

PLANNING COMMITTEE

3rd August 2015

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

Officers – Principal Planning Officer (x2), Planning Assistant, Legal Adviser and Committee Officer.

Start: 1.35pm

Finish: 4.20pm

Apologies for absence were received from Councillors Green and Place.

The minutes of the Committee's meeting held on 6th July 2015 were confirmed and signed by the Chairman.

Minutes for Report

PL.764

PUBLIC PARTICIPATION

a. General

In addressing the Committee Mr Brian Shuttleworth, Chairman of Embsay Parish Council, referred to his attendance at the Committee's last meeting and requested an update on when the proposed policy regarding educational contributions by developers would be implemented. Mr Shuttleworth also asked what selection criteria was used in respect of pre-application consultation suggesting that the public perception was that it was not being handled in an unbiased manner. He also made reference to former Council employees acting as planning agents and enquired whether some form of criteria was applied when applications were allocated to case officers.

The Chairman stated that Mr Shuttleworth would receive a written response to his comments / queries and the Principal Planning Officer pointed out that in the absence of provision within a local plan there would be no grounds for applying an educational contribution requirement.

b. Planning Applications

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

Application 42/2015/15870 : Mr K Hanning (for Hellifield Parish Council)

: Mr P Read (objector / for objectors)

: Mr J Ellis (for the applicant)

Application 18/2015/15634 : Ms A Sheridan (for Clapham-cum-Newby Parish Council)

: Mr P Tunstall (for the applicant)

Application 63/2015/15726 : Mrs P Heseltine (for Skipton Town Council)

: Ms S Hartley (objector /for objectors)

: Mr J Everett (for the applicant)

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

: Ms J Cooke (for the applicant)

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

08/2015/15815 Change of use of part agricultural land to form extension of existing services yard including the formation of new access from Dumb Toms Lane, Over Raygill, Dumb Toms Lane, High Bentham – Conditional approval.

08/2015/15790 Application seeking permission for reserved matters comprising of access, appearance, landscaping, layout and scale for approved outline application 08/2014/14386 (resubmission of withdrawn application 08/2014/15304), Town Head Farm, Burton Road, Low Bentham – Conditional approval.

18/2015/15834 Outline application for proposed detached dwelling, Greenways, Newby, Clapham – Withdrawn.

18/2015/15791 Conversion of redundant agricultural barn to B1 workspace with ancillary living accommodation, Bence Barn, Keasden Road, Keasden, Clapham – Conditional approval.

18/2015/15771 Creation of new door opening, new oil tank and satellite dish and single storey garage to side, Inglenook, Green Close, Clapham – Approval.

31/2015/15835 Conversion of part single storey former agricultural building to agricultural workers dwelling, Croft Closes Farm, Craven Bank Lane, Giggleswick – Conditional approval.

31/2015/15799 Construction of timber framed car port, single storey rear extension, garden studio/office, solar panels to rear and replacement windows with modified masonry openings, Orchard Cottage, 2 Tems Side, Giggleswick – Approval.

31/2015/15866 Detached double garage, Park House, Bankwell Road, Giggleswick – Conditional approval.

36/2015/15750 Certificate of lawful development for the material change of use of land to residential garden, New Laithe Barn, Wigglesworth – Refusal.

42/2015/15833 Creation of new access to serve the Homestead, Homesteads, Peel Green, Hellifield – Conditional approval.

62/2015/15803 Replacement of two rotten windows (1 x ground floor, 1x first floor) replacing with 'like for like' timber frames, replacement of front door, Cragdale Cottage, 7 Chapel Square, Settle – Approval.

72/2015/15705 Proposed forestry storage and processing building, Moss Side Farm, Wigglesworth – Conditional approval.

South Craven Area

05/2015/15758 Construction of steel portal frame building to provide loose housing for dairy cows, Souber Dairy, Cross Gates Farm, Bank Newton – Conditional approval.

11/2015/15557 Construction of 3 no. timber chalets within former quarry area for holiday use,

including alterations to the junction of the existing access with the county highway, Ryefield, Skipton Road, Low Bradley – Conditional approval.

11/2015/15786 Retrospective application for the erection of a stainless steel flue, 7 Westview Close, Low Bradley – Approval.

11/2015/15528 Retrospective application for listed building consent to alterations to windows, Far Fold Barn, High Bradley Lane, High Bradley – Conditional approval.

12/2014/15049 Re-submission of previous planning application ref: 12/2014/14650 for the construction of stone built agricultural workers dwelling, Broughton Fields Farm, Broughton – Conditional approval.

