

## **PLANNING COMMITTEE**

24<sup>th</sup> October 2016

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

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

Apologies for absence were received from Councillors Harbron and Heseltine.

Start: 1.40pm

Finish: 5.50pm

Councillor Place left the meeting at 5pm

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

The minutes of the Committee's meeting held on 26<sup>th</sup> September 2016 were confirmed and signed by the Chairman.

### **Minutes for Report**

PL.805

#### **PUBLIC PARTICIPATION**

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

Application 69/2016/17106 : Mr R Beck (for the applicant)

Application 32/2016/17300 : Mr P Baker (for Glusburn and Cross Hills Parish Council)

: Mr B Sanderson (objector / for objectors)

: Mr P Kirkman (for the applicant)

Application 66/2016/17316 : Mr P Kirkman (for the applicant)

Application 18/2016/17055 : Ms A Sheridan (for Clapham cum Newby Parish Council)

: Mr L Binns (for the applicant)

Application 68/2016/17240 : Mr M Lund (applicant)

Application 21/2016/17038 : Mr L Binns (for the applicant)

Applications 26/2016/17297 and 17299 : Mr M Gordon (for the applicant)

PL.806

#### **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

08/2016/16527 Application to discharge condition no's 2, 7, 8 and 13 of original planning permission referenced 8/2003/2534 granted 03 December 2002, Scarfes Barn, Mewith Lane, Mewith, High Bentham – Refused.

08/2016/17309 Non-material amendment application to previously approved application reference

08/2016/16689, Six Acres, Back Lane, Low Bentham – Conditional approval.

18/2016/16992 Application for removal of condition number 3 of planning approval referenced 18/2015/16232 granted 14 January 2016, The Laithe, Bentham – Refused.

42/2016/17242 Change of use from agricultural building to a commercial dog kennels, High Ground Farm, Hellifield – Conditional approval.

45/2016/17054 Proposed replacement dwelling for existing permanent mobile home (amended design for that approved under application 45/2013/14079) detached dwelling, Enter Farm, Enter Lane, Ingleton – Conditional approval.

45/2016/17087 Amendment to previously approved application 45/2015/16072 to form windows to the north and south elevations together with raising the roof of the extended entrance area (for future expansion at first floor level), Ingleton Industrial Estate, New Road, Ingleton – Conditional approval.

45/2016/17171 Application to extend balcony railings 1.9m toward edge of balcony (resubmission of refused planning application reference 45/2016/16816), 2 The Old Tanyard, Bank Bottom, Ingleton – Approval.

49/2016/17310 Application to discharge condition no. 1 of original planning consent reference 49/2016/17041, Woodview, Lawkland – Conditional approval.

49/2016/17228 Proposed agricultural building, Lingthwaite, Garnet Brow Lane, Austwick – Conditional approval.

49/2016/17308 Discharge of Condition 5 of planning permission 49/2016/17076 regarding to external appearance of wind turbine, land at Higher Blaithwaite Barn, Giggleswick – Conditional approval.

59/2016/17258 Application to vary condition 2 of planning approval 59/2015/16225, The Borrins, Hesley Lane, Rathmell – Refused.

59/2016/17256 Proposed single storey extension and associated alterations to rear of main house and conversion of external storage building to garden room, Penyghent View, Hesley Lane, Rathmell – Approval.

62/2016/17191 To erect a canopy to our current warehouse facility to enable us to load vehicles under cover, Arla Foods Settle Creamery, Sowarth Field Industrial Estate, Settle – Refused.

62/2016/17223 Extension at first floor level, King William IV Guest House, High Street, Settle – Conditional approval.

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

62/2016/17100 Proposed dormer to front and rear of roof (incorporating upvc windows) and new front door, 6 Lower Croft Street, Settle – Conditional approval.

62/2016/17257 Listed building consent for cleaning face of stone (gritstone ashlar) of road grime/weathering and restore the original stone appearance to east facing (front) wall, Linton Court, 4 Duke Street, Settle – Conditional approval.

62/2016/17246 Application for advertisement consent for replacement of existing 'HSBC' signage to comply with current 'HSBC UK' brand standards, HSBC, Market Place, Settle – Conditional approval.

62/2016/17234 Fell 2 No Ash trees Tree 7 and Tree 8 on plan, land adjacent Marshfield House, Kirkgate, Settle – No tree preservation order made.

69/2016/17263 1 No Ash tree crown lift by removal of low branch, 1 Thornton Manor Court, Thornton in Craven – No tree preservation order made.

72/2016/17272 Change of use of grazing pastureland to allow camping pods, facilities building, car parking and access track, Boostagill Farm, Great Close Lane, Rathmell – Conditional approval.

#### South Craven Area

11/2016/17266 Conversion of existing barn to form dwelling and detached garage with store, Prospect Barn, Prospect House, Crag Lane, Low Bradley – Conditional approval.

11/2016/17175 Change of use of industrial unit from current sui generis 'car storage and sales' to B2 general industrial, Unit 5d Millennium Road, Airedale Business Centre, Skipton – Conditional approval.

21/2016/16912 Revised Description: Outline application for residential development with access for consideration all other matters reserved, Valley House, Aireside, Cononley Lane, Cononley – Conditional approval.

21/2016/17285 Replacement of all existing windows and frames with double glazed units and hardwood frames. Painting of external doors, garage door and garden gate, Kings House, Crosshills Road, Cononley – Approval.

21/2016/17292 Listed building consent for replacement of all existing windows and frames with double glazed units and hardwood frames. Painting of external doors, garage door and garden gate, Kings House, Crosshills Road, Cononley – Conditional approval.

22/2016/17178 Change of use of barn and out-buildings to two houses Fleet Farm, Park Lane, Cowling – Conditional approval.

22/2016/16926 Application to change the use of a section of woodland to accommodate camping pods and associated car parking, Bannister Wood, Lane Ends Lane, Cowling – Refused.

22/2016/17261 Demolition of existing garage and construction of replacement single garage, 1 Craiglands, Queen Street, Cowling – Approval.

22/2016/17219 Change of use of agricultural building to dwelling house with associated operational development (Prior Notification), Westfield Farm Barn, West Field Farm, Lane House, Cowling – prior approval granted.

