

## **PLANNING COMMITTEE**

15<sup>th</sup> February 2016

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

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

Start: 1.35pm

Finish: 4.37pm

Councillor Lis arrived at 1.50pm

Councillor Green left the meeting at 4.05pm

Councillor Harbron left the meeting at 4.25pm

Councillor Lis left the meeting at 4.35pm

Apologies for absence were received from Councillors Brockbank, Mason and Place.

The minutes of the Committee's meeting held on 18<sup>th</sup> January 2016 were confirmed and signed by the Chairman.

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

### **Minutes for Report**

PL.786

### **PUBLIC PARTICIPATION**

#### **a. General**

In addressing the Committee on behalf of a parishioner, Mr Brian Shuttleworth, Chairman of Embsay with Eastby Parish Council, drew Members attention to the following concerns / comments which he'd been asked to present to the Committee

- Apparently opposing statements regarding Council business had appeared in recent articles in the Craven Herald. Firstly in reporting on the Council's response to housing Syrian refugees the Leader had been quoted as stating that they would be housed in Skipton and South Craven due to the large housing stock and available school places. More recently the newspaper had reported a recommendation to be considered at this meeting to reverse a previous decision to refuse consent on a site in Cowling on grounds that it would add to the Craven's five year housing supply. The Council held numerical records of housing stock in terms of supply and demand, those figures were only considered annually, particularly in relation to the local plan. Clarification was requested as to who was reading what within the authority, and how were the numbers being interpreted; there was either a large housing stock or more was needed.
- Where was the proposed new population coming from to fill the new homes and where would they be employed? Would Craven become a commuter dormitory?
- In relation to school places there were two families in Embsay home schooling because the local school was full and there were other families where siblings were required to attend different schools, one in Skipton, the other in Embsay which prevented those families from entering fully into community life.

Mr Shuttleworth suggested that basically the parishioner wanted to know whether there is any joined together thinking to enable vibrant communities across the Craven area to be maintained,

and in particular to enable the character of the area of which those communities were so proud to be maintained.

The Chairman thanked Mr Shuttleworth for his comments and asked that he leave a copy of his statement which officers would consider and provide a response.

## **b. Planning Applications**

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

- Application 22/2015/16431 : Mr A Mallinson (for Cowling Parish Council)  
: Mr M Davies (objector)  
: Mr J Everett (for the applicant)  
Application 42/2015/16324 : Mr K Hanning (for Hellifield Parish Council)  
: Mr K Bridston (objector /for objectors)  
: Mr P Webster (for the applicant)  
Application 63/2015/16312 : Mr D Cutter (for the applicant)  
Application 62/2015/16346 : Mr K Midgley (for Kildwick Parish Meeting)  
: Mr W Cartwright (for the applicant)  
Application 17/2015/16195 : Mr R Hodgkiss (for the applicant)  
Application 63/2015/16296 : Ms J Cook (for the applicant)

PL.787

## **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

08/2015/16260 Development of a solar farm and ancillary infrastructure, Fountain Lot, land at Bentham – Refusal.

08/2015/16413 Replacement porches 1 - 9 Incl, Collingwood Terrace, Mount Pleasant, High Bentham – Approval.

08/2015/16366 Proposed kitchen and bedroom extension, Lingstead, 3 Springfield, High Bentham – Conditional approval.

08/2015/16210 Proposed barn conversion to a three bedroom dwelling with associated curtilage, Gill Head Farm, Robin Lane, High Bentham – Conditional approval.

15/2015/16388 Construction of a garage and glazed link to existing house, Longber Barn, Burton in Lonsdale – Withdrawn.

15/2016/16568 Alterations to the front of the house, 3 Low Street, Burton in Lonsdale – Permission not required.

15/2015/16391 Construction of a stable block, Longber Barn, Burton in Lonsdale – Conditional approval.

18/2015/16232 Conversion of adjoining barn to form extension to existing dwelling house. Part demolition of attached lean-to shippon to form additional on-site parking, The Laithe, Lower Hardacre, Bentham – Conditional approval.

45/2015/16438 Erection of single storey side extension, The Coach House, Moorgarth, Ingleton – Conditional approval.

45/2015/16485 Application to discharge condition No's 3, 5, 6 and 7 of original planning consent application ref 45/2015/16271, Hilltop Bungalow, 28 Ingleborough Park Drive, Ingleton – Conditional approval.

45/2015/16060 Application for listed building consent for removal of existing rotten single glazed windows and replace with wooden sash windows, complete with horns, double glazed to match existing style, Yanham House, 5 High Street, Ingleton – Conditional approval.

49/2015/16323 Change of use and extension of sales office to holiday cottage and use of lower ground to site 5 No static holiday caravans, Harden Bridge House, Clapham Road, Austwick – Conditional approval.

