

## **PLANNING COMMITTEE**

11<sup>th</sup> April 2016

**Present** – The Chairman (Councillor Welch) and Councillors Brockbank, Dawson, Green, Harbron, Jaquin, Kerwin-Davey and Mason.

**Ward Representative** – Councillor Madeley (Application 63/2015/16300).

**Officers** – Development Control Manager, Solicitor, Principal Planning Officer (x2), Planning Assistant and Committee Officer.

Start: 1.35pm

Finish: 4.35pm

Apologies for absence were received from Councillors Heseltine, Place and Sutcliffe.

The minutes of the Committee's meeting held on 14<sup>th</sup> March 2016 were confirmed and signed by the Chairman.

### **Minutes for Report**

PL.786

#### **PUBLIC PARTICIPATION**

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

Application 63/2015/16300 : Mrs J Ibbotson (objector/for objectors)

: Mr J Steel (for the applicant)

Application 08/2016/16561 : Mr T Stannard (for the Bentham Town Council)

: Mr F Ashcroft (for the applicant)

Application 66/2015/16211 : Mr K Hart (for Sutton-in-Craven Parish Council)

: Mr P Williams (for the applicant)

Application 63/2016/16569 : Mr R Hodgkiss (for the applicant)

Application 45/2016/16610 : Mr J Thistlethwaite (applicant)

PL.791

#### **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

08/2016/16590 Proposed development of single two storey detached dwelling, Lairgill House, Mount Pleasant, High 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.

08/2016/16671 Steel portal frame agricultural building (Prior Approval Notification), Hill Top Farm, Birkwith Lane to Hill Top, Low Bentham – Prior notification process not applicable.

42/2016/16634 Construction of single storey extension to reception building, Gallaber Park Reception, Hellifield – Conditional approval.

45/2016/16519 Change of use of land to caravan site, Goat Gap Inn, track to Goat Gap, Clapham – Refusal.

49/2016/16599 Single storey extensions, Holly Syke, Cragg Lane, Austwick – Conditional approval.

62/2015/15829 Proposed free standing loading canopy, Settle Creamery, Sowarth Field, Settle – Refusal.

62/2016/16591 Proposed new detached two storey domestic dwelling house, being an amendment to an existing planning approval referenced 62/2005/5447, 7 Ingfield Mews, Skipton Road, 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.

68/2016/16723 Extension of roof over yard area, (Prior Notification Application) Lund Holme Farm, Ingleton – Prior approval not required.

72/2016/16636 Material amended to previously approved planning permission referenced 72/2015/16121 comprising of changes to the external appearance and reduction in footprint, Higher Meresyke Farm, Lower Mere Syke Plantation to Higher Mere Syke, Wigglesworth – Conditional approval.

72/2016/16529 Application for the removal of Condition no. 9 from original planning permission referenced 72/2004/4467 granted 26 July 2004 relating to the use of the four holiday letting units to allow their use as permanent dwellings, Apartments, Crowtrees Park, Tosside – Refusal.

72/2016/16559 Change of use of an existing agricultural building to residential house, (Prior Approval Application) Townhead Fold, Wigglesworth – Prior notification refused, application required.

#### South Craven Area

11/2016/16617 Single storey, oak framed extension to the kitchen, approximately 4000mm x 5800mm at the rear (Eastern side), College Barn, College Road, Bradley – Approval.

11/2016/16658 Two storey side extension replacing existing garage and dormer conversion, Endor, Skipton Road, Low Bradley – Approval.

17/2015/16459(LB) Replacement windows to match existing Alms Houses / Spences Court, Carleton – Conditional approval.

17/2016/16554 Proposed change of use of a traditional stone field barn into a dwelling house under permitted development rights (Prior Approval Application), Low Barn, Butler Hill, Pale Lane, Carleton – Prior approval not required.

21/2015/16501 Demolition of existing detached garage and construction of new house within curtilage of Brooklyn House. Alterations to existing vehicular and pedestrian access to provide separate vehicular access. Construction of driveway and detached garage to Brooklyn House, Crosshills Road, Cononley – Conditional approval.

21/2016/16650 3 No Sycamore to be pollarded to a height of 8ft and 1 No Cherry to be felled, St Johns House, Crosshills Road, Cononley – No tree preservation order made.

22/2015/16422 Application for modification of existing agricultural access track (resubmission of withdrawn application referenced 22/2015/15731), land adjacent to Close Lane, Cowling – Refusal.

22/2016/16521 Construction of balcony 2.8m x 2.8m on the rear of the 3 storey dwelling, 14 Laycock Fields, Cowling – Approval.

