

PLANNING COMMITTEE

8th August 2017

Present – The Chairman (Councillor Sutcliffe) and Councillors Baxandall, Brockbank, Lis, Morrell, Place, Shuttleworth and Thompson.

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

Ward Representatives : Councillors Barrett (Application 32/2017/17833) and Brown (Application 73/2017/18060).

Apologies for absence were received from Councillors Harbron, Heseltine and Rose.

Start: 1.35pm

Finish: 4.40pm

The minutes of the Committee's meeting held on 3rd July 2017 were confirmed and signed by the Chairman.

Urgent Item : The Chairman agreed that the following item should be taken as urgent business for the reasons stated.

Minute PL.838 : Tree Works - Meadow Croft House, Draughton – because of the timescale associated with responding to Section 211 Notices, a decision was needed before the Committee's next scheduled meeting.

Minutes for Report

PL.836

PUBLIC PARTICIPATION

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

- Application 32/2017/17833 : Mr P Baker (for Glusburn and Cross Hills Parish Council)
: Ms R Liu (objector / for objectors)
: M Farooq (for the applicant)
- Application 18/2017/17834 : Ms A Sheridan (for Clapham-cum-Newby Parish Council)
: Mr D Ratcliffe (for the applicant)
- Application 42/2017/18080 : Mr D Statt (for Hellifield Parish Council)
: Mr L Binns (for an objector)
- Application 68/2017/18119 : Mr R Mackin (objector / for objectors)
: Mr M Carr (for the applicant)

PL.837

APPLICATIONS FOR PLANNING PERMISSION

a. Delegated Matters

The Strategic Manager for Planning and Regeneration reported the following applications for planning permission which had been dealt with under delegated authority

2017/18139/TCA Fell 1 no. Yew, 1 no. Juniper, 1 no. Laurel and 1 no. Genko. Crown lift 5 no. Beech trees up to 1/3 of their overall height. Remove all overhanging branches on 3 no. Trees, Ashgarth, 12 Grassington Road, Skipton - Approved tree works in Conservation Area.

2017/18141/TPO Reduce 1 long limb growing over corner of house roof. Clean up old pruning cuts, The Beeches, 10 The Green, Hellifield - Approved tree work under tree preservation order.

2017/18146/HH Demolition of existing single storey side extension and erection of two and single storey extensions to front, side and rear of dwelling house, 1 Craven Cottages, Kirkgate, Settle - Approved with conditions.

2017/18151/CND Application to discharge condition no 3,4,5,6 and 8 of previously approved listed building consent (08/2015/15971), St Margarets Church, Station Road, High Bentham - Split decision.

2017/18181/HH Creation of off-road parking, 7 Lidget Road, Low Bradley - Approved with conditions.

2017/18150/CND Application to discharge condition no 3, 4, 5 and 7 of previously approved appeal decision APP/C2708/W/16/3150306, St Margarets Church, Station Road, High Bentham - Discharge satisfactory.

2017/18158/FUL Amendment to previous approval No: 21/2016/17028 for the construction of a detached garage block for plots 1 and 2, St Johns United Methodist Church, Main Street, Cononley - Approved with conditions.

2017/00602/PREAPP Conversion of public house to provide two dwellings and erection of three new dwellings, The Three Horseshoes, Main Street, Ingleton - Observations made.

2017/18215/HH Addition of pitched roof to dwellinghouse to provide second floor extension, two storey side extension, construction of rear dormer, formation of first floor balcony to rear elevation and alterations to fenestration, White House, Hall Avenue, Sutton-in-Craven - Approved with conditions.

2017/18258/NYCC Retention of prefabricated classroom unit 1290 (69 sq. metres) for a further 6 years on land at Water Street CP School, Water Street CP School, Elliot Street, Skipton - Approved with conditions.

2017/18196/FUL Amendments to approved detached dwelling and garage application referenced 32/2016/17452, land off Bungalow Road, Glusburn - Application withdrawn.

2017/18259/NYCC Demolition of existing classroom (91 sq. metres), erection of double pre-fabricated classroom unit (200 sq. metres), electrical kiosk (3.6 sq. metres), bin store, fan coil units and 6 no wall mounted external lighting and removal of shed on land, Sutton-in-Craven CP School, Bridge Road, Sutton-in-Craven - Observations made.

2017/18209/NMA Re location of garage block to retain existing hen shed, Ivy Cottage Farm, Carla Beck Lane, Carleton - Returned Application – Invalid.