49/2015/16451 Discharge of condition no's 6 and 7 of previously approved application reference (49/2015/16170), Smithy Croft, Eldroth Road, Lawkland – Conditional approval.

49/2015/16374 Demolish existing flat roofed block and render single storey building and covered area and replace, to original footprint, with single storey stone building with slate roof, Elder Heath Barn, Eldroth Road, Lawkland – Conditional approval.

62/2015/16436 Change of use of ground floor shop unit to be incorporated in existing residential unit, Bishopdale House, Bishopdale Court, Settle – Conditional approval.

62/2015/15951 Proposed demolition of existing storage building and rebuilding with alterations to the design and construction materials, Francmanis, Cheapside, Settle – Conditional approval.

62/2015/16414 Erection of 4 no. dwellings (being a resubmission of previously approved application referenced 62/2012/13051), land adjacent to Brockholes and Brockhole Lane, Settle – Conditional approval

62/2016/16579 Proposal to change the colour of the 6no windows and 2no door frames on the front garden side, April Cottage, 2 Castlebergh Lane, Settle – Permission not required.

62/2015/16440 To construct single storey rear/ side extensions to provide open plan kitchen/ dining room with separate utility and toilet, 2 Cammock Lane, Settle – Conditional approval.

62/2015/16377 Internal and external modifications, bay window to rear and velux to front. Demolition of garage and construction of timber summer house, 25 Duke Street, Settle – Approval.

62/2015/16435 Proposed single storey side conservatory, rear porch and replacement windows and doors, 1 Greenfoot Croft, Commercial Street, Settle – Approval.

62/2015/16399(LB) Remove current tongue and groove floorboards in bathroom, install underfloor heating and replace with floor tiles 8 Constitution Hill, Settle – Conditional approval.

62/2015/16397 Listed building consent to remove current plasterboard, replace with lime plaster to allow property to 'breathe' and counteract damp. Install new flooring and under floor heating in living room and kitchen, 8 Constitution Hill, Settle – Conditional approval.

62/2015/16378 Application for listed building consent for internal and external modifications, bay window to rear and velux to front. Demolition of garage and construction of timber summer house. 25 Duke Street, Settle – Conditional approval.

62/2015/16465 Application to discharge Condition no's 7 and 19 of original planning permission

referenced 62/2014/14755, land to the rear of the Little House, Church Street, Settle – Conditional approval.

62/2015/16467 Certificate of lawful development for proposed single storey rear extension, 20 Oxley Fold, Settle – Refusal.

68/2015/16356 Application for managers lodge in association with the approved campsite (resubmission of previously refused application 68/2015/15819), Docklands Campsite, Docklands, Thornton in Lonsdale – Conditional approval.

72/2015/16355 Use of B1 workspace as a C3 dwelling house, Gardale House, Deepdale Head, Todmanhaw Lane to Deep Dale Head, Wigglesworth – Withdrawn.

#### South Craven Area

11/2015/16057 Construction of four houses and access drive, Heath Lea, Skipton Road, Bradley – Conditional approval.

11/2015/16393 Change of use from B1 to D1 for use of premises as a Physiotherapy Practice Acorn Business Park, Airedale Business Centre, Skipton – Conditional approval.

11/2015/16395 Change of use of existing portal frame buildings from D1 (sole use by Craven College) to B1, B2 and B8, John Binns & Sons (Springs) Ltd, Airedale Business Centre, Keighley Road, Skipton – Conditional approval.

17/2015/16405 New application for single storey extensions to side and rear of house to provide additional accommodation and retrospective application for single storey shed in rear garden, Townley House, 2 Beech Hill Road, Carleton – Refusal.

21/2015/15831 Erection of a single storey detached garage with basement in the rear garden; creation of new driveway, Stonecroft, Crosshills Road, Cononley – Conditional approval.

21/2015/16349 Construction of two storey dwelling with associated car parking (re-submission of refused application 21/2014/15215), 12 Meadow Croft, Cononley – Conditional approval.

21/2015/16090 Barn conversion, Shackleton Ghyll Farm, 121 Main Street, Cononley – Conditional approval.

21/2015/15418 Submission of details for garages A, B and C being matters reserved in outline consent referenced 21/2014/14241 granted on 6 June 2014, garage for Pear Tree Barn conversion, Meadow Lane, Cononley – Conditional approval.

21/2015/16380 Alterations and extensions to detached property including amendments to vehicular access, Milford, Crosshills Road, Cononley – Approval.

22/2015/16403 Single storey extension to rear of bungalow, 3 Manor Park, Cowling – Approval.

22/2015/16353 Retrospective application for the erection of wooden gazebo to house hot tub, 3 The Old Sawmill, Cowling – Conditional approval.

