

15/2015/16222 Listed building works, re-painting of exterior wooden window frames and exterior front door, North Cottage, 43 High Street, Burton in Lonsdale – Conditional approval.

18/2015/16216 External alterations to existing premises, former Little Chef, Henbusk Lane, Newby – Conditional approval.

18/2015/16387 Application for non-material amendment to original planning permission referenced 18/2015/15609 for alteration to window and door materials Tenter Hill House, Newby – Conditional approval.

31/2015/16419 Single storey rear extension to replace existing conservatory, 17 Sandholme Close, Giggleswick – Conditional approval.

45/2015/16309 Discharge of condition no's 3,4,5,6,7 and 9 of previously approved application 45/2015/15978, Panwell Cottage, Back Gate, Ingleton – Conditional approval.

45/2015/16409 Removal of existing single opening casement window and replacement with timber double glazed sliding sash window with paint finish, 4 Greta Cottages, Bank Bottom, Ingleton – Approval.

45/2015/16392 Discharge of conditions no 5 and 6 of previously approved application (45/2015/15879), 15 Main Street, Ingleton – Conditional approval.

48/2015/16326 Application for discharge of condition No 5, 8 and 9 of original planning consent application ref 48/2015/15897, Langcliffe Caravan Park, Langcliffe – Conditional approval.

49/2015/16299 Change of use from falconry and barn owl release centre with associated dwelling to an employment generating use with ancillary living accommodation Falconry Centre, Crow Nest Road, Austwick – Conditional approval.

59/2015/16225 Proposed extension to form new kitchen and dining area; demolish existing detached garden room/store and erect detached garage and bike store, The Borrins, Rathmell – Conditional approval.

62/2015/16327 Demolition of an existing conservatory and addition of a single storey extension to the rear of the property as well as internal alteration and improvements, Raisgill, Duke Street, Settle – Conditional approval.

62/2015/16335 Discharge of condition no. 8 of previously approved application 62/2010/11243, Dugdales Barn and Cottage, Kirkgate, Settle – Conditional approval.

68/2015/16396 Retrospective application for the construction of a 20m x 40m menage, Ingleborough View, Westhouse – Conditional approval.

68/2015/16152 Proposed touring caravan site (9 pitches) along with construction of toilet/shower block, Lundholme Farm, Ingleton – Refusal.

68/2015/16098 Replacement agricultural storage building, Gale Green Cottage, Galegreen to High Threaber Farm, Ingleton – Conditional approval.

South Craven Area

11/2015/16325 Construction of extension to existing warehouse unit, construction of one new unit and creation of car park (Re-submission of withdrawn application 11/2014/15188), land opposite Unit 3 Enterprise Way, Airedale Business Centre, Skipton – Conditional approval.

11/2015/16351 Advertisement consent for 1 no. non-illuminated totem sign at the entrance and 1

no. non-illuminated totem sign adjacent to the roundabout, Skipton Ford, Millennium Road, Keighley Road, Skipton – Refusal.

17/2015/16338 Listed Building Consent application for construction of stone built stable block, Carleton Biggin, Carleton – Conditional approval.

17/2015/16337 Construction of stone built stable block Carleton Biggin, Carleton – Conditional approval.

21/2015/15821 Lowering of existing stone boundary wall to provide visibility and formation of field access, land adjacent Meadow Lane, Cononley – Conditional approval.

21/2015/16373 Erection of an external twin wall flue to allow installation of wood burning stove, 6 High Gate Croft, Cononley – Conditional approval.

22/2015/16361 Creation of single storey rear extension (resubmission of previous application 22/2015/16058), 20 Sun Street, Cowling – Conditional approval.

32/2015/15976 Installation of a replacement 17.5m slim-line structure supporting 3 no antennas, 1 no. replacement 0.3m transmission dish, 1 no. replacement equipment cabinet and 2 no. additional equipment cabinets and ancillary development, land at Ponden Mill, Woodrow Universal Ltd, Cross Mill, Cross Hills – Conditional approval.

