

## **PLANNING COMMITTEE**

26<sup>th</sup> September 2016

**Present** – The Chairman (Councillor Sutcliffe) and Councillors Dawson, Harbron, Ireton (substitute for Brockbank), Lis, Mason, Place, Rose, Shuttleworth and Thompson.

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

Apologies for absence were received from Councillors Baxandall, Brockbank and Heseltine.

Start: 1.35pm

Finish: 3.50pm

The minutes of the Committee's meeting held on 31<sup>st</sup> August 2016 were confirmed and signed by the Chairman.

### **Minutes for Report**

PL.803

#### **PUBLIC PARTICIPATION**

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

Application 31/2016/16922 : Mr M Smith (for the applicant)

Application 45/2016/17160 : Mr M Hughes (objector)

: Mr J Thistlethwaite (applicant)

Application 12/2016/17128 : Ms R Berry (for the applicant)

Application 49/2016/17022 : Mr G Hoerty (for the applicant)

Application 63/2016/16903 : Mr R Hodgkiss (for the applicant)

PL.804

#### **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

08/2016/17206 Demolition of existing single storey flat roof extension and part of existing glazed verandah. Construction of new pitch roof sun lounge with wc/shower/utility 59 Robin Lane, High Bentham – Approval.

15/2016/17172 Listed building consent to re-roof the rear of the property, Frounts Cottage, Duke Street, Burton in Lonsdale – Conditional approval.

15/2016/17221 Application to discharge condition no 3 and 6 of the previously approved application ref 15/2013/13682 North House, 45 High Street, Burton in Lonsdale – Conditional approval.

18/2016/17207 Application to discharge condition 2 of planning permission 18/2016/16885 relating to Unit 5 Dales View Former Dalesview Garage, Old Road, Clapham – Conditional approval.

18/2016/17209 Application to discharge condition no 3 of previously approved application ref (18/2016/16884) former Dalesview Garage, Old Road ,Clapham – Conditional approval.

31/2016/17029 Erection of a two storey side extension to provide additional bedroom with en-suite bedroom over garage and the retrospective retention of bay window and porch 1 Police House, Station Road, Settle – Refusal.

31/2016/17149 Application for listed building consent for single storey rear garden room extension which requires removal of 2 no. windows and a small section of original masonry Rose Cottage, Bankwell Road, Giggleswick – Conditional approval.

45/2016/17108 Listed building consent to lay fibre optic cable ducting on the existing loose surface housed in a protective flexible ducting held in place with weights Ingleton Viaduct, Ingleton – Conditional approval.

45/2016/17072 Application for listed building consent for all works in breach of previous applications referenced 45/2001/1755 and 45/2001/1776, The Old Court House, 56 High Street, Ingleton – Conditional approval.

45/2016/17043 Application to discharge condition Nos 3, 4, 6, 7 and 10 of previously approved application (45/2015/16072 (Industrial Unit). Lonsdale Health Products Ltd, Ingleton Industrial Estate, Ingleton – Conditional approval.

45/2016/17229 Non-material amendment application to previously approved application reference (45/2016/16933) Storrs Cottages, High Street, Ingleton – Conditional approval.

49/2016/17041 Erection of detached double garage Woodview, Lawkland, Austwick – Approval.

49/2016/17020 Conversion of a barn to form a dwelling, WillowTree Barn, off Eldroth Road, Austwick – Conditional approval.

59/2016/17117 Replace all (16) wooden windows and 2 doors, Lile House, 9 Gooselands, Rathmell – Conditional approval.

62/2016/17125 To replace all the existing wood-framed double glazed units with UPVC triple-glazed units (not including the conservatory), Sheepleas, Duke Street, Settle – Conditional approval.

62/2016/16990 Application to amend condition no. 2 on planning approval referenced 62/2015/16101 granted 13 April 2016, land at Kirkgate, Settle – Conditional approval.

62/2016/17162 Replacement of windows and doors on the North and East elevations and the addition of a front porch, Craglands, High Hill Grove, Settle – Conditional approval.

62/2016/17034 Replacement windows and doors Crown Cottage, Bishopdale Court, Settle – Approval.

62/2016/17052 Works to front of property to create new front door at existing garage/store, velux roof light at rear and other internal alterations, 1 Walkers Barn, Church Street, Settle – Approval.

62/2016/17120 The installation of a wood burning stove flue through roof former Registrar's Office, Castle Hill, Settle – Approval.

62/2016/17107 Application for advertisement consent for 1 illuminated fascia logo only, 1 internally illuminated projector and 2 non illuminated wall mounted aluminium panels, Co-operative Food, Market Place, Settle – Split decision.