22/2015/16444 Demolition of all existing buildings. Construction of 4 No houses and garages, Langdale, 233 Keighley Road, Cowling – Conditional approval.

22/2015/16342 Construction of a traditional agricultural building (re-submission of refused application 22/2014/15331) with associated hardcore and stone boundary treatments, Higher Stone Head Farm, Cowling – Refusal.

22/2016/16523 Application for non-material amendment of originally planning permission ref. 22/2013/13260 for the re alignment of the approved garden wall between the Mill and the Lumb Ghyll and the excavation of additional filled ground, up to the new wall position, in accordance with the previous approval, Lumb Mill, Carr Head Lane, Cowling – Conditional approval.

22/2015/15782 Application for screening opinion for installation of 1 no. Endurance E-4660 85 kw wind turbine, details as submitted in application 22/2015/15740, south of Cowling Hill Lane, Cowling – Environmental statement not required.

32/2015/16423 Retrospective approval for agricultural Building, New Laithe Farm, Station Road, Cross Hills – Conditional approval.

32/2015/16425 Proposed extension to agricultural building, New Laithe Farm, Station Road, Cross Hills – Conditional approval.

32/2015/16458 Garage conversion to living accommodation, 8 Aire Close, Cross Hills – 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.

66/2015/16473 Change of use of ground floor of premises to form enlarged dwelling, existing shop front to be removed and new entrance door and window to be installed, 44 Main Street, Sutton-in-Craven – Conditional approval.

66/2015/16412 Single storey extension to the rear of mid terraced two storey house, 3 Holly Bank, Bent Lane, Sutton-in-Craven – Approval.

66/2015/16453 Proposed single storey extension and first floor extension to rear, Glenroyd, Holme Lane, Sutton-in-Craven – Approval.

#### Skipton Area

26/2015/16074 Take down existing block and rendered detached garage and part single storey elevation extension to existing house (19 Skipton Road) and construct new 3 bed detached house on adjacent land, 19 Skipton Road, Embsay – Conditional approval.

26/2015/16404 Extension and alterations to existing bungalow and construction of attached garage, 2 additional windows proposed to approved plans (Resubmission of approved scheme 26/2015/15533 and amendment 26/2015/15814), 5 Haw Park, Embsay – Approval.

30/2015/16457 Proposed replacement of all windows, Premier Inn Anchor, Hellifield Road, Gargrave – Conditional approval.

34/2015/16466 New agricultural building, Crakelands Farm, Green Lane, Halton East – Conditional approval.

63/2015/16446 Planning application in conjunction with listed building application reference 63/2015/16370 and variation of condition application reference 63/2015/16369 to cover minor internal alterations and extension of the trade area into existing store room, The Castle, 2 Mill Bridge, Skipton – Conditional approval.

63/2015/16047 Change of use from living accommodation to B1 office, 9a Newmarket Street, Skipton – Conditional approval.

63/2015/16369 Variation of condition No 2 of planning consent 63/2015/15844 to allow omission of an approved corner dining extension, replacement of 2 windows and lintel to front elevation, 2 Mill

Bridge, Skipton – Conditional approval.

63/2015/16360 Proposed single storey side extension 26 Long Meadow, Skipton – Conditional approval.

63/2015/16364 First floor side extension above the existing garage and the alterations to an existing conservatory to the rear, 5 Rockwood Close, Skipton – Approval.

63/2015/16434 Two storey extension to gable end and single storey extension to rear, 63 Greatwood Avenue, Skipton – Conditional approval.

63/2015/16415(LB) Installation of 4 no. new cycle hoops next to the current cycle hoops on Platform 2; Installation of 5 no. new cycle lockers on Platform 2; Installation of a new two-tier cycle rack underneath existing cycle shelter to the rear of Platform 1, Skipton Railway Station, Broughton Road, Skipton – Conditional approval.

63/2015/16370 Application for Listed Building Consent for minor amendments to approved Listed Building Consent ref 63/2015/15845, including omission of the proposed corner dining extension, alterations to the existing store and replacement of two windows and lintel to front elevation, 2 Mill Bridge, Skipton – Conditional approval.

63/2015/16362 Discharge of condition no's 3 and 4 of previously approved application referenced 63/2015/16035, 12 Gargrave Road, Skipton – Conditional approval.

63/2015/16437 Non-material amendment application for previously approved application referenced 63/2015/15908, Glen Croft, 72 Raikes Road, Skipton – Refusal.

63/2015/16477 Confirmation of compliance of conditions to application 5/63/1883, 2 Gainsborough Court, Skipton – Compliance confirmed.

63/2015/16478 Confirmation of compliance of conditions for application 5/63/1883/B/LB, 2 Gainsborough Court, Skipton – Compliance response issued.