22/2016/16852 Discharge of condition no 4 of previously approved application reference (22/2008/8554) The Cottage, Carr Head Lane, Cowling – Conditional approval.

28/2016/17213 Fell 1 No Sycamore (T2), Fell 1 No Sycamore (T3), Crown lift 1 No Wych Elm to 5m, Dunbrewin, Main Street, Farnhill – Conditional approval.

28/2016/17205 Removal of 2 No Beech, 17 Gainsborough Court, Skipton – Refused.

28/2016/16941 Change of use from place of worship to 3 residential dwellings, Methodist Church, Main Street, Farnhill – Conditional approval.

32/2016/17142 Part demolition to the existing 'House' building and temporary cabins. New build to include four classrooms, three toilet areas, four stores and an office. External areas to be amended to include a new retaining wall, South Craven School, Holme Lane, Cross Hills – Conditional

approval.

32/2016/17264 Change of use from A1 hairdresser to Sui Generis Beauty Salon (Lipo-freeze), 31a Main Street, Cross Hills – Conditional approval.

32/2016/17158 Application to discharge condition Nos 4, 7, 8, 10, 11 and 12 of original planning application reference 32/2013/13758, 31a Main Street, Cross Hills – Split decision.

53/2016/17192 Construction of a steel portal framed agricultural building, Tow Top Farm, Tow Top Lane, Lothersdale – Conditional approval.

56/2016/17130 Retrospective application for change of use from agricultural building to a workshop and store (B1), Agricultural Building, Langber Farm, Cam Lane, Thornton in Craven – Conditional approval.

56/2016/17161 Proposed outdoor ménage, Wilkinsons Farm, Newton Hall to Tempest Farm, East Marton – Conditional approval.

69/2016/17244 Construct a timber decking around 3 sides of the existing conservatory to the East elevation of the main building, Thornton Hill Care Home, Church Road, Thornton in Craven – Conditional approval.

69/2016/17212 Replacement of demolished dwelling and retrospective consent for the unauthorised extension to residential curtilage, the retention of garage/garden store/log store building and garden walls, also the provision of sewage treatment plant and siting of temporary static caravan for a period of eighteen months, Nuttercote Farm, Church Road, Thornton in Craven – Refused.

69/2016/17220 Single storey double garage, 2 Cam Lane, Thornton in Craven – Conditional approval.

69/2016/17238 Proposed single storey rear extension, 13 Booth Bridge Lane, Thornton in Craven – Approval.

69/2016/17252 Listed building consent for temporary works to weather proof the exposed gable end and 2x elevations of dining room, Nuttercote Cottage, Church Road, Thornton in Craven – Conditional approval.

69/2016/17270 Listed building consent for modifications to shippon, rear extension and barn conversion to become part of existing dwelling, Bells Farm, Colne and Broughton Road, Thornton in Craven – Conditional approval.

69/2016/17271 Modifications to shippon, rear extension, detached garage/store and barn conversion to become part of existing dwelling, Bells Farm, Colne and Broughton Road, Thornton in Craven – Approval.

73/2016/17154 Construction of first floor bedroom extension over existing garage, 5 Hall Gardens, Kildwick – Conditional approval.

73/2016/17134 Proposed change of use of agricultural land to provide six holiday accommodation units including parking and turning area, Crowkeld, Smallholding, Grange Lane, Kildwick – Refused.

#### Skipton Area

19/2016/17275 Proposed extension to an existing yoghurt processing building, Yoghurt Processing Plant, Hesper Farm, Mark House Lane to Espber Farm, Bell Busk – Conditional approval.

26/2016/17304 Application to discharge condition no. 3 of original planning consent reference 26/2015/16086 (Including alternative roofing materials), 4 Low Lane, Embsay – Conditional approval.

30/2016/17169 Variation of condition no 2 of previously approved application ref: 30/2016/16744, land off Smithy Croft, Smithy Croft Road, Gargrave – Conditional approval.

30/2016/17239 Proposed conservatory, 15 Walton Close, Gargrave – Approval.

30/2016/17287 Listed Building Consent to replace existing steel top lock gates with timber top gates, Lock 35 Leeds and Liverpool Canal between Gargrave and Bank Newton, immediately north of the Railway Viaduct, Gargrave – Conditional approval.

30/2016/17185 Application to discharge condition Nos 4, 7, 10 and 12 of original planning consent reference 30/2016/16744, land off Smithy Croft Road, Smithy Croft Road, Gargrave – Conditional approval.

30/2016/17017 Application to discharge conditions 12,14,16,17 and 18 of previously approved application 30/2015/15663, land off Hellifield Road, Gargrave – Conditional approval.

34/2016/16747 Erection of a single dwelling on site of existing outbuildings, land to the rear of the Rookery, Halton East – Refused.

63/2016/17157 Formation of new first floor apartment, 30 Newmarket Street, Skipton – Conditional approval.

63/2016/17099 Construction of first floor rear extension over existing yard, insertion of 2nd conservation Velux in northern roofscape, No 23 Newmarket Street, Skipton – Conditional approval.

63/2016/17204 Proposed two storey side extension and raised porch to rear elevation, 1 Hillside Crescent, Skipton – Conditional approval.

63/2016/17183 Conversion of garage to kitchen with a two storey extension to provide additional bedroom over kitchen, two storey rear extension to provide enlarged bedroom over dining room and single storey rear extension to provide enlarged lounge (resubmission of previously approved application 63/2016/16924), 1 Branch Road, Skipton – Conditional approval.

63/2016/17248 Retrospective planning application for a new glazed car port adjoining existing house to garage, The Hollies, 44 Rockwood Drive, Skipton – Approval.

63/2016/17268 Conservatory to rear, 41 The Close, Skipton – Approval.

63/2016/16994 Listed building consent for replacement of defective patio doors with white aluminium frames and installation of velux sun tunnels to second floor landing/stairways, 1-8 Thanets Yard, Skipton – Conditional approval.

63/2016/17101 Application for listed building consent for construction of first floor rear extension over existing yard, insertion of 2 No conservation Velux in northern roofslope No 23 Newmarket Street, Skipton – Conditional approval.