32/2015/16333 Conversion of restaurant to form 2 no. apartments, Cantonese Cuisine, 13 Main Street, Cross Hills – Conditional approval.

32/2015/16382 Proposed garage conversion and single storey rear extension, 7 Aire Close, Cross Hills – Approval.

53/2015/16329 Construction of new single storey orangery, porch and rear extensions. Construction of new two storey eastern extension. Construction of new single storey garage, West Fold, Quarry Road, Lothersdale – Approval.

56/2015/16199 Change of use from class b1 (business) to hair and beauty salon (use class sui generis) for the extension of serenity spa. Units 1 and 2, off Roundell Drive, West Marton – Conditional approval.

66/2015/16350 Proposed replacement detached garage, 5 Cedar Grove, Sutton-in-Craven – Refusal.

66/2015/16319 Single storey rear extension, 14 North Street, Sutton-in-Craven – Approval.

66/2015/16343 Erection of single storey rear extension, 5 Wright Street, Sutton-in-Craven – Approval.

66/2015/16476 Non Material amendment application for previously approved reserved matters application 66/2015/14652 (Plot 8 only to allow addition of bedroom over approved garage), 8 Little Croft, West Lane, Sutton-in-Craven – Conditional approval.

Skipton Area

19/2015/16410 Application to discharge condition number 4 of listed building consent referenced 19/2015/16019 1,408, Bell Busk Bridge, Mark House Lane, Bell Busk – Conditional approval.

19/2015/16390 Application for non-material amendment to substitute drawings referred to in the non-material amendment approval referenced 19/2012/12887 dated 18 September 2012. Drawing numbers 04/B, 05/A and 06A to be replaced with 04/E, 05/C and 06C, Granville House,

Mark House Lane, Gargrave – Conditional approval.

30/2015/16290 Conversion of existing cottage back into two Cottages, 15 South Street, Gargrave – Conditional approval.

30/2015/16307 Construction of stable block extension to west of existing building, Paget Hall, Church Street, Gargrave – Conditional approval.

30/2015/16292 Erection of first floor extension above existing side extension and new balcony to rear, 23 Marton Road, Gargrave – Approval.

30/2015/16276 Demolition of existing garage and rear porch, erection of two-storey side and single storey rear extension, increase width of existing vehicular access to 5.0m allowing parking for 2 cars, 11 Walton Avenue, Gargrave – Approval.

30/2015/16331 Single storey rear extension, velux windows in rear elevation, single storey front extension in lieu of existing conservatory and porch, 3 New Brighton, Gargrave – Approval.

63/2015/16293 Construction of two storey side extension and raised parking to front, 53 Moor Crescent, Skipton – Approval.

63/2015/16372 Single storey extension to front of property, 29 Pinhaw Road, Skipton – Conditional approval.

63/2015/16334 Change of use of premises from D2 usage (non-residential institution) to B1 (office), Navigation House, Back Bridge Street, Skipton – Conditional approval.

63/2015/16371 Two storey extension to side of property, 45 Sharphaw Avenue, Skipton – Conditional approval.

63/2015/16275 Application for advertisement consent for 3no fascia signs for branding of physiotherapy clinic, High Lodge, Gargrave Road, Skipton – Refusal.

63/2015/16408 Agricultural storage / livestock building, land adjacent to Cawder Cottage, Cawder Lane, Skipton – Prior notification refused, application required.

63/2015/16417 Proposed change of use application of office building to two bedroom flat with entrance via side alley (Prior Approval Application), 32-34 Water Street, Skipton – Prior approval not required.

63/2015/16475 Application for non-material amendment to approved householder planning application ref 63/2009/10062 for raising the roof height of the two storey rear extension by approx.1.00m and additional windows, 1 Pendle Street, Skipton – Conditional approval.

b. Applications

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

Permission Granted

63/2015/16113 Outline application for erection of residential dwellings, including details of layout and access, with all other matters reserved for future consideration, land at corner field to the north of A6131 / Harrogate Road, Skipton.