63/2015/16479 Confirmation of compliance of conditions for application 5/63/1883/C, 2 Gainsborough Court, Skipton – Compliance response issued.

63/2015/16480 Confirmation of compliance of conditions to application 5/63/1883/E, 2 Gainsborough Court, Skipton – Compliance response issued.

63/2015/16483 Confirmation of compliance of conditions to application 5/63/1883/F/LB, 2 Gainsborough Court, Skipton – Compliance response issued.

63/2015/16484 Confirmation of compliance of conditions to application 63/2005/5776, 2 Gainsborough Court, Skipton – Compliance response issued.

65/2015/16424 Form new canopy over existing loading bay and holding pens to full South elevation of main covered pens and sales areas, Craven Cattle Marts, Ling Fields, Skipton – Conditional approval.

65/2015/16358 Demolition of two storey building and rebuild small single storey agricultural building, with two loose boxes on the same footprint of existing stone farm building to be used as an isolation box and agricultural storage, Niffany Farm, Broughton Road, Skipton – Conditional approval.

## **b. Applications**

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

## Permission Granted

### **17/2015/16195 Outline application for residential development (circa 4 dwellings) all matters reserved with the exception of highways, land off Carla Beck Lane, Carleton-in-Craven.**

#### Summary of Conditions

1. No development shall commence until approval of the details of the layout, appearance of the building(s), the landscaping/boundary treatments, and the scale of development (hereinafter called “the reserved matters”) has been obtained from the local planning authority in writing. An application for the approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission. The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
2. The approved plans comprise drawings no’s 884/4G & 884/5B received by the Local Planning Authority on the 29<sup>th</sup> January 2016. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non- material amendment.
3. The details submitted in accordance with condition 1 shall include all building facing materials and finishes; surface material finishes for the highways, footpaths, private drives and all other hard surfaces; screen walls, fences and other means of enclosure; existing and proposed ground levels, proposed finished floor levels and building heights.
4. No development shall take place until a plan showing details of the existing site levels and the slab levels of the proposed dwellings has been submitted to and approved in writing by the local planning authority. The levels shown on the plan shall be related to a datum point outside the site boundary and the development shall be carried out in accordance with the approved details.
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 submission of reserved matters; such scheme shall specify types and species, a programme of planting and the timing of implementation of the scheme, including any earthworks required.
6. Prior to any site activity is commenced in association with the development barrier fencing shall be erected along the protected trees adjacent to the site in compliance with BS 5837 (2012) Trees in Relation to Construction – Recommendations. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant or removal or addition of soil may take place. The fencing shall not be moved in part or wholly without the written agreement of the Local Planning Authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.
7. No excavation or grading shall be undertaken within the Root Protection Area without the prior approval of the Local Planning Authority.
8. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.

9. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

- a. The 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 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 not exceeding 1 in 10.
- 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.

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.

10. 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 60 metres measured along both channel lines of the major road Carla Beck Lane 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.

11. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 120 metres measured along centre line of the major road Carla Beck Lane 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.

#### Informatives

1. The applicant is advised that advice regarding permeable and porous hard surfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens' which can be accessed on the DCLG website ([www.communities.gov.uk](http://www.communities.gov.uk)).

2. With regard to conditions above please note that it will be necessary to submit a formal application to discharge the conditions. 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.



3. The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and Country Planning Act 1990. Applicants are advised to contact the County Council's Access and Public Rights of team at Country Hall, Northallerton via [paths@northyorks.gov.uk](mailto:paths@northyorks.gov.uk) to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

4. In imposing conditions above relating to highways 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.

5. The hours of operation during construction phase of development and delivery of construction materials or equipment to the site and associate with the construction of the development hereby permitted should be limited to 0730 hours to 1800 hours on Monday to Fridays and 0730 hours to 1300 hours on Saturday. No work should take place on Sundays or Bank/Public Holidays.

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

**22/2015/16431 Construction of three houses and extension to highway to form turning head (resubmission of application referenced 22/2014/15193), land off Acre Road, Cowling.**

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 1324SPL/ARC/RSL01 Rev A, RFE01, RFE02 and RFE03 received by the Local Planning Authority on the 25 November 2015. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non- material amendment.
3. No development shall commence on the construction of external walling and roofing until details of all the materials to be used on the external elevations have been submitted to, and approved in writing by, the Local Planning Authority. The development shall then be constructed in accordance with the approved details.
4. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works or the depositing of material on the site, until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:
  - a. Detailed engineering drawings to a scale of not less than 1:250 and based upon an accurate survey showing:
    - the proposed highway layout including the highway boundary
    - dimensions of any carriageway, cycleway, footway, and verges
    - visibility splays
    - the proposed buildings and site layout, including levels
    - accesses and driveways
    - drainage and sewerage system

