

PLANNING COMMITTEE

28th September 2015

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

Ward Representative – Councillor Mulligan (Application 21/2015/15681).

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

Start: 1.40pm

Finish: 3.57pm

Apologies for absence were received from Councillors Dawson and Green. Note : Councillor Lis, substitute for Councillor Dawson, had given notice of his late arrival but had not arrived by close of business.

The minutes of the Committee's meeting held on 2nd September 2015 were confirmed and signed by the Chairman.

Minutes for Report

PL.768

PUBLIC PARTICIPATION

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

Application 63/2015/15930 : Mr M Broadbent (objector / for objectors)
: Mr S Burrell (applicant)

Application 26/2015/16037 : Mr B Shuttleworth (for Embsay with Eastby Parish Council)
: Mr M Hirst (objector / for objectors)

Application 21/2015/15681 : Ms L Brown (for Cononley Parish Council)
: Mrs A Leeming (applicant)

PL.769

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

08/2015/15981 Conversion of existing barns to form 2 new dwellings Barn (roadside), Fourlands House Farm, High Bentham – Conditional approval.

08/2015/15987 Construction of detached 4 bedroom dwelling with associated off street parking, land at end of Manor Close, Burton in Lonsdale – Conditional approval.

08/2015/16031 Demolition of single storey garage and erection of two storey side extension, 21 Butterbergh, High Bentham – Conditional approval.

08/2015/16030 Two storey side and rear extension (resubmission of refused application referenced 08/2015/15643), 16 Hillside Road, Low Bentham – Conditional approval.

18/2015/16094 Proposed extension of agricultural building, Tewitt Hall Farm, Newby, Clapham – Conditional approval.

31/2015/15580 Variation of condition 2 to previous application 31/2014/15013, Lord's Close, Giggleswick – Conditional approval.

31/2015/15931 Revised design: proposed side extension and associated internal alterations, 12 Sandholme Close, Settle – Approval.

31/2015/15999 Detached single garage, Dalesgarth, Raines Road, Giggleswick – Conditional approval.

45/2015/15978 Construction of 3 bedroom detached dwelling with attached garage and outbuilding, Panwell Cottage, Back Gate, Ingleton – Conditional approval.

45/2015/15879 Change of use of 15 Main Street, Ingleton from A1 (retail) to A5 (hot food takeaway); and Change of use of first floor of 12A Main Street from C3 (residential) to A3 (restaurant), 15 Main Street, Ingleton – Conditional approval.

45/2015/16039 Change of use of land from school sports field to public recreation ground that will be used for a skate park and pump track, playing field, ex middle school site, Back Gate, Ingleton – Conditional approval.

45/2015/16056 Prior approval notification for steel portal frame with concrete panels and box profile tin sheets to the walls and box profile tin sheets and roof lights to the roof, Beckcrook, Warth Lane, Ingleton – Prior approval not required.

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.

62/2015/15986 Construction of a steel portal frame agricultural building, Runley Mill Lane, Settle – Conditional approval.

68/2015/15920 Variation of condition 5 of planning ref. 68/2013/13528 (that approved the conversion of a barn to a live / work unit) to allow the use of aluminium windows and doors rather than timber, Ingleborough View Trees Farm, Burton in Lonsdale – Conditional approval.

South Craven Area

11/2015/16006 Construction of double garage, forecourt and boundary wall (re-submission of refused application 11/2014/14987), The Corn Mill, Mill Lane, Bradley – Refusal.

11/2015/15993 Proposed stable block and access in field adjoining curtilage, Sirebank House, Jacksons Lane, Low Bradley – Conditional approval.

11/2015/16034 Extend existing dwelling to form new garden room kitchen and bedroom with garage under including remove existing garage, 12 Ings Drive, Low Bradley – Approval.

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

17/2015/15990 Construction of timber and double glazed garden room, Carleton Park Farm, Park Lane, Carleton – Approval.

17/2015/15797 Summer house on existing decking providing shelter for a hot tub Wend Gardens, The Wend, Carleton – Conditional approval.