63/2016/17265 Listed building consent for replacement of existing 'HSBC' signage with 'HSBC UK' equivalents, HSBC, 61 High Street, Skipton – Conditional approval.

63/2016/17211 Application for advertisement consent for 2no fascia signs illuminated by 2no swan neck lights, 35 Coach Street, Skipton – Conditional approval.

63/2016/17262 Application for advertisement consent for replacement of existing external 'HSBC' signage with 'HSBC UK' equivalents, HSBC, 61 High Street, Skipton – Conditional approval.

63/2016/17267 Pollard 1 No small semi mature Sycamore Tree, Skipton Working Mens Club, Keighley Road, Skipton – No tree preservation order made.

63/2016/17281 Fell 1 No Poplar Tree and 1 No Horse Chestnut Tree crown reduce 1 No Conifer crown reduce and re shape 2 No Copper Plums, 3 Gainsborough Court, Skipton – No tree preservation order made.

63/2015/15710 Discharge of conditions 10 and 11 of outline planning permission 63/2013/13748, land bounded by A65, White Hills Lane, Raikes Road, Skipton – Conditional approval.

65/2016/17259 Erection of hut, screening fence and barbecue/oven, Aireville Grange Farm, Gargrave Road, Skipton – Approval.

## **b. Applications**

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

### **Permission Granted**

**18/2016/17055 Proposed conversion of water treatment works to form three bedroomed dwelling and conversion of water tank to ancillary garage and office/workshop, former Yorkshire Water Treatment Works, Keasden Road, Clapham.**

#### 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 be completed in accordance with the approved plans ref: P1665/002a; P1665/006a and P1665/005a received by the Council on 27<sup>th</sup> September 2016 and drawing ref: P1665/003 and associated documents received by the Council on 13<sup>th</sup> June 2016.
3. Notwithstanding the provisions of Class A, B, C, D, E, F, G, H to Schedule 2 Part 1 and Class A, B, C to Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended or superseded), no extensions, garages, outbuildings, porches, dormer windows, alterations to the roof, means of enclosure, installation of hardstanding, windows, doors or other openings shall be permitted, without a subsequent application to the local planning authority.
4. The materials to be used for the implementation of the development shall be as specified in the design and access statement that accompanied the application and was received by the Local Planning Authority on 13 June 2016, and shall be so retained thereafter.
5. Prior to commencement of development details of all external lighting shall be submitted to and approved by the local planning authority.

Informative : 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 0603900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.

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 requested amended design approaches / information to address the planning issues which have arisen in relation to dealing with this application, and accepted additional information / changes to the scheme post validation. (\*) (SV)

**21/2016/17038 Proposed new dwelling, land off Netherhyll Lane, Town Head Farm, Gibside Lane, Cononley.**

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:
  - Location plan.
  - Drawing nos. P1729/001 revision C, 003 revision D, 006 revision D and 007 revision A received by the Local Planning Authority on the 29<sup>th</sup> September 2016.
  - Drawing no. P1729/002 revision D received by the Local Planning Authority on 11<sup>th</sup> October 2016.
  - Drawing nos. P1729/005 revision E and 006 revision E received by the Local Planning Authority on 13<sup>th</sup> October 2016.
  - Flood Risk Assessment received by the Local Planning Authority on 8<sup>th</sup> June 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. No work shall commence on any external walling of the proposed dwelling until such time as the following have been submitted to and approved in writing by the local planning authority:
  - a sample panel of walling, of at least 2m<sup>2</sup> area, showing the natural stone to be used, the method of coursing and the styles and colour of its pointing has been constructed on site and;
  - samples of the proposed roof slates have been made available for inspection.

The development shall be carried out in accordance with the approved details.

4. Details of any proposed domestic bin store including screening shall be submitted for the written approval of the Local Planning Authority and thereafter provided and retained in accordance with the approved details.
5. The site shall be developed with separate systems of drainage for foul and surface water on and off site.
6. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas have been constructed in accordance with the approved drawings and 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

7. Before any site activity is commenced in association with the development hereby approved barrier fencing shall be erected around all existing trees on and adjoining the site in compliance with BS 5837 (2012) Trees in Relation to Construction - Recommendations. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant or removal or addition of soil may take place. The fencing shall not be moved in part or wholly without the written agreement of the local planning authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.

8. No building or other obstruction including landscape features shall be located over or within 5m either side of the centre line of the water main that enters the site i.e. a protected strip width (easement) of 10m. If the required stand-off distance is to be achieved via diversion or closure of the water main, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker prior to the undertaking of any works.

9. The occupiers of the dwelling hereby approved shall access and egress the property by the westernmost access onto Netherghyll Lane only (as detailed within the site area defined on the approved location plan) and shall not use the access from Gibside Lane onto Main Street at any time. The access to Main Street shall be kept gated and locked at all times save for periodic use by any third party that has a right to use the access and is not resident in or visiting the approved dwelling.

Informatives:

1. No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via [paths@northyorks.gov.uk](mailto:paths@northyorks.gov.uk) to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

2. The developer is advised that the site is located within close proximity to a watercourse and has been identified in a Flood Risk Assessment (dated 13<sup>th</sup> April 2016) as being highly vulnerable to flooding. It is the responsibility of the developer to incorporate appropriate flood resilience measures to mitigate the risk of flooding. Further advice on flooding can be found on the Environment Agencies' website using the following link: <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>

3. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining. Further information is also available on The Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority) Property specific summary information on past, current and future coal mining activity can be obtained from: [www.groundstability.com](http://www.groundstability.com)

Discharge of Condition(s) : With regard to Condition Nos. 3 and 4 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.

