

## **PLANNING COMMITTEE**

6<sup>th</sup> July 2015

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

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

Start: 1.35pm

Finish: 5.23pm

Councillor Sutcliffe left the meeting at 3.50pm

Councillor Green left the meeting at 4.30pm

Councillor Harbron left the meeting at 4.30pm

Councillor Place left the meeting at 4.30pm

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

The minutes of the Committee's meeting held on 8<sup>th</sup> June 2015 were confirmed and signed by the Chairman.

### **Minutes for Report**

PL.761

### **PUBLIC PARTICIPATION**

#### **a. General**

In referring to housing development both approved and proposed within Embsay Parish, Mr B Shuttleworth, Chairman of Embsay Parish Council, expressed concern at the absence of a policy requiring developers to contribute, by way of a Section 106 Agreement, to the expansion of Embsay Primary School. The school was already at capacity with siblings of some pupils having to travel to schools elsewhere.

He also expressed the opinion that the situation concerning developer contributions to education provision had worsened since education authorities had been removed from the list of statutory consultees on planning applications, and questioned the sustainability of approving development comprised of family housing without the appropriate facilities such as a school of adequate size.

In reply the Chairman stated that the Committee was aware of the need for a policy and it was being addressed.

#### **b. Planning Applications**

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

Application 22/2015/15770 : Mr A Perrow (for Cowling Parish Council)

: Mr R Leech (for the applicant)

Application 22/2015/15767 : Mr A Perrow (for Cowling Parish Council)

: Mr R Leech (for the applicant)

Application 63/2015/15744 : Mr N Foxtton (objector)

: Mr T Hussain (for the applicant)

Application 30/2015/15663 : Ms J Turner (for Gargrave Parish Council)

Application 63/2015/15837 : Mr J Stapleton (landowner/ objector)

: Mr W Benedikz (applicant's representative – indicated he was available if the Committee had any questions)

Application 08/2015/15552 : Mr T Stannard (objector)

: Mr E Metcalfe (applicant)

PL.762

## **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

08/2015/15699 Construction of new clubhouse Burton in Lonsdale Bowling Club, Recreation Field, Bentham Old Moor Road, Burton in Lonsdale – Conditional approval.

08/2015/15757 Installation of sewage treatment plant with outfall to watercourse, Over Raygill, Dumb Toms Lane, Ingleton – Conditional approval.

08/2015/15701 Application to remove condition no. 3 of original planning permission 5/8/640 - Time limit in which caravans can be sited on the land to which the application relates, Lowther Hill Farm, Mewith Lane, Bentham – Conditional approval.

08/2015/15643 Two storey extension to side, 16 Hillside Road, Low Bentham – Refusal.

08/2015/15789 Application for advertisement consent for 2no externally illuminated fascia signs, 1no internally illuminated projecting sign and 1no non illuminated service board, Stafford House, Main Street, High Bentham – Conditional approval.

18/2015/15609 Conversion and extension of existing garage/former barn to form a new dwelling, Tenter Hill House, Henbusk Lane, Clapham – Conditional approval.

18/2015/15702 Erection of cabinet to house electronic telecommunications equipment, Reebys Lane, Keasden – Conditional approval.

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

42/2015/15788 Application to discharge condition no. 4 of approved application referenced 42/2014/15051, land at Mart Farm Barn, Haw Grove, Hellifield – Conditional approval

45/2015/15766 Creation of 5 no. new parking spaces for use by the existing residents within the existing bungalows, land off Low Demesne, Ingleton – Conditional approval.

48/2015/15777 Single Storey extension to rear, 15 Barrel Sykes, Settle – Conditional approval.

62/2015/15759 Application for listed building consent for replacement boilers and flues to Flats 1 - 6 The Shambles, Market Place, Settle – Conditional approval.

#### South Craven Area

11/2015/15684 Prune all trees along the Keighley Road side of the Aldi store protected by TPO NO 203 (2013), Aldi Foodstore Ltd, Keighley Road, Skipton – Conditional approval.

