of outbuildings into bedrooms and lounge area, Wood Vale Farm, Ellers Road, Sutton-in-Craven – Conditional approval.

66/2015/15471 Erection of a wood post and rail fence 1.5m high to define the boundary, Knowle Court Farm Cottage, Ellers Road, Sutton-in-Craven – Approval.

66/2015/15530(LB) Application for listed building consent to construct pitched roof over existing stone single storey garage, East Lodge, Hall Drive, Sutton-in-Craven – Conditional approval.

66/2015/15717 Application to discharge condition number 3 of approved application referenced 66/2015/15405 relating to fence type, 1 Holmefield Farm, Holme Lane, Sutton-in-Craven – Conditional approval.

69/2015/15620 Conversion of barn to single dwelling and demolition of redundant sheds (Prior Approval Application) Barn B, Farther Fence End, Thornton in Craven – Prior approval not required.

#### Skipton Area

19/2015/15656 Retrospective application for consent to use arisings from spa complex as fill material and to regrade land on hotel/hall boundary, with grassed surfaces, Coniston Hotel, Coniston Cold – Conditional approval.

30/2015/15562 Internal and external alterations to barn and replacement barn arch screen to east elevation, Pebble Barn, 30a Church Street, Gargrave – Approval.

30/2015/15555 Proposed domestic extension into the attached barn and alterations to existing cottage, Higherland House, West Street, Gargrave – Approval.

30/2015/15551 Listed Building Consent for replacement windows, Taira House, 13 Church Street, Gargrave – Conditional approval.

30/2015/15556 Application for listed building consent for extension into the attached barn and alterations to existing cottage, Higherland House, West Street, Gargrave – Conditional approval.

30/2015/15610 Application to discharge condition numbers 4 and 5 of planning permission 30/2015/15375, 26-28 High Street, Gargrave – Conditional approval.

30/2015/15608 Application to discharge condition no. 6 of listed building consent referenced 30/2014/14812, 74 High Street, Gargrave – Conditional approval.

30/2015/15772 Non-Material amendment application for previously approved application-30/2015/15483 to amend the solar spot D25 lighting system with D38 lighting system, 2 Paget Croft, Church Street, Gargrave – Conditional approval.

34/2015/15367 Conversion of barn to residential use, Wickman Laithe, Holme Lane, Halton East – Conditional approval

63/2015/15476 Proposed new glazed façade to building front, small extension to increase dining area, new infill flat roof to rear to connect public house to new toilets located in existing redundant outbuilding, The Castle, 2 Mill Bridge, Skipton – Refusal.

63/2015/15543 Demolition of derelict redundant garages and store and construction of single storey detached dwelling, land adjacent to, Back Midland Street, Skipton – Conditional approval.

63/2015/15619 Change of use of 3 bed two storey flat to 1 no. bed flat and 1 no 2 bed flat, including external alterations to provide separate access to flats, 4 Sheep Street, Skipton – Conditional approval.

63/2015/15677 Re-organisation of nursery layout resulting in alteration of room allocation (retrospective application), Regent Day Nursery, 21a Regent Road, Skipton – Conditional approval.

63/2015/15519 Proposed porch to front 2 Park View, Skipton – Approval.

63/2015/15561 First floor rear extension and single storey side extension, 25 Sunmoor Drive, Skipton – Approval.

63/2015/15588 Erection of detached garage, 3 Botheby Wood, Skipton – Conditional approval.

63/2015/15553 Listed building consent for new glazed façade to building front, small extension to increase dining area, new infill flat roof to rear to connect public house to new toilets located in existing redundant outbuilding, The Castle Inn, Skipton – Refusal.

63/2015/15432 Listed building consent for replacement front door, 4 Queens Street, Skipton – Conditional approval.

63/2014/14923 Retrospective application for 2 no. replacement windows to rear from wood to white PVC, 10 Kings Street, Skipton – Refusal.

63/2015/15585 Discharge of condition 4 to approved application 63/2014/14794, Rendezvous Hotel, Keighley Road, Skipton – Conditional approval.

63/2015/15714 Application for non-material amendment to previous application 63/2015/15365 including alterations to materials and increase in games room, Strathspey, Raikeswood Drive, Skipton – Conditional approval.