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. (\*)

**22/2016/17201 Construction of split level dwelling with associated off street parking (re-submission of refused application 22/2016/16753), land off Nan Scar, Ickornshaw, Cowling.**

Summary of Conditions

1. The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The development shall not be carried out other than wholly in accordance with the following :
  - Site Location Plan received by Craven District Council on the 5<sup>th</sup> September 2016.
  - Drawing No. 5/9/16/A received by Craven District Council on the 5<sup>th</sup> September 2016.
  - Drawing No. 5/9/16/C received by Craven District Council on the 5<sup>th</sup> September 2016.
  - Drawing No. 5/9/16/D received by Craven District Council on the 5<sup>th</sup> September 2016.
  - Drawing No. 5/9/16/F received by Craven District Council on the 5<sup>th</sup> September 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 the first use of building materials on the site details and/or samples of all new materials to be used in the external surfaces of the buildings, including proposed external walling and roofing materials, the colour of the render, and the design and colour of all window frames, doors, rainwater goods, and the details of hard surfaced areas, shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently be carried out in accordance with approved plans.
4. All external faces of windows and doors shall receive reveals of at least 100mm deep from the external face of the walls.
5. No barge boards, fascia boards or soffit boards shall be used in the carryout of the development hereby approved.

6. Before any equipment, machinery or materials are brought on to the site for the purposes of the development, the erection of fencing for the protection of tree T11 (inclusive) shall be undertaken. The fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of Craven District Council.

Informative : The fencing in relation to condition (7) should be erected in accordance with BS5837:2012 'Trees in Relation to Construction'. The fencing should be sufficiently strong to withstand impacts likely to be caused during any building operations undertaken in the vicinity. The recommendations BS5837:2012 should be consulted and employed. Standards indicate the minimum recommended for fencing erected is to be at least 2.3m in height, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting either herras fencing or chain link in accordance with the plan on page 13 figure 2 of the above British Standard.

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

8. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water has been completed in accordance with details to be submitted to and approved by the local planning authority.

9. The glass sheet roof lights hereby approved shall be 'Conservation' roof lights which shall fit flush within the roof form.

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

a. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Details number E6.

b. Any gates or barriers shall be erected a minimum distance of 6m back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.

c. That part of the access(es) extending 6m into the site from the carriageway of the existing or proposed highway shall be at a gradient not exceeding 1 in 10.

d. 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 specification of the Highway Authority and maintained thereafter to prevent such discharges.

e. The final surfacing of any private access within 6m of the public highway shall not contain any loss materials that are capable of being drawn on the existing or proposed public highway.

11. Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on 28/6/2016/A for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

12. The vehicle access, parking and manoeuvring surfaces hereby approved shall be made of porous materials and so retained thereafter or alternatively provision shall be made and retained thereafter to direct run-off water from these surfaces to a permeable or porous area or surface within the curtilage of this property.

13. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

14. Prior to the commencement of development, full details of both hard and soft landscape works, which shall include replacement tree planting to replace those lost, shall be submitted to and approved in writing by the Local Planning Authority. These details shall include hard surfacing materials, schedule of new trees/shrubs to be planted (noting species, plant sizes and numbers/densities).

15. The approved soft landscaping works shall be completed within the first planting season following the completion of the development and shall be maintained thereafter as approved.

Any tree that dies or is damaged within 5 years of the completion of the development shall be replaced within another tree of the same species and standard.

16. Retaining walls within the application site shall be constructed to the requirements of an appointed Civil Engineer Report which shall be provided to the Local Planning Authority prior to the commencement of development. The retaining walls shall be constructed in accordance with the appointed Civil Engineer Report and maintained/retained throughout the life of the development.

17. Prior to commencement of development details of measures to protect any culvert on site during the course of the development shall be submitted to and approved in writing by the Local Planning Authority.

#### Informative

1. The applicant is advised that details of approved Civil Engineers can be obtained from the Institution of Civil Engineers (ICE) web site (<http://www.ice.org.uk>).

2. 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.

Discharge of Condition(s) - With regard to Condition Nos. 3, 8, 14 and 16 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.

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

### **22/2016/16949 Re-development of existing retail unit to form 3no dwellings and formation of 5no dwellings on existing car park with associated parking, Dovetail, Colne Road, Cowling.**

#### Summary of Conditions

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

2. The development hereby permitted shall be carried out wholly in accordance with the plans:

- Site location plan received by the Local Planning Authority on 13<sup>th</sup> May 2016.
- 1006 received by the Local Planning Authority on 13<sup>th</sup> May 2016.
- 1007 received by the Local Planning Authority on 13<sup>th</sup> May 2016.
- 1008 received by the Local Planning Authority on 13<sup>th</sup> May 2016.
- 1009 received by the Local Planning Authority on 13<sup>th</sup> May 2016.
- 1009A received by the Local Planning Authority on 13<sup>th</sup> May 2016.
- 1010/A received by the Local Planning Authority on 7<sup>th</sup> June 2016.

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

3. Notwithstanding the details submitted with the application, prior the first use of building materials on site samples of the external materials and roofing materials (including stone, colour of render) to be used in the construction shall be submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4. Prior to the commencement of development, a topographical survey detailing existing levels and proposed levels for the proposed dwellings, vehicle manoeuvring areas, parking areas, and garden areas shall be provided to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.
5. All new windows and doors hereby approved shall be of timber construction, set in a minimum external reveal of 100mm and painted or stained throughout to the same colour specification, the precise colour of which shall have first been agreed in writing with the Local Planning Authority. Once installed the windows and doors shall be retained.
6. No barge boards, fascia boards or soffit boards shall be used in the carrying out of the development hereby approved and the roof shall be slated verges.
7. Notwithstanding any details shown on the approved plan, the site's internal and external boundaries shall be enclosed in accordance with a detailed scheme and programme of implementation which shall first have been submitted to and approved by the Local Planning Authority. The programme shall ensure that the approved boundary treatments for each dwelling are completed prior to the occupation of that dwelling, and the approved boundary treatments for the whole site are completed prior to the occupation of the last dwelling.
8. The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellings.
9. Before any equipment, machinery or materials are brought on to the site for the purposes of the development, fencing shall be erected in accordance with BS5837:2012 'Trees in Relation to Construction' along the northern boundary of the application site. The fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made.  
  