Summary of Conditions

1. No development shall take place without the prior written approval of the Local Planning Authority of all details of the following reserved matters:-

- (a) appearance;
- (b) landscaping;
- (c) scale.

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

2. An application for the approval of the reserved matters shall be made to the local planning authority before the expiration of 2 years from the date of this permission.

3. The development hereby permitted shall be begun not later than 2 years from the date of approval of the last of the reserved matters to be approved.

4. The details submitted in accordance with condition 1 shall include all building facing materials and finishes; surface material finishes for the highways, footpaths, private drives and all other hard surfaces; screen walls, fences and other means of enclosure; existing and proposed ground levels, proposed finished floor levels and building heights. The submitted reserved matters shall accord with the parameters and objectives laid out in the Design and Access Statement dated August 2015 and accompanying approved plans.

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

6. None of the houses hereby approved shall be more than two-storeys.

7. No development shall take place until a scheme for the protection of all trees to be retained as part of the approved landscaping scheme has been submitted to and approved in writing by the local planning authority. Approved protective fencing shall be implemented before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all such equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with the approved scheme and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the local planning authority.

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

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

10. Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within the 6m easement either side of the centre line of the water main that crosses the site.

11. The development shall not be carried out other than wholly in accordance with the drawing no: YOR.2495.001 revision J received by the local planning authority on 8th January 2016 and supporting documents (including the Design and Access Statement, the mitigation measures set out in the Ecological Assessment, Heritage Statement and Flood Risk Assessment) received by the Local Planning Authority on 14th August 2015. The development shall be completed in accordance with the approved plans and details in the supporting reports and

information 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.

12. The development shall not begin until a scheme for the provision of affordable housing has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme. Affordable housing 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 (subject to viability);
- 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] (if no Registered Provider involved);
- 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;

or

- f. details of an equivalent affordable housing contribution to be provided in lieu of affordable housing on site and the means by which such a contribution shall be provided (alternatively, this may be a contribution that is to be provided partly on site and partly in lieu).

13. No development shall take place until either:

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

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

14. No development shall begin until a scheme for the laying out and landscaping of the proposed on-site public open space, including details of the play area, its equipment and any means of enclosure, have been submitted to and approved in writing by the local planning authority. The scheme shall include details of the future management and maintenance of both the public open space and the play area. Both shall be provided in accordance with the approved scheme.

Informative : The current submission does not fully meet the requirements of Saved Local Plan Policy SRC2. The Sports Development Officer has indicated that this requirement could be met through the contribution of £150,000 used to enhance or provide youth and adult provision for sport and recreation elsewhere in Skipton.

15. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other ground works, except for investigative works or the depositing of material on the site, until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- a. Detailed engineering drawings to a scale of not less than 1:250 and based upon an accurate survey showing:
- the proposed highway layout including the highway boundary
 - dimensions of any carriageway, cycleway, footway, and verges
 - visibility splays
 - the proposed buildings and site layout, including levels
 - accesses and driveways
 - drainage and sewerage system
 - lining and signing
 - traffic calming measures
 - all types of surfacing (including tactiles), kerbing and edging.
- b. Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:
- the existing ground level
 - the proposed road channel and centre line levels
 - full details of surface water drainage proposals.
- c. Full highway construction details including:
- typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths
 - when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
 - kerb and edging construction details
 - typical drainage construction details.
- d. Details of the method and means of surface water disposal.
- e. Details of all proposed street lighting.
- f. Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.
- g. Full working drawings for any structures which affect or form part of the highway network.
- h. A programme for completing the works. The development shall only be carried out in full compliance with the approved drawings and details unless agreed otherwise in writing by the Local Planning Authority with the Local Planning Authority in consultation with the Highway Authority.

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

16. 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 base course macadam level and/or block paved and kerbed and connected to the existing highway network with street lighting installed and in operation. The completion of all road works, including any phasing, shall be in accordance with a programme approved in writing with the Local Planning Authority in consultation with the Highway Authority before the first dwelling of the development is occupied.

17. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other ground works, except for investigative works, or the depositing of material

on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

- a. The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- b. The crossing of the highway verge and/or footway or proposed highway verge shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- c. Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- d. That part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient no steeper than 1/20.
- e. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority, and maintained thereafter to prevent such discharges.
- f. The final surfacing of any private access within 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.
- g. Provision of tactile paving in accordance with the current Government guidance. All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Informative : You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

18. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 120m measured along both channel lines of the major road A6131 from a point measured 4.5m 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.

19. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other ground works, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:

- a. The details of the following off site required highway improvement works, works listed below have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority:
 - i. Provision of tactile paving
 - ii. 2.5m wide bitmac footway / cycleway adjacent to Skipton Road, extending full length, up to Skipton Rd / A6131 junction.

b. An independent Stage 2 Road Safety Audit for the agreed works has been carried out in accordance with HD19/03 - Road Safety Audit or any superseding regulations and the recommendations of the Audit have been addressed in the proposed works.

c. The developer's programme for the completion of the proposed works has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.

The required highway improvements shall include:

i. Provision of tactile paving

ii. 2.5m wide bitmac footway / cycleway adjacent to Skipton Rd, extending full length, up to Skipton Rd / A6131 junction.

20. Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under the above condition:

2.5m wide bitmac footway / cycleway adjacent to Skipton Rd, extending full length, up to Skipton Rd / A6131 junction.

Informative: There must be no works in the existing highway until an Agreement under Section 278 of the Highways Act 1980 has been entered into between the Developer and the Highway Authority.

21. 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

22. All doors and windows on elevations of the building(s) adjacent to the existing and/or proposed highway shall be constructed and installed such that from the level of the adjacent highway for a height of 2.4 metres they do not open over the public highway and above 2.4 metres no part of an open door or window shall come within 0.5 metres of the carriageway. Any future replacement doors and windows shall also comply with this requirement.

23. Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway

b. on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation.

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

24. There shall be no access or egress 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 60m measured along centre line of the major road Skipton Rd from a point measured 1m down the centre line of the access. The eye height will be 1 metre and the object height shall be 0.6 metres in height. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

25. Prior to the development being brought into use, a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:

- a. the appointment of a travel co-ordinator
- b. a partnership approach to influence travel behaviour
- c. measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site
- d. provision of up-to-date details of public transport services
- e. continual appraisal of travel patterns and measures provided through the travel plan
- f. improved safety for vulnerable road users
- g. a reduction in all vehicle trips and mileage
- h. a programme for the implementation of such measures and any proposed physical works
- i. procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the Travel Plan.

26. No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase:

- a. the parking of vehicles of site operatives and visitors
- b. loading and unloading of plant and materials
- c. storage of plant and materials used in constructing the development
- d. erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate
- e. wheel washing facilities
- f. measures to control the emission of dust and dirt during construction
- g. a scheme for recycling/disposing of waste resulting from demolition and construction works
- h. HGV routing

27. No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage design should demonstrate that the surface water runoff generated during rainfall events up to and including the 1 in 100 years rainfall event, to include for climate change and urban creep, will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The approved drainage system shall be implemented in accordance with the approved detailed design prior to completion of the development. The scheme to be submitted shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in North Yorkshire County Council SuDS Design Guidance.

28. Prior to the commencement of the development, the developer shall submit a Dust Management Plan in writing for approval of the Local Planning Authority. The Dust Management Plan should identify all areas of the site and the site operations where dust may be generated and further identify control measures to ensure that dust does not travel beyond the site boundary. Once in place, all identified measures shall be implemented, retained and maintained for the duration of the approved use.

29. No development, including any site clearance works, shall be commenced until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted to, and approved in writing, by the local planning authority.

Informatives

1. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

2. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41(1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in a lawful manner. Natural England can be contacted at consultations@naturalengland.org.uk, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.

3. All works (including any site clearance work) should take place outside of the main bird breeding season, which runs from 1st March to 30 September. If works during this period are unavoidable, there should first be an inspection by a qualified ecologist to check for the presence of nests, and if any nests are found, works should be delayed until the young have fledged.