- lining and signing
- traffic calming measures
- all types of surfacing (including tactiles), kerbing and edging.

b. Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:

- the existing ground level
- the proposed road channel and centre line levels
- full details of surface water drainage proposals.

c. Full highway construction details including:

- typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths
- when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
- kerb and edging construction details
- typical drainage construction details.

d. Details of the method and means of surface water disposal.

e. Details of all proposed street lighting.

f. Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.

g. Full working drawings for any structures which affect or form part of the highway network.

h. A programme for completing the works. The development shall only be carried out in full compliance with the approved drawings and details unless agreed otherwise in writing by the Local Planning Authority with the Local Planning Authority in consultation with the Highway Authority.

5. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

a. The 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 of 4.5 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 4.5 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.

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 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.

6. Notwithstanding the provisions of the Town and Country Planning General Permitted Order 2015, the areas shown on drawing 1324SPL/ARC/RSL01 Rev A for parking, turning areas and access shall be kept available for their intended purposes at all times.

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.

Discharge of Conditions : With regard to Conditions 3 and 4 above it will be necessary to submit a formal application to discharge the conditions. 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. (\*)

**42/2015/16324 Erection of six holiday lodges, associated parking facilities and vehicular access, Gallaber Farm, Gallaber, Long Preston.**

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 number H-GP-1.6, received by the Local Planning Authority on 22nd October 2015, and the Location Plan and drawing numbers H-GP-1.1-Rev A; H-GP-1.2-Rev A; H-GP-1.3-Rev A; H-GP-1.4-Rev A and H-GP-1.5-Rev A, received on 16<sup>th</sup> December 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 details given on the submitted application form, the external walls and roofs of the approved lodges shall be constructed of natural stone and slate. This shall match in type, colour, texture, and shall be laid in a manner to match, the stone and slate used in the construction of the external walls and roofs of the adjoining dwellings.
4. All new windows and doors shall be constructed of timber, set in reveal and painted. Details of the design, position and finish of those windows and doors shall be submitted to, and approved in writing by, the Local Planning Authority before the development of the lodge, to which they relate, commences. The approved windows and doors shall be installed in the positions shown on the approved plans, set in reveal in the approved manner and painted using the approved finish(es) before the lodge to which they relate is first occupied. All windows and doors shall thereafter be satisfactorily retained at all times.
5. Details of the proposed treatment of the site boundaries, and of any proposed boundary treatment between individual lodges, shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The approved treatment shall be completed before the lodges are first occupied, or within a timescale to be agreed in writing with the Local Planning Authority, and shall thereafter be satisfactorily retained at all times.
6. The landscaping details shown on drawing number H-GP-1.4-Rev A and set out in the 'Tree/Hedge Planting Specification' by Webster Associates shall be implemented in the first planting season following completion of the development, or first occupation, whichever is the sooner. The approved scheme shall be maintained by the applicant or their successors in title for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include for the replacement of any tree, hedge or shrub which is removed, becomes seriously damaged, diseased or dies, by a similar sized tree, hedge or shrub of the same species or other species as agreed in writing by the Local Planning Authority.
7. No trees or hedges on or adjoining the site shall be lopped, topped, felled, removed or damaged in any way unless otherwise agreed in writing by the Local Planning Authority.

8. Samples of the materials to be used to construct the new access road, parking areas and footpaths shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The access road, parking areas and footpaths shall be constructed using the approved materials, and laid out in accordance with the details shown on approved drawing number H-GP-1.4-Rev A, before the lodges hereby approved are first occupied. These areas shall thereafter be retained at all times solely for the parking and turning of vehicles in conjunction with the approved development, in order to allow vehicles access to and from the site, and for pedestrian access.

9. The recommendations, detailed in the Extended Phase 1 Habitat Survey by C. Gibney dated 15<sup>th</sup> September 2015, shall be incorporated into the development in accordance with the timescales specified in that survey or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

10. Prior to its first installation, details of the nature, position and intensity of any external lighting to be provided as part of the development shall be submitted to, and approved in writing by, the Local Planning Authority. The approved lighting shall be installed in the approved positions and shall thereafter be satisfactorily retained at all times.

11. A scheme for the collection of waste from the site shall be submitted to, and approved in writing by, the Local Planning Authority before the approved lodges are first occupied. The approved scheme shall be implemented following the occupation of the first unit and shall thereafter be retained in place at all times that the approved development is in operation.

12. Details of the existing and proposed ground levels, and of the finished floor levels of the new buildings, shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The ground levels, and floor levels of the buildings, shall thereafter be set at the approved levels.