62/2016/17147 Application for environmental impact assessment screening opinion request for mixed use of commercial and residential development land south of Ingfield Lane and east of Skipton Road, Settle – Environmental statement not required.

62/2016/17180 Certificate of lawful development for proposed single storey rear extension, 4 Ings Avenue, Cammock Lane to Settle Bypass, Settle – Approved.

72/2016/17138 Outline application with all matters reserved for proposed agricultural dwelling Pikeber Farm, Becks Brow to Mere Syke Bridge, Wigglesworth – Conditional approval.

72/2016/16894 Application to discharge condition No. 3 of original planning consent references 72/2015/16121 and 72/2016/16636 Higher Meresyke Farm, Wigglesworth – Conditional approval.

#### South Craven Area

11/2016/17126 Build over existing dormer bungalow with rooms in roof space to form conventional two storey dwelling, with single storey extension to west elevation and two storey extension to east elevation including reconstruct garage with pitched roof (resubmission of refused application reference 11/2015/15820 Grasmere House, College Road, Bradley – Conditional approval.

17/2016/17039 Conversion and extension of existing joiners workshop to 2 no. houses Workshop, Park Lane, Carleton, Skipton – Conditional approval.

21/2016/17181 Raised timber decking area to rear garden, enlarged bi-fold door opening and balcony extension at first floor level to the rear elevation, 11 Airedale Ings, Cononley – Conditional approval.

21/2016/17114 Construction of 2 storey Western extension to provide bedrooms over kitchen High Woodside, Woodside Lane, Cononley – Approval.

21/2016/17184 Addition of three rooflights to south elevation of garage, Shackleton Ghyll Farm, Main Street, Cononley – Conditional approval.

22/2016/16999 Construction of 2 no. dwellings - resubmission of withdrawn application referenced 22/2016/16603 Ling Moor, Keighley Road, Cowling – Conditional approval.

22/2016/17121 Revised design of proposed dwellinghouse to supersede extant planning approvals referenced 22/2014/14677 and 22/2014/14886, 16 Ickornshaw, Cowling – Application withdrawn.

22/2016/17194 Retrospective application for conservatory and decking. Holme Wood, Lane Ends Lane, Cowling – Conditional approval.

22/2016/16985 Proposed change of use of agricultural land to equestrian use and creation of cross country course including re-profiling Green Syke Farm, Colne Road, Cowling – Conditional approval.

32/2016/17068 Extension to existing car park to include new boundary fence and gates Blue Sky Events, The Crossings Business Park, Riparian Way, Cross Hills – Conditional approval.

32/2016/17143 Construction of detached calving/isolation pens, High Malsis Farm House, High Malsis, Malsis Lane, Glusburn – Conditional approval.

32/2016/17056 Proposed new vehicular access 20 Holmroyd Avenue, Holme Lane, Cross Hills – Approval.

53/2016/17152 Proposed change of use of existing agricultural building to a commercial workshop Sunnyside Farm, White Hill Lane, Lothersdale – Conditional approval.

53/2016/17202 Material amendment to planning application referenced 53/2013/14016 Lower Kirk Hill Barn, White Hill Lane, Lothersdale – Conditional approval.

53/2016/17218 Application to discharge condition no 4 of previously approved application reference 53/2015/15712 Oakfield, Stansfield Brow, Lothersdale – Conditional approval.

66/2016/17156 Extension to front of property to extend the lounge and kitchen, 6 Park Drive, Sutton-in-Craven – Approval.

66/2016/17177 First floor bathroom extension (resubmission of previously refused application 66/2016/16920), 26 Manse Way, Sutton-in-Craven – Refusal.

69/2016/17137 Summerhouse in rear garden, behind existing garage, 3 Thornton Manor Court, Thornton in Craven – Conditional approval.

73/2016/17144 Extend existing dwelling to form attached lean to garage, Cobblers Barn, New Lane, Silsden – Approval.

73/2016/17146 Application for listed building consent to extend existing dwelling to form attached lean to garage, Cobblers Barn, New Lane, Silsden – Conditional Approval.

73/2016/17092 Application to wholly discharge condition No 3 and discharge wall and roof materials to condition No. 6 of original planning consent reference 73/2015/16064, Grange Cottage, Kildwick – Split Decision.

#### Skipton Area

26/2016/17230 Application to discharge condition no 3 of previously approved application reference (26/2015/16086) for replacement of existing private detached double garage, 4 Low Lane, Embsay – Split decision.

30/2016/17136 Variation of Condition 2 of planning approval 30/2016/16795 to replace a number of approved drawings to accommodate an air conditioning compound to the south-west corner of hotel extension, Premier Inn, Hellifield Road, Gargrave – Conditional approval.