4. Operating times should be limited to

- 0730 to 1800 Monday to Friday
- 1800 to 1300 Saturday
- No Sunday or Bank Holiday working

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

- engaged in pre-application discussions.
- requested amended design approaches / information to address the planning issues which have arisen in relation to dealing with this application.
- accepted additional information / changes to the scheme post validation.

- advised the applicant / agent with respect to the reasons why the application cannot be supported in its current form and provided advice with respect to a resubmission.

Discharge of Condition(s) : The developer should note that Condition Nos 5, 7, 9, 12, 13, 14, 15, 19, 21, 23, 25, 26, 27, 28, and 29 above will require a further application to be submitted to enable the District Council to formally discharge the conditions. In order to avoid unnecessary delays it is advisable for the developer to discuss the details required to discharge the conditions with any relevant statutory Authorities' (other than the Local Planning Authority) e.g. NYCC Highways, the Environment Agency etc. for comment and/or recommendations prior to their formal submission to the District Council for approval. (*) (SV)

Footnote : In moving approval of the above application subject to the conditions recommended, Councillor Kerwin-Davey also asked that special consideration be given by officers and the developer to the points raised by the spokesperson for the Town Council, and also to minimising the impact of the garage or deletion of the proposed houses sited nearest to 7 Overdale Grange within the indicative drawings.

(Councillor Dawson drew the Committee's attention to his Membership of Skipton Town Council and in doing so stated that he was not a member of its planning committee, and had not been a party to its representations. He also stated that a personal friend had objected to the application but he did not consider that affected his ability to judge the application objectively)

(Councillor Jaquin drew the Committee's attention to his Membership of Skipton Town Council, he had not been a party to its comments on the application.)

(Councillor Harbron informed the Committee that he was a Member of Skipton Town Council's Planning Committee.)

Permission Granted in Part

62/2015/16346 Application for listed building consent for internal alterations and external alterations, Police Station, Duke Street, Settle – Listed building consent granted with the exception, by reason of its unacceptable impact on the listed building, of that part of the application which seeks consent to the creation of a terrace off Unit 5 involving alterations to a window opening and installation of a glass balustrade, the Development Control Manager to formulate / amend, as appropriate, the conditions to be applied, as shown within the report now presented, to reflect this decision

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. (*)

Delegated Authority

63/2015/16230 Application to vary conditions 2, 8, 10, 13, 14 16 and 20 and the removal of condition 12 of approval 63/2014/14916, Guyson International Ltd, Keighley Road, Skipton – the Development Control Manager was granted delegated authority to approve this application in accordance with the terms of that delegation referred to as Part A and Part B below

Part A : Subject to the applicant first entering into an amended / varied Section 106 Legal Agreement to secure the following offsite highway works

- A commuted sum (£15,000) to facilitate re-configuration of the traffic lights at the junction of Keighley Road/Carleton Road.
- A commuted sum (£20,000) to facilitate widening and improvement of footpath and cycle linkages between the application site and Skipton town centre.

Part B : The requested variations to conditions 2, 13, 14, 16 and 20 of planning permission Ref: 63/2014/14916 are granted. The requested variations to conditions 8 and 10 of planning permission Ref: 63/2014/14916 are not granted as applied for, but that the conditions are varied to allow the discharge of these conditions to be undertaken separately for each of the two separate elements of the planning permission.

Conditions

1. (Amended Condition) The development hereby permitted shall be begun not later than 29th September 2018.

2. (Amended Condition) The development shall not be carried out other than wholly in accordance with the following drawing nos:

- CAD 102, 104, 105, 110, 007 revision H, 008 revision F, 011 revision D, and 012 revision C received on the 4th August 2014 and project 7342 (000) 005 revision L received 6th January 2016
- MR14-032/102 rev C received by the Local Planning Authority on 2nd December 2014.
- 006 revision C, 016 revision C, 017 revision C, 018 revision C, 021 revision H, 022 revision G, 023 revision F, Drawing nos. MR14-032/101 revision B and the amended Design and Access Statement received on 27th January 2015.