Informative : The fencing erected in accordance with BS5837:2012 'Trees in Relation to Construction' should be sufficiently strong to withstand impacts likely to be caused during any building operations undertaken in the vicinity. The recommendations BS5837:2012 should be consulted and employed. Standards indicate the minimum recommended for fencing erected is to be at least 2.3m in height, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting either herras fencing or chain link in accordance with the plan on page 13 figure 2 of the above British Standard.
10. The planting of 4no. Silver Birch half standard size (175 - 250 cm) as shown in the area enclosed in the blue line on the plan titled 'Site Plan' and dated the 13<sup>th</sup> May 2016 shall be carried out in the first planting season following the first occupation of the development or the completion of the development, whichever is the sooner. Any trees which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
11. Notwithstanding the proposed planting shown on the plan titled 'Site Plan' and dated the 13<sup>th</sup> May 2016, one of the Silver Birch half standard size (175 - 250 cm) shall be planted at the top of the slope to the south east edge of the land within the blue line (plan marked by case

officer for clarification) in the first planting season following the occupation of the building or the completion of the development, whichever is the sooner. Should the tree within a period of 5 years from the completion of the development die, be removed or become seriously damaged or diseased, it shall be replaced in the next planting season with another of similar size and species.

12. Notwithstanding the proposed planting shown on the plan titled 'Site Plan' and dated the 13th May 2016, 2no. Mountain Ash or Sorbus varieties half standard size (175 - 250 cm) shall be planted on the slope between the highway and the proposed parking area that serves the westernmost dwelling (plan marked by case officer for clarification) in the first planting season following the occupation of the building or the completion of the development, whichever is the sooner. Any trees which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

14. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the local planning authority.

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

a. Detailed engineering drawings to a scale of not less than 1:250 and based upon an accurate survey showing:

- the proposed highway layout including the highway boundary
- dimensions of any carriageway, cycleway, footway, and verges
- visibility splays
- the proposed buildings and site layout, including levels
- accesses and driveways
- drainage and sewerage system lining and signing
- traffic calming measures
- all types of surfacing (including tactiles), kerbing and edging.

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

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

c. Full highway construction details including:

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

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

e. Details of all proposed street lighting.

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

- g. Full working drawings for any structures which affect or form part of the highway network.
- h. A programme for completing the works.

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

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

16. No dwelling to which this planning permission relates shall be occupied until the carriageway and any footway/footpath from which it gains access is constructed to 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.

17. There shall be no access or egress between the highway and the application site by any vehicles other than via the existing access with the public highway at A6068. The access shall be maintained in a safe manner which shall include the repair of any damage to the existing adopted highway occurring during construction.

18. There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.

19. 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 access shall be formed with 6 metre radius kerbs, to give a minimum carriageway width of 5 metres, and that part of the access road extending 10 metres into the site shall be constructed in accordance with Standard Detail number E6.
- c. Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- d. That part of the access(es) extending 10 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 6 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- g. Provision of tactile paving in accordance with the current Government guidance. All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

20. 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 hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- a. tactile paving
- b. vehicular, cycle, and pedestrian accesses
- c. vehicular and cycle parking
- d. vehicular turning arrangements
- e. manoeuvring arrangements
- f. loading and unloading arrangements.

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

22. 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.

23. 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.

24. 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.

25. Development shall not commence until a Phase II intrusive site investigation report has been submitted to and approved in writing by the local planning authority. The Phase II Intrusive Site Investigation report shall be prepared in accordance with current best practice.

26. Should remediation be recommended in the Phase II Intrusive Site Investigation report, development shall not commence until a Remediation Strategy has been submitted to, and approved in writing by, the local planning authority. The Remediation Strategy shall be prepared in accordance with current best practice. The approved remediation measures shall be implemented in accordance with the timescales in the approved Remediation Strategy. In the event that remediation is unable to proceed in accordance with an approved Remediation Strategy or unexpected significant contamination is encountered at any stage of the process,

the local planning authority shall be notified in writing immediately. Revisions to the Remediation Strategy shall be submitted to, and approved in writing by, the local planning authority. Works shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

27. Following completion of any measures identified in the approved Remediation Strategy, a Validation Report shall be submitted within agreed timescales to, and approved in writing by, the local planning authority. The Validation Report shall be prepared in accordance with current best practice. The site shall not be brought into use until such time as all the validation data has been approved in writing by the local planning authority at the agreed timescales.

#### Informatives

1. 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.

2. Operating times for construction should be limited to 7.30am to 6pm Monday to Friday, 7.30am to 1pm Saturday and no Sunday or Bank Holiday working.

3. The applicant/developer is reminded that it is their responsibility to ensure that the requirements of each planning condition are met and that the works are undertaken in accordance with the approved plans. Any failure to meet the terms of a planning condition or works which does not accord with the approved plans leaves the applicant/developer liable to formal action being taken. Craven District Council endeavours to monitor on site the compliance with conditions and building works. To assist with this monitoring of development the applicant/development is requested to complete the Start Notice issued with the Decision at least fourteen days prior to the commencement of development to ensure that effective monitoring can be undertaken.

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. (\*)

Note : Officers were asked to note Members' concerns regarding the roofline of the terrace of five new properties and to speak to the applicant regarding the possibility of enhancing the roofline by the addition of chimneys.

**26/2016/17297 Application to vary condition number 2 of previously approved application reference 26/2015/16284 - revision to the approved layout to remove house from site frontage onto shires lane and revisions to adjacent houses (now plots 1 and 2), land off Shires Lane, Embsay.**

#### Summary of Conditions

1. The development hereby permitted shall be begun not later than 9<sup>th</sup> June 2019.
2. The development shall not be carried out other than wholly in accordance with the following:
  - Drawing nos. GA 11 and GA 50 revision L received by the local planning authority on 24<sup>th</sup> August 2016.
  - Drawing nos. GA00A, GA01, GA12A, GA20 revision A, GA21 revision A, GA22 revision A, GA23 revision A, GA24 revision A, GA25 revision A, GA26 revision A, GA27 revision A, GA28 revision A, GA29 revision A, GA30 revision A, GA31 revision A, GA32 revision A, GA33 revision A, GA34 revision B, GA35 revision B, GA36 revision A, GA37, GA38, 1013-001, 1013-



100 and 1013-101 received by the local planning authority 9<sup>th</sup> October 2015 under planning permission ref: 26/2015/16284.

- Drawing nos. GA13 revision J, GA51, GA52, GA53, GA54, GA55 and GA56, received by the Local Planning Authority on 12<sup>th</sup> April 2016 under planning permission ref: 26/2015/16284.
- Design and Access Statement (April 2016), Ecological Appraisal (paras. 7.2 to 7.8), Boundary Risk Assessment and Flooding and Drainage Assessment under planning permission ref: 26/2015/16284.