25/2016/16542 Proposed extension and change of use of vacant building to holiday let, Standrise House, Moor Lane, Elslack – Conditional approval.

28/2016/16630 Proposed rear extension, Bonneville, Starkey Lane, Farnhill – Approval.

32/2015/16442 Extension and conversion of domestic outbuilding to form a separate residential annexe, 1 Mount Pleasant, Green Lane, Glusburn – Conditional approval.

32/2015/16498 Conversion of former print works into 14 apartments. Existing printworks retail shop will become a lingerie shop, Brigg Mount Printing Works, Park Road, Cross Hills – Conditional approval.

32/2016/16517 First floor extension above existing single storey rear extension, 3 Clayton Fold, Cross Hills – Approval.

32/2016/16575 Single-storey side extension, 1a Colne Road, Glusburn – Conditional approval.

32/2015/15785 Discharge of conditions 6, 7, 8, 12, 13, 14, 15, 16 and 18 of previous outline appeal decision referenced 32/2011/11429, land on the east side of Green Lane, Glusburn – Conditional approval.

53/2016/16582 Application for change of use of redundant sheep/pig store to a dwelling house (Prior Approval Application), farm building, Tholiver Farm, Cowling Hill Lane, Cowling – Prior notification refused, application required.

56/2016/16733 1 No Lime Tree - Crown lift to no more than 5 metres high, 1 Hillcrest, Church Lane, East Marton – No tree preservation order made.

56/2016/16615 Application for Certificate of Lawful Development for the retention of an existing parking area for the guests of the Old Farmhouse, Church Lane, East Marton – Refusal.

66/2016/16583 Proposed car port, porch and front terrace, 1 Ellers Road, Sutton-in-Craven – Refusal.

66/2015/16246 Change of use of former nursing home (C2) to ten two bedroom apartments, (C3) Royd Hill, Sutton Lane, Sutton-in-Craven – Conditional approval.

66/2016/16595 Retrospective application for utility room / wet room extension to rear of existing garage, 11 The Coppice, Sutton-in-Craven – Approval.

66/2015/16400 Erection of a single dwelling in the garden of 8 Ravenstone Gardens (re-submission of application ref (66/2015/15914), Ravenstone Gardens, Albert Street, Sutton-in-Craven – Refusal.

69/2016/16532 Garden shed and BBQ hut, Beech House, Colne and Broughton Road, Thornton in Craven – Approval.

69/2016/16639 Single storey extension measuring 7.75m beyond the rear wall; 3.215m in height from ground level; 3.015m in height to eaves from ground level, Tall Trees, Thornton in Craven – permitted development details approved.

69/2016/16611 Discharge of conditions 3, 4, 5 & 7 of planning permission reference 69/2015/16237, Nuttercote Farm, Church Road, Thornton in Craven – Conditional approval.

#### Skipton Area

17/2016/16625 Crown reduction of 2 no. Beech by 20 %, 24 Beech Hill Road, Carleton – Conditional approval.

63/2015/16162 Erection of 88 no residential dwellings (4 no x 1 bed houses; 24 no x 2 bed houses; 24 no x 3 bed houses and 36 no x4 bed houses) and the construction of a new highway bridge over the Leeds-Liverpool Canal, Horse Close, Cawder Road, Sharphaw Avenue, Skipton – Refusal.

63/2016/16560 Material amendment to permission no 63/2014/14564 for detached dwelling comprising of the repositioning of the building, increase in the floor plan of the south east corner, alterations to the access into the dwelling, internal alterations and a simplification of glazing treatment, omission of rendered walls and the introduction of reclaimed random stone walling, Canal Street, Skipton – Conditional approval.

63/2016/16619 Extension to form additional office space, Bowers Wharf, Sackville Street, Skipton – Refusal.

63/2016/16534 Extension to an existing warehouse with laboratories over, Snaygill Industrial Estate, Keighley Road, Skipton – Conditional approval.

63/2016/16555 Retrospective application for change of use from Class A1 to Sui-Generis - a meeting place for weight loss management and support, Unit 7, High Corn Mill, Chapel Hill, Skipton – Conditional approval.

63/2016/16601 Application for advertisement consent for 2 double sided non illuminated flat signs 1m square with a thickness of 0.03mm (re-submission of refused application 63/2015/16275) High Lodge, Gargrave Road, Skipton – Conditional approval.

63/2016/16620 Fell 2 no. Corsican Pine, Moorside, 1 Cawder Ghyll, Skipton – Split decision.

63/2016/16623 Draw back Sycamore Trees of group G1 by 2 metres (TPO 1 1968) . Draw back branches of 3 no. Sycamore to give 3 metres clearance from the building (conservation area), Managers Office, Abbeyfield Woodlands, Woodlands Drive, Skipton – Refusal.

