

PLANNING COMMITTEE

2nd September 2015

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

Ward Representative – Councillor Barrett (Application 32/2015/15584).

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

Start: 1.40pm

Finish: 5.45pm

Councillor Place left the meeting at 5.23pm

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

Apologies for absence were received from Councillors Green and Harbron.

The minutes of the Committee's meeting held on 3rd August 2015 were confirmed and signed by the Chairman.

Minutes for Report

PL.766

PUBLIC PARTICIPATION

a. General

In addressing the Committee Mr Brian Shuttleworth, Chairman of Embsay with Eastby Parish Council, drew Members attention to a recent article in the Yorkshire Post reporting the results of a survey which suggested Craven was the sixth best place in the country to bring children up. He highlighted a statement within the article given by the Council's Lead Member for Working with Communities, Councillor Brockbank, in which she'd referred to the nature of the District in terms of density and the need to provide employment and housing in a sustainable way to enable children as they grew up to be able to live and work locally. Mr Shuttleworth expressed the view that the Council needed to ensure the character and communities of Craven weren't lost and that when determining future applications hoped the Committee would honour Councillor Brockbank's statement, and take into account issues of sustainability as per the National Planning and Policy Framework.

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 D Pinner (objector / for objectors)

: Mr J Ellis (for the applicant)

Application 17/2015/15883 : Mr N Brown (objector / for objectors)

: Mrs C Stocks (applicant)

Application 48/2015/15897 : Ms R Whaley (for the applicant)

Application 68/2015/15818 : Mrs L Holman (applicant)

Application 32/2015/15584 : Ms L Wild (objector / for objectors)

Application 63/2015/15930 : Mr N Cusson (for the applicant)
: Mr M Broadbent (objector / for objectors)
: Mr R Hodgkiss (for the applicant)
Application 19/2015/15952 : Mr B Marchant (objector / for objectors)
: Mr C Baines (applicant)

PL.767

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

08/2015/15913 Application for a certificate of lawful development to install a sewer connection from existing disfunctional septic tank to the existing foul sewer at the northern edge of Low Bentham Calf Cop, Low Bentham – Approval.

08/2015/15887 Proposed change of use of 2 no. agricultural buildings to 3 no. dwellinghouses (Prior Approval), Gill Head Farm, Robin Lane, High Bentham – Prior notification refused, application required.

18/2015/16014 Application to discharge condition no. 3 of planning approval referenced 18/2014/15065 concerning materials to be used in external finish, Old Manor House, The Green, Clapham – Conditional approval.

31/2015/15937 Application to regularise the aspects of the development of 1 no. dwelling that differ from the original approval of application reference 31/2011/11294 including amendments to elevations, boundary walls and minor extension of residential curtilage, Brook House, Giggleswick – Conditional approval.

31/2015/16038 Application to discharge condition No (13) of original planning application ref 31/2014/15013 relating to details of landscaping, Lords Close, Giggleswick – Conditional approval.

42/2015/16017 Conservatory to the rear, measuring 6.00m beyond the rear wall; 3.30m in height from ground level; 2.30m in height to eaves from ground level, Glen Elg, The Green, Hellifield – Prior approval not required.

42/2015/15919 Two-storey side extension to provide additional bedroom with en-suite over dining room and kitchen with attached garage, 21 Park Avenue, Hellifield – Approval.

45/2015/15923 Single storey extension to existing farmhouse to provide additional living accommodation (Resubmission of withdrawn application 45/2014/14790), Broats House, Tatterthorn Road, Ingleton – Approval.

49/2015/15977 Listed building consent for insertion of first floor window to rear elevation and associated works, Bridge House Cottage, Eldroth, Austwick – Conditional approval.

49/2015/16041 Discharge of condition number 1 of approved application 49/2015/15491 regarding the external cladding detail, Orcaber Farm, Orcaber Lane, Austwick – Conditional approval.

52/2015/16005 Prior approval application for conversion of barn to dwelling and construction of driveway, parking and turning area Barn, Mill Lane, Long Preston – Refused.

62/2015/15915 Application to discharge conditions 3, 4 and 6 of previously approved application referenced 62/2014/14755, land to the rear of the Little House, Church Street, Settle – Conditional approval.

62/2015/15983 Listed building consent. Change of use - from; 1 bed cottage (rear of Age Concern) to; additional administrative offices for (Age Concern North Craven) and minor alterations to existing building, The Cottage (rear of Age UK), Cheapside, Settle – Conditional approval.