17/2015/15862 Conversion of barn to dwelling, Carleton Biggin, Carleton Biggin, Carleton – Conditional approval.

17/2015/15863 Single storey rear extension, 3 Westwood Mews, Carleton – Approval.

17/2015/15811 Certificate of lawfulness to confirm that access works have lawfully commenced as approved in application referenced 17/2012/12472, The Rectory, Carla Beck Lane, Carleton – Approval.

22/2015/15885 Reduce 1 no. Ash, Farling Top Farm, Farling Top, Old Lane, Cowling – No tree preservation order made.

22/2015/15796 Application to discharge condition no's 5 and 6 of previously approved application referenced 22/2014/14892, Higher Stone Head Farm, Cowling – Split decision.

22/2015/15939 Application for a lawful development certificate to establish whether an electrical contracting business complies with Condition 3 of planning approval referenced 22/2000/331 granted 31 May 2000, Green Syke Barn, Moss End Lane, Cowling – Approval.

28/2015/15800 Creation of roof terrace above existing kitchen to the rear and construction of external staircase, 19 Starkey Lane, Farnhill – Approval.

28/2015/15808 Rear first floor conservatory on existing balcony, 6 High Croft Way, Farnhill – Approval.

32/2015/15896 Installation of replacement plant to roof, extend existing loading bay area and repaint shopfront entrance. Re-submission of 32/2015/15722, Co-op Supermarket, Main Street, Cross Hills – Conditional approval.

32/2015/15783 Division of existing apartment to form 2 no apartments, Fernbank House, 2 Park Road, Cross Hills – Conditional approval.

32/2015/15840 Construction of detached dwelling and detached double garage (amendments to previously approved scheme 32/2014/14471), Prospect House, Keighley Road, Cross Hills – Conditional approval.

32/2015/15871 Siting of container storage unit at haulage yard, Victoria Works, Station Road, Cross Hills – Conditional approval.

32/2015/15688 Application for removal of condition number 3 of previous planning consent referenced 5/32/115, Wellside, Glusburn Moor, Glusburn – Conditional approval.

32/2015/15806 Construction of flat roof dormer to rear elevation of existing flat, 31a Main Street, Cross Hills – Approval.

32/2015/15716 Two storey rear extension, 17 Burnroyd Avenue, Cross Hills – Approval.

32/2015/15784 Application for listed building consent for the division of existing apartments to form 2 no. apartments, Fernbank House, 2 Park Road, Cross Hills – Conditional approval.

32/2015/15959 Application to discharge condition no. 4 of planning approval referenced 32/2015/15613 in relation to external materials, Flipside, 6 Highgate, Glusburn – Conditional approval.

53/2015/15763 Application for listed building consent for re-rendering front elevation and associated remedial works, Stansfield House, 12 Rook Street, Lothersdale – Conditional approval.

53/2015/15762 Application for listed building consent for replacement of windows to front elevation Stansfield House, 12 Rook Street, Lothersdale – Conditional approval.

53/2015/15857 1 x Sycamore to be crown reduced by 30%. 3 x Sycamores to get section felled, Calf Wood House, The Fold, Lothersdale – No tree preservation order made.

53/2015/15856 Fell 2 x Sycamore and 2 x Cherry, 3 Brook Terrace, Lothersdale – No tree preservation order made.

53/2015/15854 Fell 1 X Sycamore, 11 The Fold, Lothersdale – No tree preservation order made.

56/2015/15890 Creation of new access for farm vehicle (resubmission of previously refused application referenced 56/2015/15529), land at Church Lane, East Marton – Refusal.

69/2015/15892 Insertion of glass entrance into existing barn opening, Middle Barn, 3 Thornton Manor Court, Thornton in Craven – Approval.

73/2015/15860 Group 1 - Alders to be crown reduced below line to obtain a ten year resilience clearance. Group 2 - Alders to be crown reduced back to previous old cuts to obtain a 3 metre Clearance, The Steadings, Priest Bank Road, Kildwick – No tree preservation order made.

Skipton Area

19/2015/15825 Conversion of barn to dwelling and demolition of western lean-to extension and outbuilding (Prior Approval Application), Ghyll Syke Barn, Bell Busk Road, Coniston Cold – Prior approval granted.

30/2015/15651 Reserved matters application for approved application 30/2014/14766, Coulthurst House, West Street, Gargrave – Conditional approval.