13. Details of the proposed means of draining foul and surface water from the developed site shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The approved drainage scheme shall be completed in accordance with the approved details before the approved development is first brought into use and shall thereafter be satisfactorily retained at all times.

14. The lodges hereby approved shall be used for holiday accommodation purposes only and shall not be occupied for any other purpose. In particular the accommodation shall not be used as the sole or principal residence by any of the occupants. The owners/operators shall maintain an up to date register of the names of all owners/occupiers of individual properties and of their main home addresses and shall make this information available each calendar year to the Local Planning Authority, and at all other times when reasonably requested by it..  
Informatives

1. Please could you ensure that the adjoining public footpaths are not obstructed in any way either during the construction works or thereafter.

2. Please could you ensure that the access road serving the site is kept clear of any obstruction at all times.

3. No construction works, or deliveries to or from the site, shall take place at any time outside of the hours of 08:00am to 6:00pm Monday to Friday or 08:00am to 1:00pm on Saturdays unless otherwise agreed in writing by the Local Planning Authority. No construction works, or deliveries to or from the site, shall take place at all on Sundays or Bank Holidays.

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

Note : On being put to the vote a motion to refuse the above application based on grounds suggested by the spokesperson for objectors was lost.

**63/2015/16312 Proposed infill extension of atrium space, including construction of new atrium roof and internal meeting rooms and break-out space, Skipton Building Society, The Bailey, Skipton** – subject to the conditions listed below and an additional condition to be formulated by the Development Control Manager to the effect that prior to commencement of development, details of a construction traffic management plan shall be submitted to and approved by the Local Planning Authority, thereafter the development shall be carried out in accordance with the approved management plan.

#### 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 numbers P(000)100, P(000)101, P(000)102, P(000)103, P(000)104, P(000)105, P(000)106, P(000)107 and P(000)108 received by the Local Planning Authority on the 20<sup>th</sup> October 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.

Informative : The existing Skipton Building Society premises are currently the subject of a Green Travel Plan which is required to be reviewed on an annual basis. This is now due for review. An amended travel plan that incorporates the comments made by NYCC Highways for this planning application shall be submitted to the Local Planning Authority. Please contact the Planning Service to discuss this further. They can be contacted on (01756) 706453.

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

(Councillor Dawson drew the Committee's attention to his former employment with Skipton Building Society and his involvement with the Society for a period post retirement. He indicated that he would not vote on the above application.)

**63/2015/16296 Variation of condition 2 attached to planning approval 63/2015/15837 (linked to the grant of planning permission 63/2013/14200 for the flood alleviation scheme involving alterations at Spindle Mill site, and changes at Waller Hill Beck site including repositioning of site compound and creation of new entrance to site compound off Otley Road), Waller Hill Beck Flood Storage, Skipton.**

#### Summary of Conditions

1. Condition Deleted (Condition 1 was the time limit condition, but as development has commenced it is no longer applicable).

2. The approved plans comprise:

WH 101 C9 received by Craven District Council on 1st February 2016.  
WH 103 C4 received by Craven District Council on 14th October 2015.  
WH 104 C5 received by Craven District Council on 14th October 2015.  
WH 203 C3 received by Craven District Council on 14th October 2015.  
WH 202 C6 received by Craven District Council on 1st February 2016.  
WH 501 C4 received by Craven District Council on 14th October 2015.  
WH 610 C5 received by Craven District Council on 14th October 2015.  
WH 620 C5 received by Craven District Council on 14th October 2015.  
WH 601 P2 received by Craven District Council on 17th December 2013.  
WH 604 P2 received by Craven District Council on 17th December 2013.  
TW 101 P2 received by Craven District Council on 17th December 2013.  
TW 102 P2 received by Craven District Council on 17th December 2013  
TW DP 103 P2 received by Craven District Council on 17th December 2013.  
TW GM 103 P2 received by Craven District Council on 17th December 2013.  
TW MS 103 P2 received by Craven District Council on 17th December 2013.  
TW SM 103 C1 received by Craven District Council on 22nd May 2015.  
TW 103 P2 received by Craven District Council on 22nd May 2015  
WH 302 P2 received by Craven District Council on 22nd May 2015  
WH 303 C1 received by Craven District Council on 22nd May 2015.

The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

3. No works shall commence on the construction of the flood walls to the town centre sites until full details of the external appearance of the walls including the materials and details of coursing and pointing have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

4. Prior to their first installation on site, and in accordance with the submitted plans, details of the coping stones for the flood walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details and retained as such thereafter.

5. Amended Condition. Landscaping details shall be completed in accordance with the details previously approved under discharge of conditions application 63/2015/15997. Any amendment to these approved details shall first be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest. The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the Local Planning Authority. The replacement tree or shrub must be of similar size to that original planted.

