

## **PLANNING COMMITTEE**

14<sup>th</sup> March 2016

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

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

Start: 1.35pm

Finish: 2.20pm

Apologies for absence were received from Councillors Dawson and Green.

The minutes of the Committee's meeting held on 15<sup>th</sup> February 2016 were confirmed and signed by the Chairman.

### **Minutes for Report**

PL.789

### **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

08/2016/16526 Outline application with all matters reserved for single two bedroom dwelling and associated external works, land south of 6 Hillcroft, High Bentham – Conditional approval.

08/2015/16496 Change of use from care home (C2) to residential dwelling (C3), The Red House, Gas House Lane, High Bentham – Conditional approval.

08/2016/16597 Application to discharge condition Nos 5 and 6 of approved planning application reference 08/2012/12935, Lingham Cross, Nutgill Lane, Bentham – Conditional approval.

08/2016/16614 Single storey rear extension, measuring 4.2m beyond the rear wall: 3.1m in height from ground level: 2.8m in height to eaves from ground level, 15 Banks Rise, High Bentham – Prior approval not required.

08/2016/16576 Application to discharge condition no's 3 and 4 of original planning permission referenced 08/2015/15790 granted 02 July 2015, Town Head, Burton Road, Low Bentham – Conditional approval.

08/2015/16494 Discharge of condition no. 3 of previously approved application reference 08/2015/16099, Lowther Hill Caravan Park, Clapham Road, Bentham – Conditional approval.

15/2015/16416 Listed building consent for installation of gas central heating system including underfloor heating to the bathroom, along with the installation of a boiler and a flue, Frounts Cottage, Duke Street, Burton in Lonsdale – Conditional approval.

15/2015/16499 Listed building consent for removal of 2 no. gas fires in living and dining area

including the removal of back boilers and false chimney breasts; removal of wood panelling to rear sitting room; re-plastering of walls; removal of non-load bearing partition arch between front and rear sitting room; uncover and restoration of original features to the open fire in the front sitting room, Frounts Cottage, Duke Street, Burton in Lonsdale – Conditional approval.

15/2016/16538(LB) Retrospective application for listed building consent for rear wall and gate on boundary between 45 and 43 High Street, North House, 45 High Street, Burton in Lonsdale – Conditional approval.

15/2015/16384 Formation of doorway and small balcony at first floor level on front elevation. Formation of two storey extension on rear elevation, formation of new carport in rear garden, 5 Greta Heath, Burton in Lonsdale – Approved.

15/2016/16537 Retrospective application for rear wall and gate on boundary between 45 and 43 High Street, North House, 45 High Street, Burton in Lonsdale – Approved.

18/2015/16506 Proposed detached dwelling (Resubmission of previously withdrawn application referenced 18/2015/15834), Greenways, Newby, Clapham – Refusal.

18/2015/16464 Application to discharge Condition no. 2 of planning permission 18/2015/15634 (pursuant to outline planning application 18/2015/13161), former Dalesview Garage, Old Road, Clapham – Conditional approval.

31/2015/16489 Erection of biomass boiler, chip store and associated infrastructure, and demolition of storage building, land off Raines Road, Giggleswick – Refusal.

31/2016/16544 Change of use of land to form enlargement of domestic curtilage to barn and construction of detached new garage to serve barn, Barnstead, Stackhouse Lane, Giggleswick – Conditional approval.

45/2015/16461 Installation of French doors to gable end of property, 5 Highfield Cottages, Ingleton – Conditional approval.

59/2016/16548 Application to discharge condition No. 2, 3 and 4 of original reserved matters consent referenced 59/2015/16229, land next to Beauty House, Main Street, Rathmell – Conditional approval.

59/2016/16539 Change of use of land from agricultural to residential and proposed extension and other associated internal alteration to existing house, Hesley Cottage, Helsey Lane, Rathmell – Conditional approval.

59/2015/16487 Re-roofing of the vestry and installation of a new stainless steel roof to replace a failed GRP roof, and the re-instatement of a stone parapet to the east side of the vestry, Holy Trinity Church, Main Street, Rathmell – Conditional approval.

59/2016/16536 Application for removal of Condition no. 4 of planning permission referenced 59/2013/14049 granted 20 December 2013 relating to the requirement of obscured glazing to the first floor and North elevation of Plots 1 and 2 Beauty House, Main Street, Rathmell – Conditional approval.

62/2015/16460 Erection of extension to cricket clubhouse and new shed, Settle Cricket Club, Marshfield Road, Settle – Conditional approval.

62/2016/16543 Infill the existing site with new residential unit and also provide an addition of a sun room to the existing cottage allowing for garden space to both properties. Some modification/demolition works to existing boundary wall to incorporate space for off road parking for both properties April Cottage, Castleburgh, Settle – Conditional approval.