Notwithstanding the details shown on any other approved plan the landscaping on the site shall only be carried out in accordance with the details of drawing no. MR14-032/101 revision B received by the local planning authority on 27th January 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 any details specified on the approved plans and supporting documentation prior to their first use on site details of types and colours of all external materials, including hard surfacing shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details

4. The retail units hereby granted permission shall be limited to the sale of non-food bulky goods comprised of DIY and gardening products; furniture and floor coverings; electrical goods; pet products; and motoring/bike accessories and for no other purpose.

5. The total gross floor space of the retail units hereby permitted shall not exceed a combined total of 4240 m² including any mezzanine floor space and the external sales area proposed at unit 1.

6. The retail units hereby granted planning permission shall not be occupied until the extension of the existing factory has been completed and brought into use.

7. (Amended Condition) All soft landscape works shall be carried out in accordance with the approved drawing (Ref: MR14-032/101 revision B received by the local planning authority on 27th January 2015) and shall be implemented during the first planting season following completion of the development hereby permitted and shall thereafter be retained and maintained as such. Any trees or shrubs planted in accordance with this condition shall, in the event of their death within 5 years from their date of planting, be replaced by similar specimens as soon as is practicably possible and no later than the end of the planting season following their death.

8. (Amended Condition) Neither the factory extensions (and associated car parking) nor the retail development (and associated car parking) hereby permitted shall be commenced until

such time as schemes to ensure that there is no increase in surface water run-off have been submitted to, and approved in writing by, the local planning authority. The schemes, which can be submitted separately for the factory extensions and the retail development, shall be fully implemented and subsequently maintained in accordance with the timing /phasing arrangements embodied within the schemes or within any other period as may subsequently be agreed, in writing, by the local planning authority.

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

10. (Amended Condition) No piped discharge of surface water from either the factory extensions (and associated car parking) or the retail development (and associated car parking) shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

11. Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007 no fascias, banners, projecting signs or other forms of advertisements shall be attached to the exterior of the building without the prior approval of the Local Planning Authority.

12. Condition deleted, incorporated into Condition 16 below.

13. (Amended Condition) There shall be no access or egress by any vehicles between Keighley Road and the retail development site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 45 metres measured along both channel lines of Keighley Road from a point measured 4.5 metres looking south, 2.4 metres looking north 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.

14. (Amended Condition) There shall be no access or egress by any vehicles between Keighley Road and the retail development site (except for the purposes of constructing the initial site access) until visibility splays providing clear visibility of 2 metres x 2 metres measured down each side of the access and the back edge of the footway of the major road have been provided. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

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

15. Unless otherwise approved in writing by the Local Planning Authority, the retail development hereby approved shall not be occupied until:

- a. A scheme for the provision of the required highway improvement works, listed below has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- b. An independent Stage 2 Safety Audit has been carried out in accordance with HD19/03 - Road Safety Audit or any superseding regulations.
- c. A programme for the completion of the proposed works has been submitted.

The development shall thereafter be implemented in accordance with the approved details. The required highway improvements shall include:

- a. Provision of tactile paving
- b. Works on Keighley Road i.e. access, pedestrian island and the means by which a new footway widened for shared use footway between site and Cawder Bridge (connection to canal

towpath) is to be secured. The development shall thereafter be implemented in accordance with the approved details.

16. (Amended Condition) Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the retail development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority:

Works on Keighley Road i.e. access, pedestrian islands and new footway as shown on the approved plans. The works to the access require the following:

- a. The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- b. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- c. Any gates or barriers shall be erected a minimum distance of 3 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- d. That part of the access(es) extending 5 metres into the site from the carriageway of the existing or proposed highway shall be at a gradient not exceeding 1 in 20.
- e. The final surfacing of any private access within 5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- f. Provision of tactile paving in accordance with the current Government guidance.