2017/18261/TCA T1 Yew - Requires trimming, T2 Beech - Remove as diseased and T3 Unknown - Remove. Beeches 35A Main Street, Long Preston – Returned Application – Invalid.

2017/18233/NMA Application for non material amendment to planning permission 69/2017/17713 to install 5no posts to support canopy, Smith Crowther Almshouses, Church Road, Thornton in Craven - Approved with conditions.

2017/18283/PNAG Mixed agricultural store, Higher Stone Head Farm, Cowling – Prior notification refused, application required.

2017/00606/PREAPP Erection of one new dwelling within garden, 17 West Bank Road, Skipton - Observations made.

2017/18150/CND Application to discharge condition no 3, 4, 5 and 7 of previously approved appeal decision APP/C2708/W/16/3150306, St Margarets Church, Station Road, High Bentham - Discharge satisfactory.

2017/18158/FUL Amendment to previous approval No: 21/2016/17028 for the construction of a detached garage block for plots 1 and 2, St Johns United Methodist Church, Main Street, Cononley - Approved with conditions.

2017/18137/CND Application to discharge condition nos 4, 5 and 6 of original planning application reference 08/2016/17636, Riverside Caravan Park, Wenning Avenue, High Bentham - Discharge satisfactory.

08/2017/17963 Retrospective application for engineering operations to lower ground levels and construction of a proposed garage, The Red House, Gas House Lane, High Bentham - Approved with conditions.

08/2017/18052 Proposed detached double garage, and proposed single storey extension, Little Ellergill Cottage, Doctors Hill, Low Bentham - Approved with conditions.

08/2017/18107 Removal of existing timber conservatory and erection of single storey rear extension, 10 Wenning Avenue, High Bentham - Approved with conditions.

11/2017/18105 Application for listed building consent to re paint existing wooden windows from white to dark grey and change colour of gutters and down pipes from black to dark grey, Old Hall Farm, High Bradley Lane, Low Bradley - Approved with conditions.

11/2017/18126 Two storey side extension and loft conversion, 20 Heath Crescent, Low Bradley - Approved with conditions.

15/2017/18123 Demolition of existing outbuilding and erection of replacement single storey residential annex, The Cross, 3 High Street, Burton in Lonsdale - Approved with conditions.

15/2017/18130 Front porch, double storey side extension, single storey rear extension and internal alterations, Waterside House, High Street to New Road, Burton in Lonsdale - Approved with conditions.

15/2017/18134 Listed building consent for demolition of existing outbuilding and erection of replacement single storey residential annex, The Cross, 3 High Street, Burton in Lonsdale - Approved with Conditions.

17/2016/17571 Material amendment of previously approved scheme ref (17/2015/15862) for conversion of the barn to provide a lean to extension, Carleton Biggin, Carleton - Approved with conditions.

17/2017/18106 Single storey side extension and re-location of existing storage building, 19 Dale Road, Carleton - Approved with conditions.

19/2017/17971 Agricultural livestock housing for mixed age groups, handling and storage of feeds Pot Haw Farm, Moorber Lane, Coniston Cold - Approve with conditions.

19/2017/17976 Agricultural livestock housing for mixed age group, handling and storage of feeds, Pot Haw Farm, Moorber Lane, Coniston Cold - Approve with conditions.

19/2017/18049 Insertion of two ground floor windows in gable end, 11 Bell Busk, Bell Busk - Approve with conditions.

19/2017/18050 Conversion of barn to dwelling and formation of new access road, Townhead Laithe, Coniston Cold - Approved with conditions.

19/2017/18066 Certificate of Lawful development for the use of the property and associated land in accordance with planning reference 5/19/60/A granted on 13th January 1999 that allows the premises to be used as either: 2 units of holiday accommodation that can be occupied, owned, and operated, entirely independently from the adjacent dwelling known as Fogga Farm. Or alternatively, As ancillary accommodation to the dwelling known as Fogga Farm, Fogga Croft and Swallows Barn, Coniston Cold - Approved Certificate of Lawful Development.

21/2017/17854 Application to vary condition no 2 of original planning consent reference 21/2016/17038 to increase the height and depth of dwelling and garage size, land off Netherghyll Lane, Town Head Farm, Gibside Lane, Cononley - Approved with conditions.

22/2017/17934 Application to vary condition no. 2 of original planning permission referenced 22/2016/17178 to allow the ground levels to be reduced to provide sufficient headroom for a first floor bedroom above the living room, Fleet Farm, Park Lane, Cowling - Approved with conditions.