30/2015/15946 Application for non-material amendment to previously approved application 30/2014/15297 concerning alterations to position of garage and creation of adjoining car port Newlands Croft, Skipton Road, Gargrave – Conditional approval.

30/2015/15846 Certificate of lawfulness to confirm that the installation of drainage run have lawfully commenced as approved in application referenced 30/2012/13201, Hellifield Road, Gargrave – Refusal.

63/2015/15715 Application to amend the layout including new vehicular access and revised boundary treatment to approved application referenced 63/2013/13654, 51 Broughton Road, Skipton – Conditional approval.

63/2015/15672 Proposed new DDA compliant passenger lift within existing lift shaft located at the rear of the main atrium. New lift openings to be provided with atrium. Removal of open stairs

to ensure safe access/egress to lift, Craven Court Shopping Centre, High Street, Skipton – Conditional approval.

63/2015/15774 Erection of a fluid store building, Snaygill Industrial Estate, Keighley Road, Skipton – Conditional approval.

63/2015/15802 Construction of single storey rear extension, Rock Villa, 1-3 Clifford Street, Skipton – Conditional approval.

63/2015/15781 Construction of wrap around single storey rear and side extension and first floor side extension over existing garage, 121 Hurrs Road, Skipton – Approval.

63/2015/15881 Replacement of existing conservatory with sun room, 27 The Close, Skipton – Conditional approval.

63/2015/15876 Removal of ground floor window and installation of french doors, 3 Toller Court, Skipton – Conditional approval.

63/2015/15807 Application for listed building consent for replacement front and rear doors, 4 Queens Street, Skipton – Conditional approval.

63/2015/15816 Application for listed building consent for upgrade to existing signage, 1 no fascia sign and 1 no timber projecting sign, Fat Face, 55 High Street, Skipton – Conditional approval.

63/2015/15880 Non-material amendment application for previously approved application - 63/2014/14815 - proposed residential block, Roughaw Close, Skipton – Conditional approval.

63/2015/15813 Non material amendment to planning permission 63/2011/11855 to move 6 no. windows, new window to replace door, new doorway and steel landing for access, Craven Buildings, Cross Street, Skipton – Refusal.

63/2015/15950 Application for non-material amendment to previous approval referenced 63/2014/15131 concerning alteration to conservatory, 15 Gainsborough Court, Skipton – Conditional approval.

65/2015/15817 Application to vary condition no. 2 of original planning permission referenced 65/2014/15207 to replace approved drawing with amended drawing to reflect change to design of garden room, 6 Aireville Grange, Gargrave Road, Skipton – Conditional approval.

b. Applications

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

Permission Granted

18/2015/15634 Reserved matters application (appearance, scale and landscaping) pursuant of outline planning application 18/2012/13161, former Dalesview Garage Site, Old Road, Clapham.

Summary of Conditions

1. The development hereby permitted shall not be carried out other than wholly in accordance with Drawing Nos: 25.06.300 revision A, 301 revision A, 302 revision A, 303 revision A, 304 revision A, 305, 306, 307 revision A, 308 revision A, 309, 25.06.210 revision A, 25.06.200 revision A and 5014.01 revision C and supporting information received by the Local Planning Authority on the 7th July 2015. Note : This condition to be amended by the Development Control Manager to incorporate amended plans now received showing all front elevations

wholly built in stone.

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 facing surfaces (including plinth) and doors/garage doors 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. Notwithstanding any details shown on the approved plans and accompanying supporting information all roof lights throughout the development hereby approved shall be flush fitting 'conservation' roof lights and shall be maintained as such thereafter.

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 has accepted amendments / additional information post validation. (*)

(Councillor Heseltine drew attention to his membership of the Yorkshire Dales National Park Authority which had objected to the above application, he declared an interest under Appendix B of the Council's Code of Conduct and took no part in the discussion or voting thereon. The Chairman also drew the Committee's attention to his membership of the Yorkshire Dales National Park Authority, having considered his position in relation to the Code of Conduct he indicated that he would not be declaring an interest under the Code of Conduct. The Legal Adviser being an employee of the National Park Authority took no part in the Committee's consideration of the application.)