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

Informative : You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

17. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas:

- a. Have been constructed in accordance with the approved drawing.
- b. Are available for use unless otherwise approved in writing by the Local Planning Authority.

Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

18. Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

- a. On-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway.
- b. On-site materials storage area capable of accommodating all materials required for the operation of the site. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

19. Unless otherwise approved in writing by the Local Planning Authority, there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of

material in connection with the construction on the site until details of the routes to be used by HGV construction traffic have been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. Thereafter the approved routes shall be used by all vehicles connected with construction on the site.

20. (Amended Condition) Within three months of occupation of any part of the retail premises hereby approved a Travel Plan shall have been submitted to and, within 5 months from the first date of occupation, be subsequently approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:

- a. The appointment of a travel co-ordinator
- b. A partnership approach to influence travel behaviour
- c. Measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site
- d. Provision of up-to-date details of public transport services
- e. Continual appraisal of travel patterns and measures provided through the travel plan
- f. Improved safety for vulnerable road users
- g. A reduction in all vehicle trips and mileage
- h. A programme for the implementation of such measures and any proposed physical works
- i. Procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the Travel Plan.

21. Other than within the external sales area (Project Centre) adjoining Unit 1 (which may be used for the display of produce, equipment and materials for sale), no materials, produce, equipment or waste materials shall be stored outside the buildings except for waste materials contained within bins for periodic removal. There shall be no obstruction of the delivery/vehicle manoeuvring areas.

22. Prior to its installation on site details of the external lighting in and around the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. There shall be no lighting to the southern elevation of the southernmost retail unit. The development shall thereafter be implemented in accordance with the approved details.

23. Following completion of any measures identified in the Remediation Strategy approved by Craven District Councils Environmental Health Officers a Validation Report shall be submitted to the Local Planning Authority. The Validation Report shall be prepared in accordance with current best practice and the site shall not be brought into the use hereby granted planning permission, until such time as the validation report has been approved in writing by the Local Planning Authority.

24. The mitigation measures set out in the submitted 'White-clawed Crayfish and Bat Activity Surveys' document produced by Brooks Ecological and submitted to the Council on 4th August 2014 shall be fully implemented during the construction phase and subsequent occupation of any part of the retail development hereby approved.

Informatives

1. Precautions should be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site. Facilities should include the provision of wheel washing facilities where considered necessary. These precautions should 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 throughout the construction period.

2. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41(1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in a lawful manner. Natural England can be contacted at consultations@naturalengland.org.uk, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.

3. Please note that no consent has been granted for the erection of any form of advertisement as part of this planning permission.

4. Operating times of the demolition and then construction site should be limited from 7:30am to 6:00pm Monday to Friday, 08:00am to 1:00pm Saturday and no Sunday or Bank Holiday working, the objective being to minimise disturbance from the site affecting nearby property.

5. The developer should note that condition Nos. 3, 8, 10, 14, 15, 18, 19, 20 and 23 above will require a further application to be submitted to enable the District Council to formally discharge the conditions. In order to avoid unnecessary delays it is advisable for the developer to discuss the details required to discharge the conditions with any relevant statutory Authorities' (other than the Local Planning Authority) e.g. NYCC Highways, the Environment Agency etc. for comment and/or recommendations prior to their formal submission to the District Council for approval.

Please note that in order to assist the Council and enable the Local Authority to deal effectively with your application to discharge conditions it is requested that a schedule is submitted with any subsequent application that identifies the condition numbers and the relevant plans, reports, documentation etc. that relates to that condition.

6. Any samples of materials that require approval should be made available for inspection either on the site or another suitable location and not brought to or delivered to the Council Offices unless specific arrangements to do so have been made with the relevant planning case officer.

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

- engaged in pre-application discussions
- requested amended design approaches / information to address the planning issues which have arisen in relation to dealing with this application.
- accepted additional information / changes to the scheme post validation.

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

(SV = Committee site visit held.)

PL.785

PLANNING ENFORCEMENT

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

Minutes for Decision

- None -

Chairman.