62/2015/15980 Change of use - from; 1 bed cottage (rear of Age Concern) to; additional administrative offices for (Age Concern North Craven) and minor alterations to existing building, The Cottage (rear of Age UK), Cheapside, Settle – Conditional approval.

62/2015/15938 Conversion of garage/store to holiday Accommodation, Weavers Cottage, Kirkgate, Settle – Conditional approval.

62/2015/15968 Single storey conservatory extension to rear, measuring 4.00m beyond the rear wall; 3.15m in height from ground level; 2.40m in height to eaves from ground level, 8 Oxley Fold, Settle – Prior approval not required.

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

South Craven Area

11/2015/15922 Application for listed building consent for replacement of external back door, College Cottage, College Road, Bradley – Conditional approval.

11/2015/15895 Discharge of condition 2 to approved application 11/2014/14355 to confirm details of proposed materials, New Hall Farm, Back Lane, Low 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.

12/2015/15723 Retrospective application for retention of replacement agricultural building, New Laithe Barn, Bank Newton – Refusal.

17/2015/15873 Discharge of condition 3 to approved application 17/2015/15402, Yellison Farm, Carleton Lane, Carleton – Conditional approval.

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

22/2015/15953 Change of use of barn to C3 residential house (Re-submission of withdrawn application 22/2015/15356) Damstones, Pennine Way, Cowling – Conditional approval.

22/2015/15455 Retrospective application for the formation of a gated access from Donkey Lane to the site of The Cottage, Cowling, The Cottage, Carr Head Lane, Cowling – 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.

32/2015/15658 Construction of new detached dwelling and garages, 9 Park Street, Cross Hills – Conditional approval.

32/2015/15864 To construct a single storey, pitched roof garage on existing foundations that is in

keeping with construction of the main house, both in appearance and in quality, Lingcroft, Baxter Wood, Cross Hills – Approval.

32/2015/15926 Single storey rear extension and internal alterations, external landscape levels altered, Ryecroft Cottage, Ryecroft Road, Glusburn – Conditional approval.

32/2015/15927 Listed building consent for single storey rear extension, internal alterations, new staircase, roof windows and external landscape levels altered, Ryecroft Cottage, Ryecroft Road, Glusburn – Conditional approval.

53/2015/15945 Application for proposed remedial works to remove existing treatment plant and connect the existing 5 no. dwellings (developed in 2004) via a new underground drain to the public sewer approximately 500m south of the development, Knott Farm, White Hill Lane, Lothersdale – Conditional approval.

53/2015/15830 Demolition of existing garage, construction of new garage and gym over, The Willows, Quarry Road, Lothersdale – Conditional approval.

53/2015/16025 Remove T1 due to overcrowding of canopy. Remove split limb from Acer and reduce height and spread. Reduce height on Rowan and T2 due to phone cables. Prune another Rowan and two other trees, Beeches Barn, Dale End, Lothersdale – Conditional approval.

66/2015/15973 Retrospective application for decked area to rear garden, 23 High Street, Sutton-in-Craven – Conditional approval.

66/2015/15966 Single storey side extension and creation of 2 no. parking spaces to the front garden area, 6 Harper Grove, Sutton-in-Craven – Conditional approval.

66/2015/15907 Single storey rear extension and side extension over the garage, 6 Crofters Mill, Sutton-in-Craven – Approval.

66/2015/15475 Outline application for demolition of redundant commercial premises and erection of 10 dwellings with access and siting considered, Allen Green and Son Ltd, North Road, Sutton-in-Craven – Conditional approval.

66/2015/15769 Demolition of existing garages and construction of 2 no. semi detached houses, with associated hardstanding for parking and turning of vehicles (Amended scheme to previously approved application referenced 66/2013/13353), Plot Of Land, Wet Ings Lane, Sutton-in-Craven – Conditional approval.

66/2015/15998 Felling of 1 x Alder Tree (G4) 16 Willow Way, Sutton-in-Craven – Split decision.

Skipton Area

26/2015/16065 Application to discharge condition 4 of previously approved planning application- 26/2014/15312 relating to dormer materials, Red Roof, 17 Shires Lane, Embsay – Conditional approval.

30/2015/15921 Construction of single storey rear extension for consulting room and document store, Gargrave Surgery, Higherlands Close, Gargrave – Conditional approval.

30/2015/15956 Single storey side and rear extensions to provide garden room to side and covered area at rear, 10 Old Hall Croft, Gargrave – Approval.

63/2015/15844 Small extension to increase dining area, new infill flat roof to rear to connect public house to new toilets located in existing redundant out building (Resubmission of previous application 63/2015/15476), The Castle Pub, 2 Mill Bridge, Skipton – Conditional approval.