63/2015/16515 Crown lift and draw back branches overhanging the car park of 1 no. tree, 11 Alma Terrace, Otley Street, Skipton – No tree preservation order made.

63/2015/16516 Crown lift and draw back branches overhanging the car park of 1 no. tree, Ground Floor Crete House, 27 Newmarket Street, Skipton – No tree preservation order made.

63/2016/16672 T1 - Silver Birch - crown thin by 20% by removal of larger branches only, 28 Salisbury Street, Skipton – No tree preservation order made.

63/2016/16659 Application to discharge condition no. 3 of original planning approval referenced 63/2015/16272 concerning layout of car park, High Lodge, Gargrave Road, Skipton – Conditional approval.

63/2016/16695 Application for non material amendment to approved planning application

referenced 63/2015/15930 to allow amended external materials and revised front (North East) ground floor window, 83 Raikes Road, Skipton – Refusal.

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 x 4 bed houses) and the construction of a new highway bridge over the Leeds and Liverpool Canal, Horse Close, Cawder Road, Sharpaw Avenue, Skipton - Environmental statement not required.

63/2016/16585 Application for certificate of lawful development for confirmation of commencement of planning application referenced 63/2015/15675 9 Mill Bridge, Skipton – Refusal.

63/2015/16234 Certificate of Lawful Development for proposed use of mezzanine floor in Unit 2 as a pet care and treatment centre, Unit 2 Guyson International Ltd, Snaygill Industrial Estate, Keighley Road, Skipton – Approval.

## **b. Applications**

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

### **Permission Granted**

**08/2016/16561 Application to change use of an existing building used for A1 (retail) to a facility for the provision of D1 (education), 13 Main Street, Low Bentham** – subject to the conditions shown below and an additional appropriately worded condition to be formulated by the Development Control Manager requiring permanent retention of the northern boundary wall.

#### 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 5446/c/b/01 and 5446/b/b/02 as received by the Local Planning Authority on 14th 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 education facility hereby approved shall not be sold, let or otherwise disposed of independently from the dwelling known as West Stonegate House.

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 accepted additional; information / changes to the scheme post validation. (\*) (SV)

**63/2016/16600 Change of use to A3 (restaurant and café), Cafe Capo, 10 Swadford Street, Skipton.**

#### Summary of Conditions

1. The approved plans and documents comprise 'Site Location Plan' 'Existing Floor Plan C654' 'Proposed Floor Plan C 655' 'Proposed Food Prep Area C656' 'Toilet Layout C657' received by the Local Planning Authority on the 28<sup>th</sup> January 2016 and 'Pre Installation report extraction system' received by the Local Planning Authority on 17<sup>th</sup> February 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.

2. The premises shall not be open for customers outside the following hours:-

- a. 08:00 – 22:00 Mondays to Saturdays, and
- b. 09:00 – 20:00 Sundays and 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. (\*)

### **66/2015/16211 Erection of stables and feed room land adjacent to Ellers Road, Sutton-in-Craven**

#### 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 the site plans, elevation plans and Design and Access Statement received by the Local Planning Authority on 16th September 2015 and ground level details shown on the stable block elevation received 15th March 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 stable block and turning out area hereby permitted shall be used for private equestrian purposes only and shall not be used for commercial horse riding, livery, breeding or training purposes.
4. Manure and soiled bedding shall be removed from the site in accordance with a scheme which shall have been submitted to and approved in writing by the Local Planning Authority prior to the first use of the stables. No manure or soiled bedding shall be burned on the 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. (\*)

#### **Delegated Authority**

**63/2015/16300 Construction of 39 no houses and associated access roads, land to the south of Burnside Crescent, Skipton** – the Development Control Manager was authorised to approve this application subject to the following conditions and to the applicant first entering into a Section 106 Planning Obligation to secure a contribution towards open space provision and affordable housing provision.

#### 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 no. 14138/105 revision H received by the local planning authority on 17<sup>th</sup> March 2016 and the drawing nos.14138/106 revision D, 120 revision C, 121 revision A, 140 revision c, 141, 160 revision C, 162 revision A, 180 revision C, 181 revision A, 220 revision C, 222 revision A, 240 revision C, 241 revision A, 260 revision and 261 revision B, and the Design and Access

Statement and Flood Risk Assessment received by the Local Planning Authority on 19<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.

3. Prior to their first use on site all building facing materials, roofing 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 the proposed ground levels/proposed finished floor levels, 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.