6. Amended Condition. The scheme for the protection of all trees/hedges approved under discharge of conditions application 63/2015/15997 shall be retained for the duration of the development, and only removed once the development is complete and all machinery and works material removed from the site. Any amendment to the approved details shall first be submitted to, and approved in writing by the Local Planning Authority.

7. Notwithstanding the details on the approved plans and supporting information no fences shall be installed to the Waller Hill Beck, Morrison's Culvert, Devonshire Place or Ginnel Mews

sites until details of the fencing including its design, height and finish have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved plans and retained as such thereafter.

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

9. Prior to the commencement of development to the town centre site developments a Bat work method statement shall be submitted to and approved in writing by the Local Planning Authority (as recommended in the report by bl-ecology dated the 21st August 2013). The development shall then be carried out wholly in accordance with the approved document.

10. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

- a. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- b. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority and maintained thereafter to prevent such discharges.
- c. The final surfacing of any private access within 6 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

11. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 160 metres measured along both channel lines of the A6069 from a point measured 2 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

12. Amended Condition. Measures to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site shall be undertaken in accordance with the details previously approved under discharge of conditions application 63/2015/15997. The precautions shall be retained 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. Any amendment to these approved details shall first be submitted to, and approved in writing by, the Local Planning Authority.

13. Amended Condition. On-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway, and on-site materials storage area capable of accommodating all materials required for the operation of the site shall be provided in accordance with drawing No. WH\_101 Rev C9 received by Craven District Council on 1<sup>st</sup> February 2016. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

14. Amended Condition. The approved routes to be used by HCV construction traffic, as detailed on drawing WH\_104 C5 received by Craven District Council on 14<sup>th</sup> October 2015 shall be used by all vehicles connected with construction on the site.

15. Amended Condition. The development shall be undertaken in accordance with the written Scheme of Archaeological Investigation that has previously been approved under discharge of conditions application 63/2015/15997. Any amendment to these approved details shall first be submitted to, and approved in writing by, the Local Planning Authority. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

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

17. Amended Condition. The programme for the restoration of the land shall be carried out in accordance with the details previously approved under discharge of conditions application 63/2015/15997 once the development has been completed. Any amendment to these approved details shall first be submitted to, and approved in writing by, the Local Planning Authority.

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

19. This grant of consent does not extend to the removal of any trees to form the new site compound entrance off Otley Road (A6069). Before any site activity is commenced in association with the formation of the new site compound entrance off Otley Road (A6069), barrier fencing shall be erected around all existing trees on the site in compliance with BS 5837 (2012) Trees in Relation to Construction – Recommendations. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant or removal or addition of soil may take place. The fencing shall not be moved in part or wholly without the written agreement of the Local Planning Authority. The fencing shall remain in place until completion of all the development works and removal of site vehicles, machinery, and materials in connection with the development.

20. Additional Condition. Within 3 months of the date of this planning permission, a scheme (including a schedule for completion) for the provision of compensatory Biodiversity Action Plan measures shall be submitted to the Local Planning Authority for approval. The development shall thereafter be completed in accordance with the approved measures.

#### Informatives

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

2. The applicant's attention is drawn to the provisions of the Wildlife and Countryside Act, 1981, and related European legislation and is advised that it is a criminal offence to knowingly remove or destroy the habitats of protected species which may be found on the site. The applicant is advised that the granting of this planning permission does not authorise the loss or



destruction of a protected species or its habitat and works affecting such a species or habitat are likely to require a licence with DEFRA (0117 372 8291 [www.defra.gov.uk](http://www.defra.gov.uk)) or Natural England depending on the protected species involved. Should such a habitat be discovered during the construction works the applicant is advised to contact Natural England. Applicants are also advised that it is a criminal offence to disturb any wild bird listed in Schedule 1 of the Wildlife and Countryside Act while it is (a) nest building, (b) at a nest containing eggs or young, or (c) there is a dependent young bird at the nest. The typical nesting period for British birds is mid-February to mid July though this can begin earlier and run later. Typical affected habitats include scrub grassland and any sites containing trees but applicants are advised that birds may nest in any location that suits them

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

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

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

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

**73/2015/16064 Demolition of existing light industrial units and construction of 4 new houses and associated access and external works, light industrial units, Kildwick.**

Summary of Conditions

1. The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.

2. The development shall not be carried out other than wholly in accordance with the drawing nos. 001 revision B, 002 revision B and 003 revision A received by the local planning authority on 26th January 2016 and the Design Access and Heritage Statement and Bat, barn Owl and Nesting Survey received on 29th 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. Prior to the commencement of the development hereby approved full details of the proposed ground levels of the proposed houses relative to the existing housing, site levels and site boundaries shall be submitted to and approved in writing by the Local Planning Authority. The development shall be subsequently implemented in accordance with the approved details.