62/2016/16552 Retrospective application for the retention for the change of use of a former workshop /storage facilities into garden centre café / coffee shop, The Old Joiners Shop, Kings Mill, Settle – Conditional approval.

62/2016/16551 Replacement of existing timber framed windows with white UPVC double glazed windows and the installation of a gas flue vent to the southern elevation, April Cottage, 2 Castlebergh Lane, Settle – Approved.

62/2016/16546 Proposed single storey extension to rear and two storey extension to side, 22 Oxley Fold, Settle – Conditional approval.

68/2015/16448 Retrospective application to retain timber Shed, Gatehouse Barn, New Road to Halsteads, Ingleton – Refusal.

#### South Craven Area

11/2015/16441 Change of use from office (Class B1) to Clinic (Class D1), 6 Acorn Business Park, Keighley Road, Skipton – Conditional approval.

11/2015/16285 Retrospective application for alterations to windows, Far Fold Barn, High Bradley, Bradley – Conditional approval.

11/2016/16540 Advertisement consent for 1 No. totem sign (re-submission of refused application ref 11/2015/16351), Millennium Road, Airedale Business Centre, Skipton – Conditional approval.

11/2015/16285 Retrospective application for alterations to windows, Far Fold Barn, High Bradley, Bradley – Conditional approval.

17/2015/16073 Change of use of land around the Corn Mill dwellinghouse to residential curtilage and move the unauthorised solar panels to a more suitable site within this curtilage, The Corn Mill, Carleton Lane, Carleton – Conditional approval.

17/2016/16525 Application for change of use of existing guest house into two separate dwellings, Poppy Cottage Guest House, Main Street, Carleton – Conditional approval.

21/2015/16279(LB) Replacing wooden framed single glazed windows throughout the house for wooden framed windows with double glazed glass, Pear Tree Farm, 62 Main Street, Cononley – Conditional approval.

21/2015/16504 Replacement of existing 2.02 m organ blower with one of similar size and proposed garden store of 2.85sqm, St Johns The Evangelist Church, Nethergill Lane, Cononley – Conditional approval.

21/2015/16488 Proposed conservatory and terraced garden area 26 Aire View, Crosshills Road, Cononley – Approved.

21/2015/16469 Proposed extension to rear to form play / family room, 2 Crag View, Cononley – Approved.

22/2016/16574 Single-storey rear extension to existing house to form sunroom, Beaushaw Well Farm, Hill End Lane, Cowling – Approved.

22/2015/16449 Listed building consent to remove single UPVC unit forming part of rear single storey lean to, replace with blue slate roof and frontage in traditional stone external wall with timber window and timber door, Stott Fold Farm, Cowling Hill Lane, Cowling – Conditional approval.

22/2016/16524 Application for listed building consent for revised position of the garden wall

between the Mill and the Lumb Ghyll and the excavation of additional filled ground/rubble to create level area, Lumb Mill, Carr Head Lane, Cowling – Conditional approval.

22/2015/15740 Installation of 1 no. 85 kw wind turbine - 25m to hub, 36.6m to tip of blades, south of Cowling Hill Lane, Cowling – Refusal.

28/2016/16626 Non-material amendment application of previously approved application (28/2014/14871) for variation to roof design to maintain as low a pitch as possible, Barns End, Main Street, Farnhill – Conditional approval.

28/2015/16486 Retrospective application for demolition of garage and erection of replacement garage with smaller footprint, Crag End, Grange Road, Farnhill – Approved.

32/2016/16570 Proposed porch and two storey rear extension, 16 Burnroyd Avenue, Cross Hills – Conditional approval.

32/2016/16541 Proposed change of use of garage to a micro brewery with associated tasting room, Hardings House, 15 Hardings Lane, Cross Hills – Conditional approval.

32/2015/16468 Proposed extension to front and rear and external insulated render to existing house with external alterations, Heathlands, Baxter Wood, Cross Hills – Conditional approval.

53/2015/16021 Change of use from existing buildings to create individual holiday lets, Springs Farm, Springs, Lothersdale – Conditional approval.

53/2015/16359 Proposed kitchen and bedroom extension plus porch, 3 Peel Terrace, Dale End, Lothersdale – Conditional approval.

53/2016/16530 Application for erection of boiler outhouse, porch and conversion of garage into living room (Retrospective). Application for an extension to create downstairs utility, dining area, WC, storage space and upstairs two new bedrooms and bathroom, Quarry House, Babyhouse Lane, Lothersdale – Refusal.

53/2016/16563 Conversion of attached garage to habitable room, Surgill Lodge, Cowling Hill, Cowling – Approved.