4. Prior to the commencement of development a detailed scheme for landscaping, including the planting of trees and/or shrubs and the retention of existing planting, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify types and species, a programme of planting and the timing of implementation of the scheme, including any earthworks required. The development shall thereafter be implemented in accordance with the approved scheme.

5. Prior to the commencement of development full details of proposed bin stores/storage areas shall be submitted to and approved in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

Reason: In the interests of visual amenity.

6. 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 run-off 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 rate agreed with the planning authority. 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.

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

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

9. There must be no ground raising within flood zone 3.

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 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
- 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 detail 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.

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.

11. 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 basecourse 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.

12. 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 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 5 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 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 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.
- 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.

13. There shall be no access or egress by any vehicles between the highway or proposed highway (estate road) and the proposed vehicular access (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.

14. 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 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:
- b. An independent Stage 2 Road Safety Audit for the agreed off site highway 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:

- a. Provision of tactile paving
- b. Works at access road between nos 64 and 66 Burnside Crescent; traffic calming between the site and Carleton Rd and at Burnside / Carleton Rd junction.

The development shall thereafter not be brought into use until the highway improvements have been implemented in accordance with the approved details and programme.

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.

15. 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 plans.
- 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.

16. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

17. 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.

18. Unless otherwise approved in writing by the Local Planning Authority, there shall be no HCVs brought onto the site until a survey recording the condition of the existing highway has been carried out in a manner approved in writing by the Local Planning Authority in consultation with the Highway Authority.

19. 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.
- c. the approved areas shall be kept available for their intended use at all times that construction works are in operation.

20. 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.

21. 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. measures to control the emission of dust and dirt during construction
- f. a scheme for recycling/disposing of waste resulting from demolition and construction works
- g. HGV routing.

22. 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.

23. 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 unless otherwise agreed with the local planning authority following an assessment of financial 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).

24. 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.

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.

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

#### 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. 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.

3. Operating times for construction should be limited to:

- 0730 to 1800 Monday to Friday
- 0800 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

#### Discharge of Condition(s)

1. The developer should note that Condition Nos. 3, 4, 5, 6, 8, 10, 11, 12, 14, 17, 18, 19, 20, 21, 22, 23, and 24 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.

2. 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. (\*) (SV)

Note : During the course of the discussion on the above application a motion to refuse this application on grounds relating to saved Local Plan Policies ENV1 and ENV2, the adverse impacts demonstrably outweighing the benefits, impact on residential amenity and concerns regarding flood potential, was lost.

(Councillor Green requested that his abstention from voting be recorded.)

### **Permission Refused**

**45/2016/16610 Removal of first floor annex to rear bedroom and replace with a balcony. fitted upvc door and casing to existing opening to match/be in keeping with the rest of the property, 38 High Street, Ingleton.**

#### Reasons for Refusal

1. The balcony by virtue of its design, scale, form and construction materials introduces an alien and incongruous addition to the property. The design of the balcony does not preserve or enhance the character and appearance of the conservation area, and in particular, the use of garden boundary fencing for construction material is particularly harmful. The adverse impact significantly and demonstrably outweighs any benefit for the occupiers of the property for which there are no public benefits. The development therefore conflicts with the policies in the National Planning Policy Framework and Local Plan policy H20.

2. The unauthorised balcony for which retrospective planning permission is sought is in a location where its use gives rise to overlooking and consequent loss of privacy of neighbouring properties thereby adversely impacting upon the amenity of the occupiers of those properties contrary to the requirements of Saved Policy H20 and Appendix F of the Craven District (Outside the Yorkshire Dales National Park) Local Plan and the National Planning Policy Framework.

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

**63/2016/16569 Proposed side extension, new pitched roofs over existing garage and front bay windows (resubmission of approved application referenced 63/2015/15908), proposed side extension, new pitched roofs over existing garage and front bay windows (resubmission of approved application referenced 63/2015/15908), Glen Croft, 72 Raikes Road, Skipton.**

#### Reasons for Refusal

It is a core planning principle of the National Planning Policy Framework that all developments should provide a good standard of amenity for existing residents, and further, that good design is a key aspect of sustainable development; is indivisible from good planning; and should contribute positively to making places better for people. It is considered that the proposed alterations would detract from the overall character and appearance of the host dwelling by reason of the design of

the roof form. It is considered that those alterations to the roof are discordant with the dwelling and result in the north east elevation of the property having an unbalanced and dominant appearance. The proposal is therefore considered to be contrary to the provisions of Saved Policy H20 of the Craven District Council (Outside the Yorkshire Dales) Local Plan and those contained within Sections 7 and 11 of the National Planning Policy Framework

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

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

(SV = Committee site visit held.)

PL.792

### **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> March 2016.

### **Minutes for Decision**

- None -

Chairman.