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

Summary of Conditions

1. The development hereby permitted shall be begun not later than 11th March 2017.

2. The approved plans comprise the Environmental Statement and drawings TW_101, TW_102, TW_103, TW_MS_103, TW_DP_103, TW_GM_103, WH_206, WH_302, WH_501, WH_601, WH_602 and WH_604 received by the Craven District Council on the 17th December 2013, and the addendum to the Environmental Statement and drawings TW_SM103 C1, WH_101 C3, WH_104 C2, WH_103 C1, WH_303 C1 and WH_620 C1 received by Craven District Council on 22nd 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. No works shall commence on the construction of the flood walls to the town centre sites until full details of the external appearance of the walls including the materials and details of the coursing and pointing have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

4. Prior to their first installation on site, and in accordance with the submitted plans, details of the coping stones for the flood walls shall be submitted to and approved in writing by the Local

Planning Authority. The development shall be carried out in accordance with these approved details and retained as such thereafter.

5. No development shall commence until details of the landscaping of the sites including wherever possible the retention of existing trees and hedges have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest. The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of not less than 10 years to the satisfaction of the local planning authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the local planning authority. The replacement tree or shrub must be of similar size to that originally planted.

6. No development, including site clearance, shall commence until a scheme for the protection of all trees/hedges being retained as part of the approved landscaping scheme has been submitted to, and approved in writing by, 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.

7. Notwithstanding the details on the approved plans and supporting information no fences shall be installed to the Waller Hill Beck, Morrison's Culvert, Devonshire Place or Ginnel Mews sites until details of the fencing including its design, height and finish have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved plans and retained as such thereafter.

8. Notwithstanding the details on the approved plans and supporting information no installation of the new bridge, access ramps and stairs to the bridge at Ginnel Mews shall occur until full details of the installation including the design, size, finish and construction of the bridge and the associated works have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved plans and retained as such thereafter.

9. Prior to the commencement of development to the town centre site developments a Bat work method statement shall be submitted to and approved in writing by the Local Planning Authority (as recommended in the report by bl-ecology dated the 21st August 2013). The development shall then be carried out wholly in accordance with the approved document.
Reason: To ensure the development does not unacceptably impact on any bats.

10. 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) 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.

(c) The final surfacing of any private access within 6 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

11. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are

provided giving clear visibility of 160 metres measured along both channel lines of the A6069 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. Reason: In accordance with policy T2 and in the interests of road safety.

12. 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.

Reason: In accordance with policy T2 and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

13. Prior to the commencement of the development hereby permitted, on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway, and on-site materials storage area capable of accommodating all materials required for the operation of the site shall be provided in accordance with drawing No. WH_101 Rev C4 received by Craven District Council on 24th June 2015. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

14. The approved routes to be used by HCV construction traffic, as detailed on drawing WH_104 C2 received by Craven District Council on 22nd May 2015 shall be used by all vehicles connected with construction on the site.

15. No demolition/development shall take place/commence on the Waller Hill Beck site until a Written Scheme of Archaeological Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and

- a. The programme and methodology of site investigation and recording
- b. Community involvement and/or outreach proposals
- c. The programme for post investigation assessment
- d. Provision to be made for analysis of the site investigation and recording
- e. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- f. Provision to be made for archive deposition of the analysis and records of the site investigation
- g. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

No demolition/development shall subsequently take place other than in accordance with the approved Written Scheme of Investigation and the development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

16. Unless otherwise agreed in writing by the local planning authority, no obstruction shall be located over or within 3.0 (three) metres either side of the centre line of any sewers and water main(s), which cross the sites.

17. Prior to the commencement of development to the works on the Waller Hill Beck storage reservoir site, a programme for the restoration of the land once the development has been completed shall be submitted to and approved in writing by the Local Planning Authority. Included within this programme shall be a timetable for the restoration of the site and the materials and methods to be used in the restoration. The site shall then be restored in accordance with these approved details.

18. Unless conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved by a further application, the proposed development shall be carried out wholly in accordance with the Environmental Action Plan submitted as part of the Environmental Statement.

19. This grant of consent does not extend to the removal of any trees to form the new site compound entrance off Otley Road (A6069). Before any site activity is commenced in association with the formation of the new site compound entrance off Otley Road (A6069), 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 of 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.

Informatives:

1. 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, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ

2. The applicant's attention is drawn to the provisions of the Wildlife and Countryside Act, 1981, and related European legislation and is advised that it is a criminal offence to knowingly remove or destroy the habitats of protected species which may be found on the site. The applicant is advised that the granting of this planning permission does not authorise the loss or destruction of a protected species or its habitat and works affecting such a species or habitat are likely to require a licence with DEFRA (0117 372 8291 www.defra.gov.uk) or Natural England depending on the protected species involved. Should such a habitat be discovered during the construction works the applicant is advised to contact Natural England. Applicants are also advised that it is a criminal offence to disturb any wild bird listed in Schedule 1 of the Wildlife and Countryside Act while it is (a) nest building, (b) at a nest containing eggs or young, or (c) there is a dependent young bird at the nest. The typical nesting period for British birds is mid February to mid July though this can begin earlier and run later. Typical affected habitats include scrub grassland and any sites containing trees but applicants are advised that birds may nest in any location that suits them.