17/2015/15661 Application to discharge condition 3 of previous application referenced

17/2015/15370 Robin Hall, 10 Beck Side, Carleton – Conditional approval.

22/2015/15696 Construction of a farm track, Mire Close Farm, Mire Close Lane, Cowling – Refusal.

22/2015/15780 Single storey extension, sliding folding doors and internal alterations, 11 Wainmans Close, Cowling – Approval.

28/2015/15697 Conservatory enclosure to existing terrace, 4 High Croft Way, Farnhill – Conditional approval.

32/2015/15637 Shop front alterations including replacement disabled ramp access, New Laithe Farm Butchers, 49 Main Street, Cross Hills – Conditional approval.

32/2015/15735 Change of use of part agricultural land to residential, construction of detached garage and reinstatement of boundary wall, Mount Pleasant, Green Lane, Glusburn – Conditional approval.

32/2015/15692 First floor extension built off existing single storey building, 10 Clayton Hall Road, Cross Hills – Conditional approval.

32/2015/15732 Advertisement consent for replacement fascia signage and 1 no. Internally illuminated 2m totem sign, Co-operative Food Store, Main Street, Cross Hills – Split decision.

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.

66/2015/15679 Alteration of existing window to patio door and alteration of existing door to become a window, 4 Holmefield Farm, Holme Lane, Sutton-in-Craven – Conditional approval.

66/2015/15729 Proposed single storey rear lean-to extension, 11 Rowan Garth, Sutton-in-Craven – Approval.

69/2015/15773 Application to discharge condition no. 3 of listed building consent referenced 69/2014/15252 Elmtree House, Thornton in Craven – Conditional approval.

73/2015/15734 1 No. Cedar - Remove a number of the lower limbs which have grown across the property's drive, 3 Hall Gardens, Farnhill – No tree preservation order made.

#### Skipton Area

26/2015/15755 Two storey domestic extension (proposed amendments to approval 26/2015/15458), 30 Main Street, Emsay – Refusal.

26/2015/15605 Application for advertisement consent for replacement of existing metal sign for the preschool; erection of new metal direction sign and erection of advertisement banner Village Institute, Main Street, Emsay – Split decision.

63/2015/15675 Development of vacant plot to provide a commercial unit with one number dwelling (resubmission of approved lapsed application 63/2011/11504), 9 Mill Bridge, Skipton – Conditional approval.

63/2015/15560 Extension and conversion of store to dwelling, Henry Street, Skipton – Conditional approval.

63/2015/15704 Application to vary conditions 2 and 3 of approved permission 63/2013/1368 of house holder application, 6 Wharfedale Close, Skipton – Conditional approval.

63/2015/15666 Retrospective application for upper ground level balcony to rear of existing dwelling including provision of privacy screening (resubmission of refused application referenced 63/2014/14896), 35 Belgrave Street, Skipton – Conditional approval.

63/2015/15748 Proposed ground floor extension to front of dwelling, 112 Burnside Avenue, Skipton – Conditional approval.

65/2015/15720 Increase the height of the existing stone wall to 1.8m 5 Aireville Grange, Gargrave Road, Skipton – Conditional approval.

63/2015/15708 Retrospective application for listed building consent to divide one very large bedroom into two 2 Victoria Mill, Belmont Wharf, Skipton – Conditional approval.

63/2015/15682 Discharge of condition no. 5 of approved application 63/2014/15262, Northern Paper Board Ltd, Ings Lane, Skipton – Conditional approval.

63/2015/15639 Application to discharge conditions 17 and 20 of planning permission referenced 63/2012/12901, Former Council Offices, Lambert Hills, Granville Street, Skipton – Conditional approval.

63/2015/15805 Non-Material Amendment application for previously approved application- 63/2015/15513, 20 Grassington Road, Skipton – Conditional approval.