4. The development shall not begin until details of private water supply measures have been submitted to and approved by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

5. Notwithstanding the details shown on the approved plans the garage doors shall be side hung the details of which shall be submitted to and approved in writing by the Local Planning Authority prior to their first installation.

6. Prior to their first use all building facing materials and finishes; surface material finishes for the access, footpaths, private drives and all other hard surfaces; screen walls, fences and other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

7. Prior to the commencement of the development hereby approved a scheme for landscaping, including a detailed tree survey and scheme of planting of trees and/or shrubs shall be submitted to and approved by the Local Planning Authority and shall specify types and species, a programme of planting and the timing of implementation of the scheme, including any earthworks required. The development shall be undertaken in accordance with the approved landscaping scheme and shall be maintained at all times thereafter.

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 the easternmost building on the site has been demolished and all materials arising from the demolition of both that and the westernmost building have been permanently removed from the site.

#### Informatives

1. During construction/demolition, there is a potential for noise nuisance to nearby residential properties. To safeguard the living conditions of nearby residents particularly with regard to the effects of noise the operating times for demolition/construction should be limited to:

- 0730 to 1800 Monday to Friday
- 0800 to 1300 Saturday
- No Sunday or Bank Holiday working.

2. Regard should be had for the safe removal of any potentially asbestos containing material present on site, i.e. roof material. The applicant should ensure removal of any such material is carried out by a suitably qualified, competent contractor/registered waste carrier, licenced in the removal and offsite disposal of asbestos to a registered hazardous waste landfill site.

3. Prior to the commencement of the development, the developer shall submit a Dust Management Plan in writing for approval of the Local Planning Authority (Environmental Health). 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.

4. The developer is strongly advised to ensure that the proposal complies with the requirements of the Planning Practice Guidance and the Environment Agency's Pollution Prevention Guidance Note 4. The Planning Practice Guidance and the Environment Agency's Pollution Prevention Guidance Note 4 clearly set out a foul drainage hierarchy which aims to encourage foul drainage disposal to a mains sewer system whenever one is available. Where a mains sewer connection cannot be achieved, applicants must first consider the use of a package treatment plant discharging to a soakaway. Provided there is sufficient land available

and the ground conditions are such that a soakaway will be effective, the ground will provide additional attenuation to the quality of the water discharged. A septic tank discharged to soakaway may also be acceptable in some circumstances.

If neither the use of a soakaway or a direct discharge is possible, consideration may then be given to the use of a system without any discharge such as a sealed cess pool or chemical toilet. Such sealed systems are a last resort given their need to be regularly emptied and their capacity to overflow or be breached. The traffic impacts and carbon emissions associated with regular emptying, and the risk that they may discharge raw sewage direct to the water environment means these solutions have the potential to render such a development unsustainable. In addition, the developer may also require an Environmental Permit from the Environment Agency for water discharge activity. You are advised to contact the National Permitting Service (Tel. 08708 506506) at the earliest opportunity. For more general advice, applicants are advised to refer to the Environment Agency's Pollution Prevention Guidance Note number 4 via: ([http://publications.environmentagency.gov.uk/pdf/PMHO0706BJGL-E-E.pdf?lang=\\_e](http://publications.environmentagency.gov.uk/pdf/PMHO0706BJGL-E-E.pdf?lang=_e)).

5. Advice to applicant in relation to contaminated land - It is recommended that developers should:

- a. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
- b. Refer to the Environment Agency Guiding Principles for Land Contamination for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
- c. Refer to our guiding principles on groundwater protection are set out in our document GP3 - Groundwater Protection Policy and Practice, which is intended to be used by anyone interested in groundwater and particularly those proposing an activity which may impact groundwater. GP3 is available on the Environment Agency website at: <http://www.environmentagency.gov.uk/research/library/publications/40741.aspx>
- d. Refer to the Environment Agency website at; [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) for more information.

6. 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 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300-060-3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0345 1300 228. As bats are a European protected species, a bat handling licence is required to move them. Therefore, the Trust recommends that if any bats are found, that a suitably qualified ecologist is contacted immediately to relocate the bat. The Trust also recommends that a bat box be installed on the site, prior to commencing demolition works, so that any bats can be easily relocated to a suitable environment.

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.

Discharge of Conditions : With regard to Condition Nos. 3, 5 and 6 above please note that it will be necessary to submit a formal application to discharge the conditions. 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. (\*)

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

PL.788

### **PLANNING ENFORCEMENT**

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 1<sup>st</sup> to 31<sup>st</sup> January 2016.

#### **Minutes for Decision**

- None -

Chairman.