63/2015/15967 Replacement of timber doors, frames and window frames with aluminium to Swadford and Coach Street elevations, all to match large window overlooking canal. Removal of painted render to Coach Street to reveal existing stonework, cleaned and pointed Bizzie Lizzies Ltd, 36 Swadford Street, Skipton – Conditional approval.

63/2015/15795 Demolition of former warehouse (recently a restaurant) and replacement with 3no commercial units for B1 or equivalent use, Devonshire Place, Skipton – Application withdrawn.

63/2015/15912 Re-ordering of existing residential dwelling and change of use of attached car showroom to form part of single dwelling, 18 Canal Street, Skipton – Conditional approval.

63/2015/15836 Installation of Photovoltaics on monopitched roof of new construction building, Craven College, Aireville Campus, Gargrave Road, Skipton – Conditional approval.

63/2015/15646 Two storey extension and replacement garage, 11 Shortbank Road, Skipton – Approval.

63/2015/15908 Proposed side extension, new pitched roofs over existing garage and front bay windows, Glen Croft, 72 Raikes Road, Skipton – Conditional approval.

63/2015/15924 Alterations to existing driveway and garage and construction of rear kitchen extension, 17 Regent Crescent, Skipton – Refusal.

63/2015/15909 To construct a 3m high retaining wall and fencing in rear garden, 53 Hurrs Road, Skipton – Approval.

63/2015/15972 Two storey front extension to provide additional living accommodation and relocation of single storey porch to front, 1 Stirtonber, Skipton – Conditional approval.

63/2015/15787 Construction of two storey side extension, 95 Greatwood Avenue, Skipton – Conditional approval.

63/2015/15845 Application for listed building consent for small extension to increase dining area, new infill flat roof to rear to connect public house to new toilets located in existing redundant out building (Resubmission of application 63/2015/15553), The Castle Pub, 2 Mill Bridge, Skipton – Conditional approval.

63/2015/15979 Application for advertisement consent to display internal LED illuminated advertisement poster boards and window vinyls, National Westminster Bank Plc, 88 High Street, Skipton – Conditional approval.

63/2015/15954 Application for advertisement consent for 1 no. fascia sign and 2 no. projecting signs, Fat Face, 55 High Street, Skipton – Conditional approval.

63/2015/15901 Fell 2 no. Larch trees (T1 and T2) protected by TPO No 98 1995, 15 Gainsborough Court, Skipton – Conditional approval.

63/2015/15962 T1: Fell 1 no. Horse Chesnut and T2: Fell 1 no. Scotch Pine land between 8 and 10 Park Wood Close, Skipton – Split decision.

63/2015/15893 Prior approval application for change of use of offices to residential cottage, 3-5 Bowers Wharf, Skipton – Approval.

63/2015/15949 Application for non-material amendment to previous approval referenced 63/2014/15323 for amendments to individual parking layouts for plots 1 - 4, land off Burnside Crescent, Skipton – Conditional approval.

63/2015/16008 Certificate of Lawful Development for the proposed use from A1 Retail to A3 (Restaurant) use Craven Court, High Street, Skipton – Refusal.

65/2015/15572 Application to discharge condition no's 8, 15, 16 and 19 of planning permission referenced 65/2014/14976, Keelham Farm Shop, Gargrave Road, Skipton – Split decision.

65/2015/15957 Relocation of proposed stable block with store (extant planning permission referenced 65/2013/13414) construction of secure covered plant/parking area/storage building and alterations to existing outbuilding to form covered storage area and log-store, Thorlby's Cross, Gargrave – Refusal.

b. Applications

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

Permission Granted

17/2015/15883 Installation of 16 solar pv panels to south, east and west roof pitches, 15 Chapel House Mews, Carleton – subject to the conditions listed below, and to an additional appropriately worded condition requiring submission of details of the panels to be installed prior to the development commencing.

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 plan 15883 (annotated by case officer for clarification) and specification sheet from “Phono Solar” received by the Local Planning Authority on 24th June 2015. The development shall be completed in accordance with the approved specification sheet 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 photo-voltaic cells and ancillary equipment shall be removed and the roof restored to its previous use within 3 months of the date when the cells cease to be operational.

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

Note : During the course of the discussion on the above application a motion to include a condition restricting installation of the roof panels to the east and west roof pitches only was lost.

(Councillor Mason informed the Committee that both the applicant and an objector were well known to him, he took no part in the discussion or vote other than to remind the Committee of his declaration.)