#### **b. Applications**

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

#### **Permission Granted**

**08/2015/15552 Outline planning permission for the construction of a detached four bedroom dwelling/integral double garage with details relating to scale and access included for consideration (all other matters reserved for subsequent application) (resubmission of withdrawn application 08/2014/14883), Greenhead Lane, Low Bentham.**

#### Summary of Conditions

1. No development shall commence until approval of the details of the layout, appearance of the building(s), the landscaping/boundary treatments, and the scale of development (hereinafter called “the reserved matters”) has been obtained from the local planning authority in writing. An application for the approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission. The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
2. The approved plans comprise L3233/01/B, L3233/02/E & L3233/03/B received by the Local Planning Authority on the 17<sup>th</sup> June 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 details submitted in accordance with condition 1 shall include all building facing materials and finishes; surface material finishes for the highways, footpaths, private drives and all other hard surfaces; screen walls, fences and other means of enclosure; existing and proposed ground levels, proposed finished floor levels and building heights.

4. 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 piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
7. 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:
    - the proposed highway layout including the highway boundary
    - dimensions of any carriageway, cycleway, footway, and verges
    - visibility splays
    - the proposed buildings and site layout, including levels
    - accesses and driveways
    - drainage and sewerage system
    - lining and signing
    - traffic calming measures
    - 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:
    - the existing ground level
    - the proposed road channel and centre line levels
    - full details of surface water drainage proposals.
  - c. Full highway construction details including:
    - 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
    - when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
    - kerb and edging construction details
    - 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.

8. Prior to the first occupation of the development hereby permitted the passing place and turning area detailed on the approved plans shall be fully implemented and made available for use in accordance with details that have previously been approved in writing by the Local Planning Authority. These facilities shall thereafter be retained in perpetuity for all users of Greenhead Lane.

9. Notwithstanding the details indicated in the submitted application, the disposal of foul water drainage from the hereby approved dwelling shall connect to a private package treatment plant unless otherwise approved in writing by the Local Planning Authority that such a solution is inappropriate in terms of financial cost and practicality.

#### Informatives

1. In imposing conditions above 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
2. The hours of operation during construction phase of development and delivery of construction materials or equipment to the site and associate with the construction of the development hereby permitted should be limited to 0730 hours to 1800 hours on Monday to Fridays and 0730 hours to 1300 hours on Saturday. No work should take place on Sundays or Bank/Public Holidays.
3. 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](http://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](http://www.groundstability.com).

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. (\*)

**22/2015/15767 3 no. bungalows with garages and first floor dormers (resubmission of withdrawn application 22/2015/15414), land adjacent to Dick Lane, Cowling** – subject to the conditions listed below and to an additional condition to be formulated by the Development Control Manager removing permitted development rights to make alterations to the roofs of the approved dwellings.

#### 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 Drawings Nos: 2014-A002 2014-065-B002A,B003A,B004A, B005A, B006B,B010A, B011B, B012B, B020A, B0212B, B022B, B030A, B031B, B032B, and the supporting information received by the Local Planning Authority on 29<sup>th</sup> April 2015 and the Site Plan No: 2014-065-C020 received 24<sup>th</sup> June 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 their first use on site full specifications for all materials to be used in the construction of the external surfaces of the buildings hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details.

4. Prior to the commencement of the development hereby approved full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours and specifications of all hard landscaping materials, including the surfacing materials of any hard-standing, drives or footpaths. The development shall then be carried out in accordance with those details.

5. Prior to the commencement of the development hereby approved full details of the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the local planning authority. The boundary treatment shall be completed before the buildings are first occupied. Development shall be carried out in accordance with the approved details.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), no fences, gates or walls shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts onto the road.

7. No development shall take place until details of a sustainable drainage scheme for the disposal of surface and foul water has been submitted to and approved in writing by the Local Planning Authority. All development shall be carried out in accordance with the approved scheme and retained thereafter.