17/2015/16024 Reduction of 2 no. English Yew to a height of 1.2m including replanting of 10 to 20 new Yew, 11 Beech Hill Road, Carleton – Split decision.

21/2015/15841 Conversion of single dwelling to form two residential dwellings with 2 additional parking spaces. Intake Head, Woodside Lane, Cononley – Conditional approval.

21/2015/15936 Prior approval notification for change of use of offices falling within Class A (offices) to a dwellinghouse, High Weasel Green Farm, Moorside, Cononley – Prior approval not required.

22/2015/15868 Discharge of conditions 5, 6, 7, 9, 10 and 12 of outline planning permission reference 22/2013/13614 and conditions 2, 3 and 4 of reserved matters permission reference 22/2015/15770, Dick Lane, Cowling – Conditional approval.

22/2015/16029 Change of use of remainder of barn to residential and extension of existing house into barn to form additional accommodation, Cowlaughton Farm, Park Lane, Cowling – Conditional approval.

22/2015/15685 Conversion and part rebuilding on larger footprint of outbuildings (retrospective) to form single dwellinghouse, Cragg Side Farm, Dick Lane, Cowling – Conditional approval.

22/2015/15932 Two storey side extension and single storey rear extension, 50 Collinge Road, Cowling – Conditional approval.

22/2015/16023 Side extension, Cowlaughton Farm, Pad Cote Lane, Cowling – Conditional approval.

24/2015/15935 Prior approval notification for change of use of an agricultural building to one dwellinghouse and associated operational development agricultural building, Field House Farm, Draughton – Prior notification refused – application required.

22/2015/15992 Single storey sun room extension to side, Shepherds Lodge, Main Street to wier, Cowling – Conditional approval.

32/2015/15597 Permanent retention of 4 no. prefabricated classrooms to the east of the site (last granted temporary planning permission under planning ref 32/2011/12282, South Craven School, Holme Lane, Cross Hills – Conditional approval.

32/2015/15948 Non-material amendment to previously approved application 32/2014/15211 for replacement of existing and approved timber window frames with aluminium window frames, Bella Napoli, 57 Main Street, Cross Hills – Conditional approval.

32/2015/16141 Non material amendment concerning a change of the external finish of the upper section of the South West Elevation from render above the existing stonework to cream (wood grained) horizontal UPVC boarding, land adjoining 13 Hardings Houses, Hardings Lane, Cross Hills – Conditional approval.

32/2015/16013 Construction of home office over existing garage, Greenhowe, Park Road, Cross Hills – Conditional approval.

56/2015/16001 Proposed extension to existing detached garage (resubmission of withdrawn

application 56/2015/15489), Crickle Hall, East Marton – Approval.

66/2015/15869 Resubmission of previous application for removal of condition No's 6 and 9 of previous planning approval ref: 66/2007/7290 to allow property to be occupied as a dwelling without office use. Stable Cottage, Colne Road, Sutton-in-Craven – Refusal.

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.

73/2015/15827 Application to discharge conditions 5 and 9 of approved application 73/2012/12431, The Barn, 1 Priest Bank Road, Kildwick – Split decision.

73/2015/16026 Removal of existing upvc conservatory and replace with single storey garden room to rear, Grange Hall Cottage, Kildwick Grange, Kildwick – Conditional approval.

73/2015/16027 Listed building consent for removal of upvc conservatory and replace with single storey garden room to rear, Grange Hall Cottage, Kildwick Grange, Kildwick – Conditional approval.

Skipton Area

19/2015/16019(LB) Remedial and repair works to restore the condition of the bridge, 1,408 Bell Busk Bridge, Mark House Lane, Bell Busk – Conditional approval.

19/2015/15958 Application to discharge condition no. 3 of planning approval referenced 19/2015/15495, Green Grove, Coniston Cold – Conditional approval.

26/2015/15798 Two storey extension to side/rear, with balcony to rear, 39 Dalacres Crescent, Embsay – Conditional approval.

26/2015/16100 Application for screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 for proposed residential development (Relating to Outline Planning Application Ref: 26/2015/15886), land south of, Shires Lane, Embsay – Environmental assessment not required.