63/2015/15595 Application for lawful development certificate to confirm that drainage works have lawfully implemented application referenced 63/2012/12515, land adjacent 1 Water Street, Skipton – Approval.

63/2015/15593 Application for a lawful development certificate to confirm that demolition and installation of drainage run have lawfully commenced application 63/2013/13949, High Trees, The Bailey, Skipton – Refusal.

63/2015/15761 Application for certificate of lawfulness to confirm that drainage works have lawfully commenced application reference 63/2013/13748, land bounded by A65, White Hills Lane and Raikes Road, Skipton – Refusal.

65/2015/15566 Fell 1 no. Beech tree, White Hills Golf Driving Range, White Hills Lane, Stirton – Conditional approval.

**b. Applications**

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

**Permission Granted**

**26/2014/15224 Outline application for residential development to provide extension to previously consented housing site (26/2014/14518), land off Shires Lane, Emsay** – subject to an additional condition to be formulated by the Development Control Manager restricting the hours of operation on site to those indicated at Condition 22 below.

Summary of Conditions

1. No development shall take place without the prior written approval of the Local Planning Authority of all details of the following reserved matters:-
  - appearance;
  - landscaping;
  - layout; and
  - scale

Thereafter the development shall not be carried out otherwise than in strict accordance with the approved details.

2. An application for the approval of the reserved matters shall be made to the local planning authority before 2 July 2016.

3. The development hereby permitted shall be begun not later than two years from the date of approval of the last of the reserved matters to be approved.

4. The details submitted in accordance with condition 1 shall include all building facing materials and finishes; surface material finishes for the highways, footpaths, private drives and all other hard surfaces; screen walls, fences and other means of enclosure; existing and proposed ground levels, proposed finished floor levels and building heights, proposed measures to reduce noise disturbance for occupiers of the development from the adjacent railway, and proposed measures to prevent trespass onto the adjacent railway. The submitted reserved matters shall accord with the parameters and objectives laid out in the Indicative Design Information accompanying the planning application. The development shall be carried out in accordance with the approved details.

5. Prior to the commencement of any development on site a scheme of phasing of the construction of the application site and that of the adjoining site for which outline planning permission has been granted under Planning Application Ref: 26/2014/14518 shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be constructed in accordance with the agreed scheme of phasing.

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

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

8. Prior to the commencement of development details of a surface water drainage scheme, which unless otherwise demonstrated as not being reasonably practicable is based on Sustainable urban Drainage Principles (SuDS), shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall comprise: -

- Full technical details of the proposed surface water drainage solution.
- Details of the organisation responsible for the SuDS (unless demonstrated that SuDS is not practicable)
- Arrangements for how SuDS will be maintained in perpetuity (unless demonstrated that SuDS is not practicable).

The development shall be implemented strictly in accordance with the approved scheme and retained in accordance with its provisions thereafter.

Informative: Full details of the information required to meet the terms of condition 6 can be found on the website of the Lead Local Flood Authority (North Yorkshire County Council).  
<http://www.northyorks.gov.uk/article/25991/Flooding-anddrainage>

9. No development shall take place until details of the proposed means of foul drainage, including details of any off-site works, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved scheme.

10. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in the NPPF or any future guidance that replaces it. The scheme shall include:

- a. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 40% provision of housing units and shall be, in matters of tenure and type, in accordance with the findings of the North Yorkshire Strategic Housing Market Assessment 2011 or any replacement thereof;
- b. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- c. the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing;
- d. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- e. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

11. No development shall take place until either:

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

12. 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.

Informative: In imposing the above condition it is recommended that before a detailed planning submission is made a draft layout is produced for discussion between the applicant, the Local Planning Authority and the Highway Authority in order to avoid abortive work. The agreed drawings must be approved in writing by the Local Planning Authority for the purpose of discharging this condition.

13. 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.

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

15. 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. 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.
- d. The final surfacing of any private access within 4.5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

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

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

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

17. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 60 metres looking east measured along both channel lines of the major road Shires Lane from a point measured 37 metres looking west down the centre line of the access road. The eye height will be 1.05m and the object height shall be 1.05m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

18. There shall be no access or egress by any vehicles between the highway 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 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

19. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works 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 between site and new crossing point near 5 East Lane, including crossing point.

20. 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 footway between site and new crossing point near 5 East Lane, including crossing point, have been constructed in accordance with the details approved in writing by the Local Planning Authority under the above condition.