53/2016/16581 Application to discharge condition No 5 of original planning consent application reference 53/2015/16169, Winter Gap, Winter Gap Lane, Lothersdale – Conditional approval.

53/2016/16645 Application for non material amendment to previously approved application referenced 53/2014/15096 for the enlargement of 2 no. rear windows, 4 Peel Terrace, Dale End, Lothersdale – Conditional approval.

53/2016/16528 Application for a Certificate of Lawful Development for an existing use for the use of the land edged red on the submitted location plan as domestic garden 6 Rook Street, Lothersdale – Approved.

66/2016/16533 Proposed replacement detached garage (re-submission of previous application 66/2015/16350), 5 Cedar Grove, Sutton-in-Craven – Conditional approval.

66/2015/16510 Construction of two detached dwellings, The Balgray, West Lane, Sutton-in-Craven – Conditional approval.

66/2016/16648 Application for non-material amendment to previously approved application referenced 66/2013/13847 for 2 no. small windows in West wall with Bat slots; 2 no. small false windows in west wall; 1 no. 'Owl shelf' incorporated into North wall; 1 no. small window in East wall; 3 no. conservation roof access windows in roof; change to roof design on west side, The Beckside,

Sutton in Craven – Conditional approval.

73/2015/16495 Demolition of existing workshop, store and building materials storage area and the construction of a row of three residential properties with integrated garages, external parking areas and associated landscaping, Canal Wharf Yard, Priest Bank Road, Kildwick – Withdrawn

#### Skipton Area

19/2015/16203 Certificate of Lawful Development for existing use for conversion of disused shippon to residential use, Raven Flatt Farm, Bell Busk – Approved.

25/2016/16545 Crown reduction of 1 no. Copper Beach Mill Cottage, Moor Lane, Elslack – Conditional approval.

26/2016/16633(LB) Proposed part demolition of existing garage and construction of bedroom annex with double garage, Park House, Barden Road, Eastby – Permission not required.

30/2015/16471 Alterations to dwelling to create room in roofspace, form family room in basement garage and form new open porch to south elevation, 1 Goffa Mill, Gargrave – Approved.

30/2016/16578 2 no. 2 storey extensions to the rear of existing house, 5/6 New Brighton ,Gargrave – Approved.

30/2016/16550 Proposed 2.4m x 3.6m X 2.65m garden shed, Higherland House, West Street, Gargrave – Conditional approval.

30/2015/16010 Engineering operations to improve land drainage including importation of inert materials and topsoil and re-profiling of agricultural field (revised scheme). (See withdrawn application ref 30/2014/15190.), Kelber Hill Farm, Church Street, Gargrave – Conditional approval.

63/2015/16420 Erection of scooter store, Wardens House, Roughaw Close, Skipton – Conditional approval.

63/2015/16411 Change of use from B1 (offices) to A1 (shops) and A3 (café/tea room) and formation of raised deck in rear yard, 33 Coach Street, Skipton – Conditional approval.

63/2015/16445 Single storey extension to Goodall Wing, Fisher Medical Centre, Millfields, Coach Street, Skipton – Conditional approval.

63/2015/16509 Change of use from use class C3 (residential dwelling) to use class D1 (non-residential institution); and minor extension to building to create a compressor storage room, 8 Court Lane, Skipton – Conditional approval.

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

63/2015/16375 Change of use of bookmakers (A2) to a licenced premises (A4), 14 Newmarket Street, Skipton – Conditional approval.

63/2015/16470 Rear extension to kitchen and dining room, 9 Gainsborough Court, Skipton – Conditional approval.

63/2015/16508 Replacement of rear garage and outbuilding/extension with new single storey extension, 36 Princes Drive, Skipton – Conditional approval.

63/2015/16165 EIA Screening for erection of 88no residential dwellings (4no x1 bed houses;24no x2 bed houses;24 no x3 bed houses and 36 no x4 bed houses) and the construction of a new

highway bridge over the Leeds and Liverpool Canal, Horse Close, Cawder Road, Sharpaw Avenue, Skipton – Environmental assessment not required.

63/2016/16572 Application for a certificate of lawful development for a proposed single storey extension, 6 Park Wood Close, Skipton – Approved

## **b. Applications**

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

### **Permission Granted**

#### **32/2015/16081 Construction of pipe support gantry with associated pipework installation and installation of additional external yard lighting, Enterprise Centre, Skipton Road, Cross Hills.**

##### Summary of Conditions

1. The approved plans comprise Drawing No's 1620-21-02 and 03 received by the Local Planning Authority on 4<sup>th</sup> August 2015. The lighting hereby approved shall remain positioned so as to avoid illumination of the pipe gantry.