30/2015/16138 Application to discharge conditions 4 and 5 of previously approved application referenced 30/2015/15707, 74 High Street, Gargrave – Conditional approval.

30/2015/16044 Construction of a new hard tennis court to replace an existing grass tennis court and associated fencing, Craven Lawn Tennis Club, Smithy Croft Road ,off Swire Croft Road, Gargrave – Conditional approval.

63/2014/15027 Proposed re-development of derelict/vacant brownfield site to provide 29 residential dwellings including 12 affordable units, Vasco (GB) Ltd, Clitheroe Works, Clitheroe Street, Skipton – Conditional approval.

63/2015/16032 Proposed pergola canopy shelters and entrance canopy to rear of existing public house, The Cock and Bottle Public House, 30 Swadford Street, Skipton – Conditional approval.

63/2015/15765 Provision of 1.8m high steel railings to part of the site perimeter in order to resolve on-going safeguarding issues (amended design and height), St Stephens Roman Catholic Primary School, Gargrave Road, Skipton – Permission not required.

63/2015/15760 Change of use of existing room within basement to A1 use class, Royal Oak Hotel, 2 Water Street, Skipton – Conditional approval.

63/2015/16077 Retrospective planning application for change of use of 3 flats to one house, The Pinfold, Chapel Hill, Skipton – Conditional approval.

63/2015/15974 Repositioning of windows and doors on front (north) elevation, external steel walkway and new entrance door at first floor level on rear (south) elevation, repositioning of windows on east and west elevations, replacement of door with window on east elevation (application for variation of condition No 2 on previous planning approval referenced 63/2011/11855 to allow design amendments), Craven Buildings, Craven Street, Skipton – Refusal.

63/2015/15991 Demolition of the existing single storey extension and erection of a new two storey extension, 2 Regent Road, Skipton – Conditional approval.

63/2015/16007 Construction of a single-storey rear extension off kitchen, 36 Dawson Street, Skipton – Conditional approval.

63/2015/16042 Garage conversion to form additional living accommodation and alteration of existing flat garage roof to form pitched roof, Fair View, Harewood Road, Skipton – Approval.

63/2015/16015 Conversion and extension of single storey utility room to provide bedroom. Replacing flat roof with tiled hip-roof and replacing front window with entrance door. 2 Clover Hill, Skipton – Conditional approval.

63/2015/16033 Listed Building Consent for the construction of proposed pergola canopy shelters and entrance canopy to rear of existing public house, The Cock and Bottle Ph, 30 Swadford Street, Skipton – Conditional approval.

63/2015/16066 Advertisement consent for the removal and replacement of the existing brand signage and replacement with new metal fascia signs, bus stop signs, metal delivery sign and a small window plaque, Marks and Spencer, Thanets Yard, Jerry Croft, Skipton – Conditional approval.

63/2015/16125 Discharge of condition 4 to approved application 63/2014/15064 regarding refuse storage and collection Skipton House, Jerry Croft, Skipton – Conditional approval.

63/2015/15874 Application to discharge conditions 3, 4, 5, 7, and 9 of approved application referenced 63/2014/15036, Greatwood Avenue, Skipton – Conditional approval.

63/2015/16012 Application for non-material amendment to previously approved application referenced 63/2012/12901 - (1) amendments to external layouts to rear of plots 37-40. (2) fence height to east boundary increased to 2400mm. (3) Plot 47 to be handed, external works revised to reflect, former Council Offices, Lambert Hills, Granville Street, Skipton – Conditional approval.

63/2015/16104 Non-material amendment application for previously approved application - 63/2014/14794, Rendezvous Hotel, Keighley Road, Skipton – Conditional approval.

63/2015/15933 Non-Material Amendment to approved application 63/2014/15082 to amend wall cladding colour Peter Watson (Skipton) Ltd, Otley Road, Skipton – Conditional approval.

63/2015/16092 Non material amendment to previously approved application referenced 63/2014/15323 to raise the proposed ridge height to provide additional space in the attic, land off Burnside Crescent, Skipton – Refusal.