30/2016/17109 Application for advertisement consent for 1 x fascia sign; 1 x projector sign, 7 x flat aluminium panel sign and 1 x logo sign United Co-operatives Ltd, 21 High Street, Gargrave – Split decision.

63/2016/17135 Conversion of existing upper floor apartment to create 2 apartments First Floor and Second Floor, 20 Newmarket Street, Skipton – Conditional approval.

63/2016/16768 Installation of 1no SAMO equipment cabinet plus ancillary associated minor works Hml Building, 1 Providence Place, Skipton – Conditional approval.

63/2016/16996 Demolition of a former dairy and erection of a wall and security gates to allow reconfiguration of existing service yard W M Morrison Supermarkets Plc, Broughton Road, Skipton – Conditional approval.

63/2016/16936 Construction of new first floor packaging space over existing factory Whitakers Chocolatiers Ltd, 85 Keighley Road, Skipton – Conditional approval.

63/2016/17199 Window and door replacements, 3 - 14 The Farm, Keighley Road, Skipton – Conditional approval.

63/2016/17067 Change of use from guesthouse (C1) to private dwellinghouse (C3a), 57 Keighley Road, Skipton – Conditional approval.

63/2016/17083 Variation of condition no 2 of previously approved application 63/2014/15036 to allow a revision to the paving of the hardstandings, Greatwood Close, Greatwood Avenue, Skipton – Conditional approval.

63/2016/17089 Demolition of attached garage, store and rear porch to form two storey extension, proposed private garage and alterations to fenestration, 1 Tarn Moor Crescent, Skipton – Conditional approval.

63/2016/17074 Formation of single storey extension to rear, 1 Park Wood Close, Skipton – Conditional approval.

63/2016/17069 Proposed extension to rear of property to form kitchen/dining area, part demolition to existing kitchen only, 19 Nelson Street, Skipton – Refusal.

63/2016/17159 Replacement windows and doors including new bay window and new rear porch 11 Gainsborough Court, Skipton – Conditional approval.

63/2016/17129 Single storey extension, 3 Wensleydale Avenue, Skipton – Approval.

63/2016/17105 Proposed two storey side extension and single storey rear extension, 51 Broughton Road, Skipton – Approval.

63/2016/17096 2 storey rear extension and single storey front porch extension Lytham House, Lytham Gardens, Skipton – Conditional approval.

63/2015/15549 Application to discharge condition No's 9, 12, 13, 18, 20, 21 and 22 of planning permission referenced 63/2013/13748 Raikes Road, Skipton – Conditional approval.

63/2016/17049 Application to discharge conditions conditions 3,8, 9,10, 17,18 and 19 of previously approved application reference 63/2015/16230, Guyson International Ltd, Snaygill Industrial Estate, Keighley Road, Skipton – Split decision.

65/2016/17059 Material amendment to approval No.65/2016/16755 to raise building eaves to 10 metres (alternative reserved matters to outline approval 65/2015/15388), Britannia Willis of Skipton Ltd, Stirton Depot, Gargrave Road, Skipton – Conditional approval.

## **b. Applications**

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

### **Permission Granted**

**31/2016/16922 Development of 7 new dwellings with off street parking, land at the junction with Raines Road and Brackenber Lane, Giggleswick.**

#### 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 following drawings received on the 4 May 2016:-  
178/66901)03 Rev B, 178.66(21)010, 178.66(21)011, 178.66(21)012, 178.66(21)013,  
178.66(21)014, 178.66(21)015, 178.66(21)016, 178.66(21)017, 178.66(21)018,

Rosetta 2502/1, and Rosetta 2502/2. The development shall be completed in accordance with the approved plans (including the tree protection measures) 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 first construction of the external walls, roof, and boundary enclosures, precise details of the materials, colour and finish of all external materials (walls, roof, and including the limestone boundary wall to be constructed on the south western boundary) shall be provided to and approved in writing by the Local Planning Authority. Details should include the construction of an on-site sample panel to show the walling material and pointing to be used for the dwellings. Thereafter the development shall be carried out in accordance with the approved details.

4. 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.

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 distance 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 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 4.5 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.

6. 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 45 metres north easterly and 120 metres south westerly measured along both channel lines of the major road Raines Road 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.

7. 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.

8. 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:

i. Provision of tactile paving

ii. A footway of minimum width 1.2 metres to link to existing footway at the mini roundabout

9. Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number: 8. A footway of minimum width 1.2 metres to link to the existing footway at the mini roundabout

10. 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 submitted drawing (Ref: 178.66(01)03 Rev B  
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.

11. 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.

12. 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.

13. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and 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% provision 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;

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).