8. No development shall take place until details showing the verge and footway crossings, including the provision of tactile paving, have been submitted to, and approved in writing by, the Local Planning Authority. All development shall be carried out in accordance with the approved details and retained thereafter.

9. Development shall not begin until the access to the site has been set out and constructed in accordance with the following requirements:

- a. Any gates or barriers shall be erected a minimum distance of 4.5m back from the existing highway and not open in such a way that they would cause an obstruction to the carriageway;
- b. The gradient of the two proposed access points from the highway shall not exceed 1 in 10 over a distance of 4.5m from the point at which they join the highway;
- c. No unbound material capable of being dragged onto the highway shall be used in the surface of the site access within 4.5m of the highway boundary; and:

d. Provision to prevent the discharge of surface water from the development onto the highway shall be constructed in accordance with details submitted to, and approved in writing by, the Local Planning Authority and maintained thereafter for this purpose.

10. No development, including construction or related ground works but excluding any works necessary to construct the proposed accesses or to undertake replacement hedgerow planting, shall take place until the visibility splays specified on the approved plan are provided. Once created the approved visibility splays shall be maintained clear of any obstruction and retained thereafter.

11. The requirements of the hedgerow translocation scheme, and hedgerow maintenance scheme that were approved under discharge of conditions application 22/2015/15510 shall be strictly complied with and adhered to with respect to this alternative grant of planning permission for residential development on the site.

Informatives:

1. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. The variety of SUDS techniques available means that virtually any development should be able to include a scheme based around these principles. It should be noted that the type of SUDS used should be appropriate to the site in question, and should ensure that there is no pollution of the water environment including both ground and surface waters.
2. Operating times of the construction site should be limited from 7:30am to 6:00pm Monday to Friday, 08:00am to 1:00pm Saturday and no Sunday or Bank Holiday working in order to minimise disturbance from the construction of the new build affecting nearby dwellings.
3. 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.
4. Notwithstanding any details shown on the approved plans it should be noted that it is the responsibility of the developer to ensure that surface water run-off from the site is appropriately controlled to ensure that there will be no flooding of property and no increase in surface water run-off from the site to a watercourse compared to the existing (pre-application) run-off rate from the site. All drainage and waste disposal measures must comply with Approved Document Part H – Drainage and Waste Disposal - of the Building Regulations.

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. (\*)

**22/2015/15770 Reserved matters application to previous planning application ref: 22/2013/13614 for appearance and landscaping (resubmission of withdrawn application 22/2014/15325), land adjacent to Dick Lane, Cowling.**



## Summary of Conditions

1. The development hereby permitted shall not be carried out other than wholly in accordance with Drawing Nos: 2014-065-B002A, B003A, B004A, B005A, B006B, B010A, B011B, B012B, B020A, B021B, B022B, B030A, B031B and B03B and supporting information received by the Local Planning Authority on 29<sup>th</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.
2. Prior to their first use on site full specifications for all materials to be used in the construction of the external surfaces of the buildings hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details.
3. Prior to the commencement of the development hereby approved full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours and specifications of all hard landscaping materials, including the surfacing materials of any hard-standing, drives or footpaths. The development shall then be carried out in accordance with those details.
4. Prior to the commencement of the development hereby approved full details of the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the local planning authority. The boundary treatment shall be completed before the buildings are first occupied. Development shall be carried out in accordance with the approved details.