65/2015/16075 Discharge of condition 3 of approved application 65/2015/15720 regarding walling details, 5 Aireville Grange, Gargrave Road, Skipton – Conditional approval.

b. Applications

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

Permission Granted

21/2015/15681 Proposed agricultural workers dwelling and creation of new access, land adjacent to Woodside Farm, Cononley – subject to appropriate conditions to be formulated and attached by the Development Control Manager, such conditions to include an appropriately worded agricultural occupancy condition which ties the proposed dwelling to the farm holding.

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 help to address the planning issues which have arisen in relation to dealing with this application.

Note : In setting aside the case officer's recommendation of refusal the Committee indicated that it was satisfied a functional agricultural need for a dwelling had been demonstrated and considered the proposed siting to be well related to the holding; consent supported and was considered to be in the interest of the local agricultural industry. In considering the financial situation it had also taken into account the debt free position and historical development of the business including the applicant's practice of re-investment.

(Councillor Mason informed the Committee that although he knew some of the above applicant's family reasonably well, the applicant was not particularly well known to him, having considered his position he felt able to take part in the determination of the application.)

63/2015/15930 Two storey rear and side extension and attic conversion to provide additional accommodation, 83 Raikes Road, Skipton.

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 'Proposed Ground Floor Plan 238/5A' received by the Local Planning Authority on the 19th June 2015 and 'Existing First Floor Plan 238/3A' 'Existing Ground Floor Plan 238/2' 'Existing Elevations 238/4A' Received on 21st July 2015 and Amended Drawings 'Proposed First Floor Plan and Elevations 238/10B' 'Site and Roof Plan 238/11A', Received on 10th September 2015 and Amended Drawings 'Proposed Loft Floor Plan 238/7B' and 'Proposed Sections 238/9B' Received by the Local Planning Authority on 16th September 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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
4. The detailing of the windows shall be of the same form of construction, materials and finish as those on the existing building.
5. 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 north elevation of the extension hereby approved.

6. Prior to their first installation the ground floor and first floor windows in the north elevation of the side extension shall be fitted with obscure glazing (minimum Level 5 obscurity). The development shall be maintained with such obscure glazing 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.
- accepted additional information / changes in the scheme post validation. (*) (SV)

Permission Refused

26/2015/16037 Outline application with some matters reserved for the erection of 9 no. dwellings, land to the east of Laurel Croft, Emsay.

Reasons for Refusal

1. The Local Planning Authority considers that clear visibility of 30 metres cannot be achieved along the public highway in a westerly direction from a point 2 metres from the carriageway edge measured down the centre line of the junction of Laurel Croft/Main Street and consequently traffic generated by the proposed development would be likely to create conditions prejudicial to highway safety. This highway safety impact is considered to be severe and it is therefore considered that the proposals do not comply with the planning guidance within the National Planning Policy Framework.

2. Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. It is considered that the proposed development would "significantly and demonstrably" harm the Emsay and Eastby Conservation Area through the loss of open space that makes an important contribution to the character, appearance and significance of the designated heritage asset and would therefore conflict with the guidance in the National Planning Policy Framework

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. (*)

(The Chairman and Councillor Heseltine drew attention to their membership of the Yorkshire Dales National Park Authority which had commented on previous applications concerning the above site, both indicated that having considered their position they would not be declaring interests under the Council's Code of Conduct.)

63/2015/16040 Retention of stone arch to front of property, 38 Long Meadow, Skipton.

Reasons for Refusal

The location, scale and design of the stone archway are such that it represents an incongruous feature that is out of character with the predominantly open-plan aspect of the wider street scene and does not accord with the design and construction of either the host property or of the neighbouring residential development. For these reasons it is also considered that the unauthorised structure has an adverse impact of the visual amenity of the street scene and that of the occupiers of neighbouring residential properties. As such the development is considered

to be contrary to the requirements of Saved Policy H20 of the Craven (Outside the Yorkshire Dales National Park) Local Plan and the National Planning Policy Framework. (*)

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.

(The Development Control Manager indicated that he would not participate in the Committee's consideration of the above application and left the room.)

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

PL.770

PLANNING ENFORCEMENT

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

Minutes for Decision

- None -

Chairman.