19/2015/15952 Proposed two storey side and rear extension and associated alterations, Station Cottage, Station House, Bell Busk

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 'Location Plan' 'Site Plan' 'Design and Access Statement' received by the Local Planning Authority on the 24th June 2015 and Amended Plan E-014 03 Rev A Existing and Proposed Elevations and Floor Plans received by the Local Planning Authority on 23rd July 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 doors other than those shown on the approved drawings shall be installed in the west elevation of the extension hereby approved.
4. Prior to their first installation the windows on the west elevation that serve the ground floor wc and first floor landing shall be fitted with obscure glazing (minimum Level 5 obscurity). The development shall be maintained with such obscure glazing at all times thereafter.
5. The roof-lights hereby approved shall be 'Conservation' roof-lights which shall fit flush with the plane of the roof slope unless otherwise agreed in writing by the Local Planning Authority.
6. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building as indicated on the application form received by the Local Planning Authority on 24th June 2015.
7. The development shall be finished externally with a natural blue slate roof, unless otherwise agreed in writing by the Local Planning Authority. The development shall be retained with such roof materials at all times 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

- requested amended design approaches / information to address the planning issues which have arisen in relation to dealing with this application, and
- accepted additional information / changes to the scheme post validation. (*) (SV)

(Councillor Sutcliffe indicated that both the applicant and an objector were known to him, he declared an interest under Paragraph 15 of the Council's Code of Conduct and vacated his seat taking no part in the discussion or voting on the above application.)

48/2015/15897 Change of use for redevelopment of holiday park (re-submission of refused application 48/2014/15278), Langcliffe Caravan Park, Langcliffe.

Summary of Conditions

1. The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The approved plans comprise Drawing 510 Revision N received by Craven District Council on 25th August 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 static caravans on the site shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence.

4. The owners/operators shall maintain an up-to-date register of all the names of all owners/occupiers of individual caravans and lodges on the site and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

5. Prior to the first use of any of the static caravans or lodges hereby approved details shall be submitted to and approved in writing by the Local Planning Authority of the bin storage and refuse arrangements for the site, and of the gas tank storage area. The development shall then be carried out in accordance with these approved details and retained as such thereafter.

6. The development hereby permitted shall be carried out in full accordance with the recommendations made in the Method Statement on page 9 of the 'Ecological Assessment' undertaken by MAB Environment and Ecology Ltd and received by Craven District Council on 16th June 2015.

7. The development hereby permitted shall be carried out in full accordance with the recommendations made on page 28 of the 'Flood Risk Assessment and Drainage Statement' undertaken by Herrington Consulting Limited and received by Craven District Council on 10th June 2015.

8. No development shall commence until a schedule for landscape maintenance (for the existing landscaping on the northern, eastern and western boundaries adjacent to the approved static caravans) for a period of 5 years has been submitted to, and approved in writing by, the Local Planning Authority. The schedule shall include details of the arrangements and/or its implementation. The development shall be undertaken in accordance with the approved schedule and shall be maintained at all times thereafter.

9. No static caravans approved by this consent shall be brought onto site until such time as details of those static caravans, including their external appearance and colour scheme, have been submitted to and approved in writing by the Local Planning Authority. Only the approved static caravans shall be used on the site, and no replacement, or variation of size, siting or appearance shall be undertaken.

10. Prior to the first installation of any external lighting, details of the lighting in and around the campsite hereby approved, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include:

- a. the location and height of the lighting columns;
- b. the details of the light fittings;
- c. the colour of the lights;
- d. the lux levels; and
- e. the details of louvers on the light fittings.

The approved lighting details shall be installed prior to the occupation of the first use of any static caravan hereby approved and retained in an effective state 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 requested amended design approaches / information to address the planning issues which have arisen in relation to dealing with this application. (*)

(The Chairman 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 by reason of his membership of that Authority, but left the room taking no part in the voting or discussion on the above application

having declared an interest under Paragraph 15 of the Code by reason of the employment of a close relation at the application site. The Vice-Chairman, Councillor Sutcliffe took the Chair.)

(Councillors Heseltine and Lis also drew attention to their membership of the Yorkshire Dales National Park Authority both indicated that having considered their position they would not be declaring interests under the Council's Code of Conduct.)

68/2015/15818 Change of use of land to provide camping site of 40 pitches (25 no. tent pitches, 5 no. touring pitches, 8 no. timber pods and 2 no. yurts), construction of new timber equipment store and retention of existing toilet block, Docklands Campsite, Thorton in Lonsdale.