3. The application sites are in a number of different ownerships and the applicants should ensure that they have the appropriate permissions to carry out the work prior to its commencement.

4. 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

5. Yorkshire Water has advised that there is no company infrastructure in the main part of the site, however, Devonshire Place/ Ginnel Mews area has foul and surface water sewers (discharging into watercourse) and live water mains within the red line site boundary which are likely to be affected by defence works. They have therefore requested plans which show the site surveyed position of all sewers and water main(s) in relations to the works being carried out and Method Statements to show how Yorkshire Water assets will be protected during the proposed works on site

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. (*)

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

Delegated Authority

63/2015/15726 Residential development of 93 dwellings - amendments to layout and alteration of house types on plots 4 to 58 and 62 - 99 (pursuant to outline approval 63/2010/11062 and reserved matters approval 63/2013/13350), Elsey Croft Development, Moorview Way, Skipton – the Development Control Manager was authorised to approve this application, subject to the conditions now presented and replicated below, such conditions, in particular Condition 1, to be amended by him to reflect the outcome of discussions between the applicant and the Highway Authority. Representations to be also made to the Highway Authority regarding concerns in respect of the speed of wagons passing through the Moorview Estate and seeking to address this, if possible, under the traffic management plan for the site.

Summary of Conditions

1. The approved plans comprise the following plans received by the Local Planning Authority on 21 April 2015:-

Dwg 1214SPS-ECS-LP01 Location Plan
Layout and House Type Drawings as Proposed:
Dwg 101 The Loxley-2B 4P Type 2
Dwg 106 - The Wharfe-3b 5p type 7
Dwg 1380SPL-ECS-DG01 Rev A Detached Garages 25-3-15
Dwg 1380SPL-ECS-HT01 Rev C - Brearley 25-3-15
Dwg 1380SPL-ECS-HT02 Rev F1 - Twistleton 25-3-15
Dwg 1380SPL-ECS-HT03 Rev C - Craven 25-3-15
Dwg 1380SPL-ECS-HT05 Rev K HT Apsley 25-3-15
Dwg 1380SPL-ECS-HT09 Rev C - Edwin 25-3-15
Dwg 1380SPL-ECS-HT10 Rev F1 - Sharp 25-3-15
Dwg 1380SPL-ECS-HT11 Rev E - Brocklehurst 25-3-15
Dwg 1380SPL-ECS-HT12 Rev E - Asquith 17-4-15
Dwg 1380SPL-ECS-HT13 Rev E - Hutton 17-4-15
Dwg 1380SPL-ECS-HT14 Rev D - Hepworth 17-4-15
Dwg 1380SPL-ECS-HT16 Rev C - Thompson 17-4-15
Dwg 1380SPL-ECS-HT17 Rev A - Eames 25-3-15

Landscape and POS Drawings as Proposed:

Dwg GL0255 01F Tree Planting Proposals
Dwg GL0255 02B - Play Area Proposals

Drainage and Highway Construction Drawings as Proposed:

11958-5003-08 Standard Manhole Construction Details
11958-5003-23D YW Water Main Protection Measures
11958-5003-25-Typical Retaining Wall Detail

and the following amended plans: received by the Local Planning Authority on 22 June 2015-

Layout and House Type Drawings as Proposed:

Dwg 1380SPL-ECS-AT01 Rev B Apt Types
Dwg 1380SPL-ECS-AT02 Rev A Apt GF Layouts
Dwg 1380SPL-ECS-AT03 Rev A Apt FF Layouts
Dwg 1380SPL-ECS-AT04 Rev A Apt Elevations
Dwg 1380SPL-ECS-HT01 Rev C - Brearley 25-3-15
Dwg 1380SPL-ECS-HT04 Rev J - Ermysted+ 28-4-15
Dwg 1380SPL-ECS-HT15a Rev D - Hughes Sht1of2 28-4-15
Dwg 1380SPL-ECS-HT15b Rev D - Hughes Sht2of2 28-4-15
Dwg 1380SPL-ECS-HT18 - Brearley-Spec Plt10 18-6-15