Informative : This permission does not authorise the storage of hazardous materials. There is a separate regime of control for the storage of hazardous substances under the Planning (Hazardous Substances) Regulations 1992. If these are to be stored on the site it is the responsibility of the occupiers of the site to ensure that all necessary licences and consents are obtained and complied with.

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. (\*)

**63/2015/16430 Application for listed building consent for internal reconfiguration of rooms on ground, first and second floors to create a family restaurant, incorporating commercial kitchen, diners area and customer wc's, 17-19 High Street, Skipton** – subject to the conditions listed below, and to an additional appropriately worded condition to be formulated by the Development Control Manager which seeks to ensure appropriate monitoring during development to safeguard any historic / architectural features uncovered during the course of the internal works to the building.

##### Summary of Conditions

1. The proposed development hereby permitted shall be begun not later than the expiration of 3 years beginning with the date of the Decision Notice.

2. The approved plans comprise of the following drawing nos:-

- Drawing No. 100 received by Craven District Council on the 25<sup>th</sup> November 2015.
- Drawing No. 100.1 received by Craven District Council on the 25<sup>th</sup> November 2015.
- Drawing No. 100.2 received by Craven District Council on the 14<sup>th</sup> January 2016.
- Drawing No. 101.0 received by Craven District Council on the 25<sup>th</sup> January 2016.
- Drawing No. G101.0 received by Craven District Council on the 25<sup>th</sup> January 2016.
- Drawing No. 102.0 received by Craven District Council on the 25<sup>th</sup> January 2016.
- Drawing No. 103.0 received by Craven District Council on the 25<sup>th</sup> January 2016.

The development hereby approved shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise.

3. Prior to their first installation more detailed specifications / plans / supporting information of the following features shall be submitted to, and approved in writing by, the Local Planning Authority: -

- New internal double doors and surrounds.
- Spiral Fire Escape.
- The Full Height Weather Louvers

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

4. Prior to the removal of any historic/architectural features, a schedule of all features to be removed, moved, replaced or reinstated shall be submitted to and approved in writing by the Local Planning Authority. All replacement and reinstatement features must be completed in accordance with the approved schedule and match exactly the original in materials and details.

5. All existing doors and windows are to be retained, except where indicated on the drawings hereby approved.

6. Prior to the start of the first floor internal alterations hereby approved, a scheme for soundproofing between the Council chambers and the restaurant shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Informative : Under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 it is an offence to execute or cause to execute any works for the demolition of a listed building or its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised by and executed in accordance with the terms of a Listed Building Consent and any conditions attached to it. The applicant is advised that there may be a need to obtain a further listed building consent and advertisement consent for any proposed advertisements.

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

( Councillors Harbron, Heseltine and Jaquin all drew attention to their membership of Skipton Town Council, a tenant at the adjoining Town Hall, having applied the perception of conflict test and concluded there would be no conflict arising from their participation in the determination of this application and 63/2015/16612 below, all three members indicated that they would not be declaring an interest under Appendix B to the Code of Conduct.)

**63/2016/16612 New fire exit door at first floor level, and alterations to an existing window to convert it into a door at second floor level. the spiral stair will then serve both these floors. bulkhead lights are proposed over the fire escape doors, rear 17-19 High Street, Skipton.–**

#### Summary of Conditions

1. The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The approved plans comprise of the following:-
  - Drawing No. 100 received by Craven District Council on the 25th November 2015.
  - Drawing No. 100.1 received by Craven District Council on the 25th November 2015.
  - Drawing No. 100.2 received by Craven District Council on the 14th January 2016.

- Drawing No. 101.0 received by Craven District Council on the 25th January 2016.
- Drawing No. G101.0 received by Craven District Council on the 25th January 2016.
- Drawing No. 102.0 received by Craven District Council on the 25th January 2016.
- Drawing No. 103.0 received by Craven District Council on the 25th 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. Prior to their first installation more detailed specifications / plans / supporting information of the following features shall be submitted to, and approved in writing by, the Local Planning Authority: -

- Spiral Fire Escape.
- The Full Height Weather Louvers

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

4. Prior to the start of the first floor internal alterations hereby approved a scheme for the soundproofing between the Council chambers and the restaurant shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Informative : Please check all the conditions and informative attached to this Decision Notice. If there are any conditions which require submission of details and/or samples prior to work commencing on site it is vital that these are submitted and agreed in writing by the Local Planning Authority before work starts. The applicant is advised that this planning permission does not authorise the creation of any external seating area.

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. (\*)

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

PL.790

### **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 29<sup>th</sup> February 2016.

### **Minutes for Decision**

- None -

Chairman.