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 01-site location plan, S1459 02 Rev A, S1459 03 Rev A, 566.200 Rev F and 566.201 Rev C received by Craven District Council on 20th May 2015 and drawings of 'The Pod' (cross section, Iso view, long section, floor plan, roof plan, front view, side view, rear view) received by Craven District Council on 17th 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), the site the subject of this permission and defined on the drawings listed in condition 2 above shall be used only as defined in this permission and for no other temporary or seasonal uses in connection with the operation of the holiday accommodation, or any other temporary or seasonal use other than agriculture.
4. The occupation of the development hereby approved shall be limited to holiday accommodation only and shall not be occupied as a person's sole or main place of residence:
5. The owners/operators of the site shall maintain an up-to-date register of the names of all owners/occupiers of individual pods on the site and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.
6. All accommodation on the site shall be occupied only between March 1 and September 30 in any calendar year. No touring caravans or yurts shall be sited or stored outside this period.
7. In the event that campsite ceases to operate, all structures and ancillary works shall be removed from the land and the land shall be restored to its previous condition in accordance with a scheme to be submitted to, and approved in writing by, the Local Planning Authority within 12 months of the date of the campsite ceasing to operate.
8. Before the Yurts are first brought onto the site full details, including their size, location, external materials and finish shall be submitted to and approved in writing by the Local Planning Authority. Only the approved units shall be used on the site, and no replacement, or variation of size, siting or appearance shall be undertaken.
9. Before the Pods are first brought onto site full details of their finish (i.e. colour and type of paint or stain) shall be submitted to and approved in writing by the Local Planning Authority. Only the approved units shall be used on the site, and no replacement, or variation of size, siting or appearance shall be undertaken.

10. Prior to the yurts first being brought onto the site, a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing where the yurts will be stored when not in use, and the time periods allowed at the finish and beginning of the approved season of use (1st March to 30th September) when the yurts shall be dismantled and moved to their place of storage. The use of the yurts will thereafter be managed in accordance with the approved requirements.

11. The existing toilet block and the proposed maintenance equipment building shall be used only as ancillary buildings for the proposed tourism use of the site.

Reason: For the avoidance of doubt as to what is permitted.

12. No development shall commence until such additional details of the submitted landscape scheme as may be required by the Local Planning Authority 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, whichever is the soonest. The approved scheme shall be maintained by the applicant or his successors in title 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, diseased or dies, by a similar sized tree of the same species or other species as agreed in writing by the Local Planning Authority.

13. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 45 metres measured along the centre line of the major road from a point measured 2 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Informative: An explanation of the terms used above is available from the Highway Authority.

14. Prior to the first use of the campsite a scheme to deal with the on-site storage and collection of waste from the use of the site shall be submitted to and approved in writing by the Local Planning Authority. The use of the site shall thereafter be undertaken in accordance with the requirements of the approved scheme.

15. Prior to its first installation, details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. Any lighting shall thereafter be installed and subsequently retained 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 additional information to address the planning issues which have arisen in relation to dealing with this application.

Permission Refused

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 – the Strategic Manager for Planning and Regeneration was authorised to formulate reasons, as appropriate, based on grounds that

- a. the Council can demonstrate a five year housing land supply, and
- b. Saved Local Plan Policy ENV1 taking into account the existence of a five year land supply, such reason to reflect relevant points raised by the Committee, and within the submission presented by the spokesperson for objectors.

Note : In refusing the above application Members indicated that in the event of an appeal they would wish to see the loss of good quality pasture land used within the supporting documentation to the Council's submission.

Consideration Deferred

32/2015/15584 Installation of 13 no storage vessels with safety guard rails, concrete bund and boundary screening (application includes relocation of vessels approved elsewhere on the site to allow siting of them in one location), Enterprise Centre, Skipton Road, Cross Hills – the Development Control Manager to write to the Environment Agency and Health and Safety Executive seeking feedback on how operations at Airedale Chemicals and risks associated with those operations are regulated, including the chemicals on site and hazards posed by those chemicals in the event of an accident involving one or more of the chemicals. The company to be also contacted with a similar request that it provide feedback in respect of operations on site to re-assure Members of this Committee and local residents. (*) (SV)

63/2015/15930 Two storey rear and side extension and attic conversion to provide additional accommodation, 83 Raikes Road, Skipton – pending a site visit. (*)

Note ; Having been absent at the start of the officer's presentation on the above application Councillor Lis abstained from voting and took no part in the discussion thereon.)

(Councillors Dawson and Heseltine both indicated that an objector to the above application was known to them but having considered their relative positions in terms of possible perception of conflict, and Paragraph 15 of the Council's Code of Conduct stated that they would participate in the discussion and voting thereon.)

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

Minutes for Decision

- None -

Chairman.