Drainage and Highway Construction Drawings as Proposed:

11958-5003-34E Manhole Schedule
11958-5003-35T Drainage Layout Sheet 1of3
11958-5003-36F Road and Sewer Sections Sheet 1of3
11958-5003-37H Road and Sewer Sections Sheet 2of3
11958-5003-41C_Highway Construction Details Roads 1-2-3-5-6-7
11958-5003-43L Drainage Layout Sheet 2 of 3
11958-5003-44L Drainage Layout Sheet 3 of 3
11958-5003-49D-S18 Flow Control MH Construction Details
11958-5003-51D Surface Water Outfall Plan
11958-5003-53A Build Out Construction Details
11958-5003-54C Road and Sewer Sections Sheet 3of3
11958-5003-55E-Drainage Layout 1-500
11958-5003-57A Outfall Headwall Detail

and the following revised plans received by the Local Planning Authority on 21 July 2015.

Dwg 1214SPS-ECS-PL01 Rev HH Planning Site Layout
Dwg 1214SPS-ECS-PL01 Rev HH Affordable Housing

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. Within one month of the date of this permission a scheme for the provision of affordable housing as part of the development shall be 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% of housing units comprised in the development and shall be, in matters of tenure and type, in accordance with the findings of the 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.

3. Within one month of the date of this permission a scheme for the provision, management and future maintenance of public open space including an implementation programme, shall be submitted to and approved in writing by the local planning authority. Public open space shall be provided in accordance with the approved details and timetable and thereafter shall be retained and maintained as approved.

4. No barge boards, fascia boards or soffit boards shall be used in the carrying out of the developed hereby approved and the roof(s) shall have slated verges.

5. Within one month of the date of this permission plans of the site showing details of the existing and proposed ground levels, proposed floor levels, levels of any paths, drives, garages and parking areas, and the height of any retaining walls within the development site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

6. Within one month of the date of this permission, the following drawings and details shall be submitted to and approved in writing by the Local Planning Authority.

(a) Detailed engineering drawings to a scale of not less than 1:500 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.

7. 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 before the first dwelling of the development is occupied.

8. There shall be no movement by construction or other vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until that part of the access has 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. That part of the access extending 6 metres into the site from the carriageway of the existing or proposed highway shall be at a gradient not exceeding 1/20.

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 6 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

All works shall accord with the approved details.

9. 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 33 metres measured along both channel lines of each major road from a point measured 2m down the centre line of each side road. The eye height will be 1.05m and the object height shall be 0.26m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

10. There shall be no access or egress by any vehicles between the highway and the private drives 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.

11. Within 1 month of the date of this permission the following shall be submitted to and approved in writing by the Local Planning Authority:

- Details of required highway improvement works for the provision of tactile paving and bus stop improvements, and a programme for the completion of the above works.

The development shall thereafter be implemented in accordance with the approved details.

12. Within one month of the date of this permission, details of the routes to be used by HCV construction traffic shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the approved routes shall be used by all vehicles connected with construction on the site.

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. (*)

(Councillors Dawson, Harbron, Heseltine and Jaquin, drew the Committee's attention to their membership of Skipton Town Council but having considered their relative positions in terms of possible perception of conflict, did not declare interests under Appendix B of the Council's Code of Conduct)

Consideration Deferred

42/2015/15870 Outline application for residential development comprising of 21 dwellings, including construction of a new vehicular access off A65, land off A65 Kendal Road, Hellifield – to enable the Planning Officers and Legal Officer to consider and report back to the Committee's next meeting on reasons put forward by Members for refusing this application. In summary those reasons were

- The Council has a five year housing land supply.
- Sustainability had not been satisfactorily proven bearing in mind level of services available, for example level of public transport.
- Loss of good agricultural grazing land.
- Site is not identified for possible allocation within the emerging local plan; and involves development of a greenfield site, outside development limits.
- Overdevelopment – in terms of the level of development experienced in Hellifield in recent years. (*) (SV)

(Councillor Mason informed the Committee that a representative of the applicant present at the meeting was known to him. Councillor Moorby drew the Committee's attention to his position as a Council representative on the Craven Branch of the Campaign for the Protection of Rural England.)

Note : During the course of the Committee's debate a motion to approve the above application as recommended was lost.

(*Representations received were reported within the case officer's report / were reported at the meeting. SV = Site visit held.)

Minutes for Decision

- None -

Chairman.