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

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

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

22. During construction works there shall be no:

- a. Light Goods Vehicles exceeding 3.5 tonnes
- b. Medium Goods Vehicles up to 7.5 tonnes
- c. Heavy Goods Vehicles exceeding 7.5 tonnes permitted to arrive, depart, be loaded or unloaded on Sunday or a Bank Holiday nor at any time, except between the hours of 7.30 – 18.00 on Mondays to Fridays and 7.30 – 13.00 on Saturdays.

23. 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.

#### Informatives

- 1. 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.

2. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41(1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/ contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in a lawful manner. Natural England can be contacted at [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk), or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.
3. All works (including any site clearance work) should take place outside of the main bird breeding season, which runs from 1<sup>st</sup> March to 30 September. If works during this period are unavoidable, there should first be an inspection by a qualified ecologist to check for the presence of nests, and if any nests are found, works should be delayed until the young have fledged.

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. (\*)

**62/2015/15606 The re orientation of Plots 1 and 2 of approved scheme reserved matters 62/2014/14965 and outline consent 62/2011/12180 and relocation of parking spaces for Plot 3 and associated works, land off Town Head Way, Settle.**

Summary of Conditions

1. The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The approved plans comprise Plan Number:  
1411-102(P) & Rev A received on the 24<sup>th</sup> April 2015.  
1411-103(P) Rev B received on the 27<sup>th</sup> May 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. 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 windows or other openings shall be inserted at any time in the eastern or western elevations of plots 3 or 4 hereby approved.
4. Prior to the commencement of development on the site precise details of the existing and proposed site levels shall be submitted to and approved in writing by the LPA. Development shall be carried out in accordance with these submitted details and site levels retained as such thereafter.
5. Prior to the first residential use of the site both the northern and southern accesses to the site shall be completed and signage erected on site, in accordance with details that have

previously been submitted to and approved in writing by the Local Planning Authority, indicating a one way system with access to the site from the southern access and egress from the northern access. The signage shall be retained on site in accordance with the approved details thereafter.

6. The development hereby permitted shall be drained on separate surface and foul water systems.

7. No development shall take place until a scheme for the disposal of foul and surface water drainage, which is based on sustainable drainage principles and includes details of any balancing works and off-site works, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved scheme.

8. There shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

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

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

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

d. 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 10.

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

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

g. Provision of tactile paving in accordance with the current Government guidance.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

9. Notwithstanding the provision of any town and country planning General Permitted or Special Development Order for the time being in force, the areas shown on Drawing no. 1411-103(P) Rev B for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

10. 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.

11. The approved landscape planting scheme shall be implemented in the first planting season following completion of the development or first occupation/use, whichever is the soonest, and shall be maintained thereafter for a period of not less than 5 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. The replacement tree or shrub must be of similar size to that originally planted.

12. Notwithstanding the details submitted with the application, prior to the first use of building materials on the site samples of the external walling and roofing materials shall have been submitted to and approved in writing by the Local Planning Authority. Development shall subsequently be carried out in accordance with approved details.

#### Informatives

1. The submitted layout would be in close proximity to a public sewer and either the sewer would need to be moved or dwellings 1 and 3 would be subject to a Build Over Agreement in accordance with United Utilities requirements.

2. The applicant is reminded that any construction on the site should be carried out in consideration of the amenities of others and in particular consideration should be given to any funerals that may take place on the adjacent land. To avoid disturbance to neighbouring dwellings the Council's Environmental Health Department have advised that the construction site should only be operated from 7:30am to 6:pm Monday to Friday, 8:am to 1:pm Saturday with no working on Sundays or Bank Holidays.

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

### **63/2015/15648 Application for advertisement consent for a full colour LED built in display and the installation non illuminated lettering, Town Hall, High Street, Skipton**

#### 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 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, to render hazardous the use of any highway.
6. The approved plans comprise '7352' & '(300) 008 Received by Craven District Council on the 1<sup>st</sup> April 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.
7. Other than transitions from one static image to another, the LED screen shall be used to display static images only, with no moving images, words, or emblems, and no amplified noise.
8. Displayed static images on the LED screen shall be displayed for a minimum period of 30 seconds. The transition from one static image to the next shall be achieved by fading out the existing image and fading in the replacement image over a period of between 2 to 3 seconds.
9. The maximum luminance for the LED screen shall not exceed 650cd.