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. (\*)

**30/2015/15663 Application for matters reserved in outline consent 30/2010/13201 for 29 dwellings for a) access within the site; b) further details on the approved access to the site; c) appearance, d) landscaping; e) layout, f) scale, land off Hellifield Road, Gargrave..**

## Summary of Conditions

1. The approved plans comprise drawings 4566-23 Rev B, 4566-24 Rev C, 4566-26 Rev C, 4566-27 Rev C, 4566-28 Rev D, 4566-29, 4566-30 Rev A, 4566-31 Rev B, 4566-32, 4566-33, 4566-34 Rev A, 4566-35 received by Craven District Council on 2<sup>nd</sup> April 2015, 13107-C-50 Rev A received by Craven District Council on 1<sup>st</sup> May 2015, 4566-20 Rev J, 4566-22 Rev D and 4566-25 Rev E received by Craven District Council on 5<sup>th</sup> June 2015, 4566-36 Rev B received by Craven District Council on 10<sup>th</sup> June and 4566-21 Rev E received by Craven District Council on 16<sup>th</sup> June. 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.
2. The dwellings hereby permitted shall be faced in natural reclaimed sand stone, randomly coursed as set out as material type 1 A on the 'material sample list' received by Craven District Council on 22<sup>nd</sup> June 2015. The appearance of the stone, the method of random coursing, and colour and style of pointing shall match that shown on images 1, 2, 6 and 8 in the photographs attached to the 'material sample list.'

3. The door surrounds, window surrounds and mullions shall be installed in accordance with the details received by Craven District Council on 22<sup>nd</sup> June 2015 in the 'material sample list' (material type 1 B, and images 1, 2 and 10 in the photographs attached to the 'material sample list').

4. The dwellings hereby permitted shall be roofed in natural blue slate in accordance with the details received by Craven District Council on 22<sup>nd</sup> June 2015 in the 'material sample list' (material type 2, and images 1, 2 and 4 in the photographs attached to the 'material sample list').

5. The block pavements and flags shall be installed in accordance approved drawing 4566-20 Rev J received by Craven District Council on 5<sup>th</sup> June 2015, and in accordance with the details received by Craven District Council on 22<sup>nd</sup> June 2015 in the 'material sample list' (material types 3 and 4, and images 2, 7 and 9 in the photographs attached to the 'material sample list').

6. The windows shall be installed in accordance with the approved plans referred to in condition 1 above and in accordance with the details received by Craven District Council on 22<sup>nd</sup> June 2015 in the 'material sample list' (material type 5, and images 1 and 2 in the photographs attached to the 'material sample list').

7. The doors to the houses shall be installed in accordance with the approved plans referred to in condition 1 above and in accordance with the details received by Craven District Council on 22<sup>nd</sup> June 2015 in the 'material sample list' (material type 6, and image 3 in the photographs attached to the 'material sample list').

8. The velux windows shall be installed in accordance with the approved referred to in condition 1 above and in accordance with the details received by Craven District Council on 22<sup>nd</sup> May 2015 in the 'material sample list' (material type 9, and image 12 in the photographs attached to the 'material sample list').

9. The garage doors to the houses shall be installed in accordance with the approved plans referred to in condition 1 above and in accordance with the details received by Craven District Council on 22<sup>nd</sup> June 2015 in the 'material sample list' (material type 13, and image 13 in the photographs attached to the 'material sample list').

10. The boundary treatments shall be installed in accordance with the approved plans referred to in condition 1 above and in accordance with the details received by Craven District Council on 22<sup>nd</sup> June 2015 in the 'material sample list' (material types 10 and 12, and images 1 and 2 in the photographs attached to the 'material sample list').

11. The gates to the boundaries shall be installed in accordance with the approved plans referred to in condition 1 above and in accordance with the details received by Craven District Council on 22<sup>nd</sup> June 2015 in the 'material sample list' (material type 11, and image 1 in the photographs attached to the 'material sample list').

12. Within 3 months of the commencement of the development hereby permitted, the following landscaping details shall be submitted to, and approved in writing by the Local Planning Authority, as an addition to approved plan 4566-20 Rev J received by Craven District Council on 5<sup>th</sup> June 2015:-

- a. A sowing rate and seed mix for grassed areas.
- b. Confirmation that the 'Betula pendula' is root-balled.