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 details of all building facing materials and finishes; surface material finishes for the highways, footpaths, private drives and all other hard surfaces; screen walls, fences and other means of enclosure; existing and proposed ground levels and proposed finished floor levels and building heights shall be submitted to and approved in writing by the Local Planning Authority. The development shall be subsequently implemented in accordance with the approved details.

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

5. The site shall be developed in accordance with the approved Sustainable Drainage System (SuDS) scheme. Details of the proposed maintenance arrangements for the SuDS shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any part of the development.

6. Unless otherwise approved in writing by the local planning authority, no construction of buildings or other structures shall take place until measures to divert the sewer that is laid within the site have been implemented in accordance with details that have been submitted to and approved by the local Planning Authority.

7. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the local planning authority before development commences.

8. Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within the 5m easement either side of the centre line of the water main that crosses the site.

9. 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; the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- b. 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);
- c. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and

- d. 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
- e. 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).

10. 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; or
- b. Alternative arrangements for the provision of open space have been secured and approved in writing by the Local Planning Authority.

11. 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:

- i. the proposed highway layout including the highway boundary.
- ii. dimensions of any carriageway, cycleway, footway, and verges.
- iii. visibility splays.
- iv. the proposed buildings and site layout, including levels.
- v. accesses and driveways.
- vi. drainage and sewerage system.
- vii. lining and signing.
- viii. traffic calming measures.
- ix. 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:

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

c. Full highway construction details including:

- i. 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.
- ii. when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels.
- iii. kerb and edging construction details.
- iv. typical drainage construction details.

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

e. Details of all proposed street lighting.

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

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

h. A programme for completing the works.

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

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

12. 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.

13. There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.

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

- a. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- b. 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.
- c. 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.
- d. 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.

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.

15. No part of the development shall be brought into use until the existing access on to Shires Lane has been permanently closed off and the highway restored. These works shall be in accordance with details which have been approved in writing by the Local Planning Authority in consultation with the Highway Authority. No new access shall be created without the written approval of the Local Planning Authority in consultation with the Highway Authority.

Informative : These works shall include, where appropriate, replacing kerbs, footways, cycleways and verges to the proper line and level.

16. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 60 metres looking east measured along both channel lines of the major road Shires Lane from a point measured 37 metres looking west down the centre line of the access road. The eye height will be 1.05m and the object height shall be 1.05m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

17. 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 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.

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

The required highway improvements shall include:

- i. Provision of tactile paving
- ii. Footway between site and new crossing point near 5 East Lane, including crossing point.

19. No part of the development shall be brought into use until the approved vehicle accesses, parking, manoeuvring and turning areas have been constructed in accordance with the approved drawings and 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.

20. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other ground works, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- a. tactile paving
- b. vehicular, cycle, and pedestrian accesses
- c. vehicular and cycle parking
- d. vehicular turning arrangements
- e. manoeuvring arrangements
- f. loading and unloading arrangements.

Informative : The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development – A Guide' available at [www.northyorks.gov.uk](http://www.northyorks.gov.uk).

21. During construction works there shall be no:

- a. Light Goods Vehicles exceeding 3.5 tonnes
- b. Medium Goods Vehicles up to 7.5 tonnes
- c. Heavy Goods Vehicles exceeding 7.5 tonnes permitted to arrive, depart, be loaded or unloaded on Sunday or a Bank Holiday nor at any time, except between the hours of 7.30 – 18.00 on Mondays to Fridays and 7.30 – 13.00 on Saturdays.

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

- a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway.
- b. on-site materials storage area capable of accommodating all materials required for the operation of the site.

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

23. The development hereby approved shall not be occupied until full details of the design and specification of the mitigation, including details of management and maintenance responsibilities, as set out in the Lobosport Technical Report titled: 'Boundary Risk Assessment: Shires Lane, Emsay, dated 11/04/2016 and received under planning permission reference 26/2015/16284, have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The approved details shall be installed in full before plots 37 to 41 are first occupied.

#### Informatives

1. Precautions should be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site. These precautions may include the provision of wheel washing facilities where considered appropriate. These precautions should be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order during the construction period.

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

3. All works (including any site clearance work) should take place outside of the main bird breeding season, which runs from 1<sup>st</sup> 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.

1. The developer should note that Condition Nos. 3, 5, 6, 7, 9, 10, 11, 12, 13, 15, 18, 20, 22 and 23 above will require a further application to be submitted to enable the District Council to formally discharge the conditions. In order to avoid unnecessary delays it is advisable for the developer to discuss the details required to discharge the conditions with any relevant statutory Authorities' (other than the Local Planning Authority) e.g. NYCC Highways, the Environment Agency etc. for comment and/or recommendations prior to their formal submission to the District Council for approval.

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

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

**26/2016/17299 Provision of larger drainage balancing pond, increased area of public open space, additional car parking to serve football pitch and siting of single dwelling to offset removal of approved dwelling from the shires lane frontage, land off Shires Lane, Emsay.**

#### Summary of Conditions

1. The development hereby permitted shall be begun not later than 9<sup>th</sup> June 2019.
2. The development shall not be carried out other than wholly in accordance with the following:
  - Drawing nos. GA 11 and GA 50 revision L received by the local planning authority on 24<sup>th</sup> August 2016.
  - Drawing nos. GA00A, GA01, GA12A, GA20 revision A, GA21 revision A, GA22 revision A, GA23 revision A, GA24 revision A, GA25 revision A, GA26 revision A, GA27 revision A, GA28 revision A, GA29 revision A, GA30 revision A, GA31 revision A, GA32 revision A, GA33 revision A, GA34 revision B, GA35 revision B, GA36 revision A, GA37, GA38, 1013-001, 1013-100 and 1013-101 received by the local planning authority 9<sup>th</sup> October 2015 under planning permission ref: 26/2015/16284.
  - Drawing nos. GA13 revision J, GA51, GA52, GA53, GA54, GA55 and GA56, received by the Local Planning Authority on 12<sup>th</sup> April 2016 under planning permission ref: 26/2015/16284.
  - Design and Access Statement (April 2016), Ecological Appraisal (paras. 7.2 to 7.8), Boundary Risk Assessment and Flooding and Drainage Assessment under planning permission ref: 26/2015/16284.