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 requested amended design approaches / information to address the planning issues which have arisen in relation to dealing with this application.

### **Delegated Authority**

**63/2015/15547 Application to change the use of agricultural land to golf course and alterations to practice areas, Skipton Golf Club, Short Lee Lane, Skipton** – the Development Control Manager was authorised to approve this application subject to the conditions listed below, and subject also to

- a. no further representations being received raising new material planning issues; and
- b. him first carrying out further investigations to check the validity of the Ownership Certificate declaration, and if necessary ensuring that the appropriate notice is served on the land owner.

### 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 'Location Plan 1:2500' and 'sss-5456-Skipton Golf Club revision A' received by Craven District Council on (13<sup>th</sup> 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 the development hereby approved, a scheme for the landscaping of the open areas of the site shall be submitted to and approved in writing by the Local Planning Authority. Any scheme submitted under the requirements of this condition shall include details of numbers, species and sizes of trees and shrubs to be planted and any arrangements for the future maintenance of the landscaped areas.
4. The landscaping scheme required by condition 3 above, shall be implemented during the first planting season following completion of the development hereby approved and shall thereafter be retained and maintained as such. Any trees or shrubs planted in accordance with this condition shall, in the event of their death within 5 years from their date of planting, be replaced by similar specimens as soon as is practicably possible and no later than the end of the planting season following their death.
5. Prior to first being undertaken, full details of any proposed changes to existing ground levels shall be submitted to and approved in writing by the Local Planning Authority.

### **Informatives:**

1. The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and Country Planning Act 1990. Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via [paths@northyorks.gov.uk](mailto:paths@northyorks.gov.uk) to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

2. 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](mailto:paths@northyorks.gov.uk) to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

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. (\*)

(As a trustee of the Tarn Moor Estate Councillor Heseltine declared an Appendix B interest under the Council's Code of Conduct in the above application; he took no part in the discussion or voting thereon.)

(Councillors Dawson, Harbron and Jaquin also declared Appendix B interests as custodian trustees for the Tarn Moor Estate Trust by reason of their membership of Skipton Town Council, all three Members exercised their right to speak but did not vote.)

### **Permission Refused**

**08/2015/15473 Installation of solar farm and associated infrastructure (with a potential capacity of 5mw of electricity at its peak), proposed solar pv farm, grazing land, Ravens Close Brow, Low Bentham** – the Strategic Manager for Planning and Regeneration was authorised to formulate reasons, as appropriate, based on the following grounds

- a. the adverse impact on the landscape significantly and demonstrably outweighs the benefits to be derived from the proposed development.
- b. the proposed development's impact is exacerbated by the rolling nature of the land bearing in mind the site's proximity to the Forest of Bowland AONB and the Yorkshire Dales National Park.

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. (\*) (SV)

(The Chairman (Councillor Welch) and Councillor Heseltine drew the Committee's attention to their membership of the Yorkshire Dales National Park Authority, the Park Authority had not objected to the application but had made comments with regard to conditions in the event of the application being approved. Having considered their position under Appendix B of the Council's Code of Conduct both were of the view that their interest was not so significant that it would be likely to prejudice their judgment.)

**63/2015/15622 Alterations to existing bank frontage, including enlarging existing window openings and changing existing timber doors to powder coated aluminium glazed doors, Yorkshire Bank, 46 High Street, Skipton** – the Strategic Manager for Planning and Regeneration was authorised to formulate reasons, as appropriate, based on grounds that the proposed development fails to preserve or enhance the designated Skipton 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. (\*)

Note : In moving refusal the Member concerned suggested that the applicant be encouraged to submit an application which retained hardwood doors and window frames and to consider means of providing a disability compliant access arrangement.

(Councillor Dawson stated that, having commented on the merits of the above application in asking that it be referred to Committee, he could be perceived as having pre-determined the application, having explained his reason for referring it to Committee he took no further part in the discussion and voting thereon.)

### **Application Withdrawn**

**30/2014/15190 Engineering operations to improve land drainage including importation of inert materials and topsoil and re-profiling of agricultural field (additional plan and information), Kelber Hill Farm, Gargrave – withdrawn by the applicant.**

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

(SV Indicates site visit held.)

### **Minutes for Decision**

- None -

Chairman.