14. Prior to the commencement of development details of proposed ground levels, proposed floor levels of the dwellings, garages, drives, parking areas, and terraces to units 4-6 inclusive shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed strictly in accordance with the approved plans.

#### Informatives

1. With regard to Condition No 2, 7, 10, 11, 12 and 13. 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.

2. During construction there is a potential for noise nuisance to nearby residential properties. It is advised that operating times for construction should be limited to:

- 8:00am to 6:00pm Monday to Friday
- 8:00am to 1:00pm 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. (\*)

**45/2016/17160 Alterations to existing first floor structure to form a balcony, 38 High Street, Ingleton.**

#### 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 Floor Plans and Proposed Balcony Specifications (including glass fitting details) received by the Local Planning Authority on 18 July 2016, and the amended balcony elevations received on the 13 September 2016. The development shall be completed in accordance with the approved plans except where alternative details have been subsequently approved following an application for a non material amendment.
3. Unless alternative details are first submitted to and approved in writing by the Local Planning Authority, the rear and side elevation of the development proposal, between ground level and floor level of the balcony hereby permitted, shall have a dashed finish. The dashed finish shall match that used on the existing ground floor lean-to extension. On the rear elevation the dashed finish between the existing dashed and the new dashed shall be continuous and shall not be interrupted by fascia boards, guttering's or other similar features.
4. Prior to first being put use as a balcony for the enjoyment of the occupiers of the application premises, the development shall be fully completed in accordance with the approved plans. The works to be completed includes the completion of the necessary dashed finish, and the installation of the obscure glazed or etched glass panels that provide privacy for adjoining neighbours. The development shall thereafter be retained strictly in accordance with the approved plans and maintained in good condition.

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 Ireton declared an interest in the above application under Paragraph 15 of the Council's Code of Conduct. Having exercised his right to speak he withdrew to the public gallery taking no further part in the determination of the application.)

### **Permission Refused**

**12/2016/17128 Retrospective application for alterations to, and retention of, building to use for agricultural purposes (storage of agricultural materials including hay, straw, feed and wool), New Laithe Barn, Newton Grange Farm, East Marton.**

#### Reasons for Refusal

The National Planning Policy Framework advises at Paragraph 14 that development should be approved unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. It is not considered that, based upon the further supporting information provided with this application, a new building in this location was essential to the efficient operation of the farming business or to contribute to the rural economy. If an application had been made to the Council prior to the building's erection, it would instead have sought to ensure that the building was sited adjacent to the existing group of agricultural buildings at the farm which would have had less impact on the open countryside. It is therefore considered that this development is unacceptable in principle as it constitutes sporadic unjustified development in a rural open countryside location and this adverse impact is considered to outweigh the benefits of approving development. The development is therefore not considered to meet the requirements of the Council's Saved Local Plan Policies ENV1 or ENV13 or the NPPF including one of the NPPF's core planning principles of preventing development that would be harmful to the intrinsic open character of the countryside.

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. (\*)

(Councillor Mason drew the Committee's attention to his previous declaration under Paragraph 15 of the Council's Code of Conduct (October 2015) in respect of the above site, he withdrew from the meeting taking no part in the discussion or voting thereon.)

**49/2016/17022 Conversion of a redundant shippon building to form a single dwelling with associated off street parking, Willow Tree, Lawkland.**

Reasons for Refusal

As a consequence of unauthorised major reconstruction of the existing shippon the building is now incapable of being converted to residential accommodation and as such the development proposed is a new dwelling in the open countryside. The proposed dwelling given its remote location fails to comply with the main aims and objectives of sustainable development and with no special justification fails to comply with saved local policies. It is therefore considered that this development is unacceptable in principle as it constitutes sporadic unjustified development in a rural open countryside location and this adverse impact is considered to outweigh the benefits of approving development. As such the proposal is contrary to the requirements of Saved Policy ENV1 and H8 of the Craven District (outside the Yorkshire Dales National Park) Local Plan and the aims and objectives of the NPPF including the NPPF's core planning principles of preventing development that would be harmful to the intrinsic open character of the countryside.

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

Note : A motion to defer consideration of the above application pending a site visit was lost; Councillor Ireton abstained from voting. The motion to refuse the application as recommended was carried on the Chairman's casting vote.

**63/2016/16903 Proposed side extension and alteration to roof form. amendment to previously 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. (\*)

**Withdrawn from the Agenda**

**69/2016/17106 Proposed dwelling house with on site parking and turning areas (resubmission of previously refused permission 69/2014/14956), Lane End Farm, Cam Lane, Thornton in Craven** – withdrawn, application to be resubmitted to the Committee's next meeting – 24<sup>th</sup> October 2016.

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

**Minutes for Decision**

- None -

Chairman.