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 details of all building facing materials and finishes; surface material finishes for the highways, footpaths, private drives and all other hard surfaces; screen walls, fences and other means of enclosure; existing and proposed ground levels and proposed finished floor levels and building heights shall be submitted to and approved in writing by the Local Planning Authority. The development shall be subsequently implemented in accordance with the approved details.

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

5. The site shall be developed in accordance with the approved Sustainable Drainage System (SuDS) scheme. Details of the proposed maintenance arrangements for the SuDS shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any part of the development.

6. Unless otherwise approved in writing by the local planning authority, no construction of buildings or other structures shall take place until measures to divert the sewer that is laid within the site have been implemented in accordance with details that have been submitted to and approved by the local Planning Authority.

7. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the local planning authority before development commences.

8. 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] (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).

9. 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; or
- b. Alternative arrangements for the provision of open space have been secured and approved in writing by the Local Planning Authority.

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:
  - i. the proposed highway layout including the highway boundary.
  - ii. dimensions of any carriageway, cycleway, footway, and verges.
  - iii. visibility splays.

- iv. the proposed buildings and site layout, including levels.
- v. accesses and driveways.
- vi. drainage and sewerage system.
- vii. lining and signing.
- viii. traffic calming measures.
- ix. 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:

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

c. Full highway construction details including:

- i. 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.
- ii. when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels.
- iii. kerb and edging construction details.
- iv. typical drainage construction details.

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

e. Details of all proposed street lighting.

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

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

h. A programme for completing the works.

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

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

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. There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.



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

- a. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- b. 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.
- c. 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.
- d. 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.

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.

14. No part of the development shall be brought into use until the existing access on to Shires Lane has been permanently closed off and the highway restored. These works shall be in accordance with details which have been approved in writing by the Local Planning Authority in consultation with the Highway Authority. No new access shall be created without the written approval of the Local Planning Authority in consultation with the Highway Authority.

Informative : These works shall include, where appropriate, replacing kerbs, footways, cycleways and verges to the proper line and level.

15. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 60 metres looking east measured along both channel lines of the major road Shires Lane from a point measured 37 metres looking west down the centre line of the access road. The eye height will be 1.05m and the object height shall be 1.05m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

16. 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 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.

17. 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 required highway improvement works, listed below, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

- b. An independent Stage 2 Safety Audit has been carried out in accordance with HD19/03 - Road Safety Audit or any superseding regulations.
- c. A programme for the completion of the proposed works has been submitted.

The required highway improvements shall include:

- a. Provision of tactile paving
- b. Footway between site and new crossing point near 5 East Lane, including crossing point.

18. No part of the development shall be brought into use until the approved vehicle accesses, parking, manoeuvring and turning areas have been constructed in accordance with the approved drawings and 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.

19. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other ground works, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- a. tactile paving
- b. vehicular, cycle, and pedestrian accesses
- c. vehicular and cycle parking
- d. vehicular turning arrangements
- e. manoeuvring arrangements
- f. loading and unloading arrangements.

Informative : The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development – A Guide' available at [www.northyorks.gov.uk](http://www.northyorks.gov.uk).

20. During construction works there shall be no:

- a. Light Goods Vehicles exceeding 3.5 tonnes
- b. Medium Goods Vehicles up to 7.5 tonnes
- c. Heavy Goods Vehicles exceeding 7.5 tonnes permitted to arrive, depart, be loaded or unloaded on Sunday or a Bank Holiday nor at any time, except between the hours of 7.30 – 18.00 on Mondays to Fridays and 7.30 – 13.00 on Saturdays.

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

- a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
- b. on-site materials storage area capable of accommodating all materials required for the operation of the site.

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

### Informatives

1. Precautions should be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site. These precautions may include the provision of wheel washing facilities where considered appropriate. These precautions should be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order during the construction period.
2. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41(1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in a lawful manner. Natural England can be contacted at [consultations@naturalengland.org.uk](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.
3. All works (including any site clearance work) should take place outside of the main bird breeding season, which runs from 1<sup>st</sup> 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.

#### Discharge of Conditions

1. The developer should note that Condition Nos. 3, 5, 6, 7, 8, 9, 10, 11, 12, 14, 17, 19 and 21 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. Please note that any samples of materials that require approval should be made available for inspection either on the site or another suitable location and not brought to or delivered to the Council Offices unless specific arrangements to do so have been made with the relevant planning case officer.

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

#### **32/2016/17300 Residential development of four 2 bedroom three person starter homes with off street parking, garage site adjacent to 44 and 60 Colne Road, Colne Road, Glusburn.**

#### 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 Plan Numbers 02 received by the Local Planning Authority on the 7<sup>th</sup> September 2016, 03 received by the Local Planning Authority on the 2<sup>nd</sup> September 2016 and 04 received by the Local Planning Authority on the 2<sup>nd</sup> September 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. Notwithstanding the details indicated on the approved plans and supporting documents, prior to their first use details of all the materials to be used on the external elevations shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall then be constructed in accordance with the approved details.

4. Prior to the first use, full details of the materials to be used within the hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the walls surrounding the dwellings and hard surfacing materials. The development shall be undertaken in accordance with the approved details and shall be maintained at all times thereafter.

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

6. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the local planning authority.

7. 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:

- The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- 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.
- That part of the access(es) extending 4.5 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.
- 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.
- The final surfacing of any private access within «distance» 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.
- 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.

8. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (as amended), or any document superseding that order, the areas shown on 921/02/A for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

9. Should any significant contamination be encountered during development, the local planning authority shall be notified in writing immediately. A Remediation Strategy shall be submitted to, and approved in writing by, the local planning authority. The approved remediation measures shall be implemented in accordance with the timescales in the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy, a Validation Report shall be submitted within agreed timescales to, and approved in writing by, the local planning authority. The site shall not be brought into use until such time as all the

validation data has been approved in writing by the local planning authority at the agreed timescales. The Remediation Strategy and Validation Report shall be prepared in accordance with current best practice.