13. The approved landscaping scheme (shown on approved plan 4566-20 Rev J received by Craven District Council on 5<sup>th</sup> June 2015) 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. The landscaping works, including (but not limited to) cultivation, planting and staking shall conform to BS 4428:1989 Code of Practice for General Landscaping. 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 a similar size to that originally planted.

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

15. The development hereby permitted does not extend to any excavation, or construction of foundations, for the timber sheds throughout the estate.

16. Prior to the first installation of any lighting in or around the roadway of the private driveway to the western end of the site, details shall be submitted to, and approved in writing by the Local Planning Authority, including details of the location and height of any lighting columns; the details of the light fittings; the colour of the lights and the lux levels. The lighting shall be installed in accordance with the approved details and retained in an effective state thereafter.

17. Prior to the first use of the development hereby permitted, a Landscape Management Plan, indicating long-term objectives, management responsibilities and maintenance schedules for all landscaped areas (including the footpath between the development site and the Leeds and Liverpool Canal towpath) (other than any privately owned residential gardens, or areas adopted by the Highway Authority) shall be submitted to and approved in writing by, the Local Planning Authority. The Landscape Management Plan shall be adhered to at all times thereafter.

18. No work shall commence on the roofing of the dwellings hereby permitted until details of the proposed solar photovoltaics panels have been submitted to, and approved in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Informatives:

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

2. The applicant/developer will require the agreement of the Canal and River Trust for the proposed access link between the site and the towpath, and they are advised to contact Matthew Hart to discuss this matter further (03030 40 40 40).

3. All conditions specified in the outline permission reference 30/2011/13201 approved by Craven District Council on 11<sup>th</sup> April 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. (\*)

**63/2015/15744 Application for a temporary marquee on the green, Greenfield Street until 31st August 2015 (re-submission of lapsed permission 63/2015/15474), green area, Greenfield Street, Skipton.**

Summary of Conditions

1. The development shall not be carried out other than wholly in accordance with the drawings and supporting information received by the Local Planning Authority on 27<sup>th</sup> April 2015 and 17<sup>th</sup> June 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. There shall be no use of amplification equipment on the site or in connection with the use of the site at any time.
3. The use hereby permitted shall cease on or before the 31<sup>st</sup> August 2015.
4. Prior to the cessation of the use of the land for the siting of a marquee, a scheme for the restoration of the land shall be submitted for the written approval of the Local Planning Authority and thereafter implemented in accordance with the approved scheme. The scheme shall include a timescale for the restoration.

Informatives:

1. The developer should note that condition No. 4 above will require a further application to be submitted to enable the District Council to formally discharge the condition.
2. Please note it is the responsibility of the developer to ensure that the development is undertaken in accordance with all relevant Building, Fire Safety and Health and Safety Regulations.

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 information to address the planning issues which have arisen in relation to dealing with this application.
- accepted additional information post validation (\*)

**Consideration Deferred**

**63/2015/15837 Amendment to approved flood alleviation scheme involving alterations at Spindle Mill site, and changes at Waller Hill Beck site including repositioning of site compound and creation of new entrance to site compound off Otley Road (variation of condition 2 of previous application 63/2013/14200), Waller Hill Beck and Spindle Mill, Skipton** – pending a response from Heritage England regarding the possible need or otherwise to protect the Victorian reservoir now drawn to the Committee's attention and believed to be located within the area of the proposed Waller Hill Beck dam; the Development Control Manager to make immediate contact with Heritage England.

(Councillor Mason informed the Committee that one of the landowners affected by the above application - the Waller Hill beck site - was known to him, he withdrew from the room taking no part in the discussion or voting thereon.)

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

PL.762

**PLANNING ENFORCEMENT**

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 1<sup>st</sup> April to 31<sup>st</sup> May 2015.

CG.763

**MEETINGS – START TIME**

**Resolved** – That for the remainder of the current municipal year, meetings of this Sub-Committee continue to start at 1.35pm.

**Minutes for Decision**

- None -

Chairman.