10. The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment (FRA), dated August 2016. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

#### Informatives

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.

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

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

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

The applicant is advised that for the safe removal of any potential asbestos containing material present on site, i.e. garage roof material that this material should be removed by a suitably qualified, competent contractor/registered waste carrier, licenced in the removal and offsite disposal of asbestos to a registered hazardous waste landfill site.

The application is advised that measures should be implemented to ensure that dust generated from operations on the site does not travel beyond the site boundary.

The applicant is advised that before importation of topsoil, details of the supplier and confirmation on the source(s) of any soil material should be submitted the Council's Environmental Team for approval. The soil should be free from metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils as specified in BS 3882:2007 – Specification for Topsoil and requirements of use.

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. (\*) (SV)

**63/2016/17187 Demolition of existing garage and replace with new build detached garage. demolition of existing dormer window and replace with 2 no. new dormer windows. basement conversion to form living accommodation, 23 Devonshire Place, 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 drawings 01, 02, 03, and 04 received by the Local Planning Authority on 21<sup>st</sup> July 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. The detailing of the windows shall be of the same form of construction, materials and finish as those on the existing building.
4. The workshop/garden store hereby permitted shall be used for purposes incidental to the enjoyment of the dwelling house only and shall not be used for trade or business purposes.
5. Notwithstanding the provision of the Town and Country Planning General Permitted Order 2015, or any Order revoking or re-enacting this Order, the areas shown on 182/03 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.
6. Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 2015, or any Order revoking or re-enacting this Order, the garage shall not be converted into domestic living accommodation without the prior written consent of the Local Planning Authority.

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. (\*)

**63/2016/17274 Application for advertisement consent for halo illuminated lettering; 2 externally illuminated projections signs and 1 internally illuminated menu box, Wildwood, 17-19 High Street, Skipton.**

Summary of Conditions

1. The consent hereby granted is valid for only 5 years.
2. All advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
3. Any device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.
4. Where any advertisement is required under these Regulations to be removed the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.
5. No advertisement is to be displayed without the permission of the owner of the site or any other such person with an interest in the site entitled to grant planning permission.
6. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, to render hazardous the use of any highway.

7. The approved plans comprise of 561216-2 Rev B received by Craven District Council on the 22nd September 2016, 561216-3 Rev B received by Craven District Council on the 22<sup>nd</sup> September 2016, and 561216-5 Rev B received by Craven District Council on the 22nd September 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.

8. Any projection overhanging the footway shall be securely fixed and no part shall be less than 2.4m above the footway level and no closer than 0.5m from the edge of the carriageway.

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 requested amended design approaches.

**63/2016/17277 Application for listed building consent for halo illuminated lettering; 2 externally illuminated projections signs and 1 internally illuminated menu box, Wildwood, 17-19 High Street, Skipton.**

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 Drawing 561216-2 Rev B received by Craven District Council on the 22nd September 2016, 561216-3 Rev B received by Craven District Council on the 22<sup>nd</sup> September 2016 and 561216-5 Rev B received by Craven District Council on the 22<sup>nd</sup> September 2016

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

Informatives

1. 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 grant of this permission does not remove the need to obtain a street café licence should the applicant install any windbreaks from the NYCC Highways Authority.

2. Notwithstanding the drawing titled 'Proposed Image' received by the Local Planning Authority on the 22 September 2016 this decision does not grant Listed Building Consent for the painting of windows grey at 17-19 High Street or on the lower ground floor of the Town Hall.

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 requested amended design approaches.

**66/2016/17316 Residential development of three, two bedroom starter homes with off street parking, land adjacent to 13 Harper Grove, 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 Plan Numbers 02 Rev B received by the Local Planning Authority on the 17<sup>th</sup> October 2016, 03 received by the Local Planning Authority on the 5<sup>th</sup> September 2016 and 04 Rev A received by the Local Planning Authority on the 17<sup>th</sup> October 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. Notwithstanding the details indicated on the approved plans and supporting documents, prior to their first use details of all the materials to be used on the external elevations shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall then be constructed in accordance with the approved details.
4. Prior to the first use, full details of the materials to be used within the hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the walls surrounding the dwellings and hard surfacing materials. The development shall be undertaken in accordance with the approved details and shall be maintained at all times thereafter.
5. The site shall be developed with separate systems of drainage for foul and surface water on and off site.
6. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the local planning authority.
7. No building or other obstruction including landscape features shall be located over or within 3.0 (three) metres either side of the centre line of the water main i.e. a protected strip width of 6 metres, that enters the site. If the required stand-off distance is to be achieved via diversion or closure of the water main, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker.
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 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:
  - The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
  - The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
  - 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.
  - That part of the access(es) extending 4.5 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.



- 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.
- The final surfacing of any private access within «distance» 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.
- 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.

9. Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 2015 (as amended), or any subsequent replacement order, the areas shown on 922/02 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

#### Informatives

1. 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.
2. The applicant is advised that advice regarding permeable and porous hardsurfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens' which can be accessed on the DCLG website ([www.communities.gov.uk](http://www.communities.gov.uk))
3. The hours of operation during construction phase of development and delivery of construction materials or equipment to the site and associate with the construction of the development hereby permitted should be limited to 0730 hours to 1800 hours on Monday to Fridays and 0730 hours to 1300 hours on Saturday. No work should take place on Sundays or Bank/Public Holidays.

#### Discharge of Condition(s)

1. The developer should note that Condition No 8 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. With regard to Condition Nos. 3 & 4 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.

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. (\*)

**Delegated Authority**

**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** – the Development Control Manager was authorised to approve this application subject to appropriate conditions and to the applicant first signing a Section 106 Agreement restricting the use of the agricultural building to be retained to non livestock use such as the storage of farm machinery and animal foofstuffs.

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. (\*) (SV)

**Consideration Deferred**

**68/2016/17240 Proposed touring caravan site including erection of amenity block, Lund Holme Farm, New Road, Ingleton** – pending a site visit. (\*)

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

(SV indicates site visit held.)

PL.807

**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> August to 30<sup>th</sup> September 2016.

**Minutes for Decision**

- None -

Chairman.