22/2017/18008 Ground floor toilet extension, Lower Lane House Farm, Lane House Road, Cowling - Approved with conditions.

22/2017/18059 Construction of parapet wall to existing roof and creating of flat roof section, 2 Ghyll Cottage, Nan Scar, Main Street, Ickornshaw - Approved with conditions.

22/2017/18078 Installation of flat roof to existing pitch-roofed rear extension to form balcony including erection of associated balustrade and insertion of additional doorway to first floor, 142 Keighley Road, Cowling – Refused.

22/2017/18088 Erection of agricultural building and access track, land off Pad Cote Lane, Cowling - Refused.

22/2017/18109 First floor extension above existing garage (resubmission of previous application referenced 22/2016/16961), 17 Bannister Walk, Cowling – Refused.

22/2017/18116 Listed building consent for proposed stone, second skin, "storm" wall tied to the existing west gable elevation, Crag End Farm, Colne Road, Sutton-in-Craven - Approved with conditions.

26/2017/18004 Proposed roof lights to the rear elevation and outbuilding for storage, 12 East Lane, Emsay - Approved with conditions.

26/2017/18094 Demolition of existing garage and porch and construction of new single storey front and rear extension and new garage, 2 Haw Park, Emsay - Approved with conditions.

26/2017/18112 Demolition of existing garage and erection of two storey side and single storey front extension, 3 Dalacres Drive, Emsay - Approved with conditions.

30/2017/18108 Formation of new car parking spaces, Taira Cottage, Church Street, Gargrave - Approved with conditions.

30/2017/18111 Application for listed building consent for formation of new gravel car parking spaces, Taira Cottage, Church Street, Gargrave - Approved with conditions.

30/2017/18057 Car port to side elevation, Bumble Cottage, 7 South Street, Gargrave - Approved with conditions.

31/2017/18021 Change of use from Serviced Visitor Accommodation to provide living accommodation to an existing dwelling and the construction of a detached garage, Tipperthwaite Barn, Paley Green Lane, Giggleswick - Approved with conditions.

31/2017/18115 Non-material amendment to planning permission 31/2016/16922 for: (1) Removal of window to bedroom 1 and relocation of window to bedroom 4 on east facing elevation; (2) Relocation of utility room window and redesign of feature window on north facing elevation; (3) Increase in sill height of kitchen/dining window on west facing elevation; and (4) Replacement of chimney stack with external flue to dwellinghouse on Plot 4, land at the junction of Raines Road and Brackenber Lane, Giggleswick - Approved with conditions.

32/2017/17984 Single-storey side extension, Eden Lodge, 22B Park Road, Cross Hills - Approved with conditions.

32/2017/18051 Proposed single storey rear extension, 45 Clayton Hall Road, Cross Hills - Approved with conditions.

36/2017/18082 Retrospective application to retain agricultural building, New Laithe Barn, West Thornber, Halton West - Approved with conditions.

42/2017/18075 Proposed 5 no. holiday Lodges (Amendment to existing planning approval 42/2015/16324), Gallaber Farm, Gallaber, Long Preston - Application withdrawn.

42/2017/18093 Change of use from 2 holiday cottages to one residential dwelling, Dale Valley View Cottage and Barn, Swinden – Refused.

45/2017/18062 Outline application to erect five dwellings with ancillary office spaces (access, appearance, layout and scale submitted). Resubmission of previous application referenced 45/2016/17290, land North of Rabber Top Lane, Ingleton – Refused.

52/2017/18124 Construction of car port to rear of property, 3 Ribblesdale Estate, Long Preston - Approved with conditions.

53/2017/18045 Demolition of part of existing rear extension and rebuilding up to first floor, and conversion of outbuilding into a utility room. Replacement of existing bay windows with period sash windows. Replacement of mismatched roof covering with artificial stone tiles, Burlington House, Dale End, Lothersdale - Approved with conditions.

56/2017/18086 Proposed agricultural access, creation of yard area and new silage clamp, Skelda Farm, West Marton - Approved with conditions.

59/2017/18076 Application to remove condition no.s 4 & 5 (holiday restriction) of original planning consent ref 59/2007/7915 to allow premises to be used as an unrestricted dwelling house, Littlebank Farm, Rathmell - Application withdrawn.

62/2016/17374 Replacement of 4no. Single glazed windows for hard wood double glazed windows, 9 Victoria Street, Settle - Approved with conditions.

62/2017/18005 Application for listed building consent for replacement of 2 UPVC bedroom windows at first floor level on the front elevation with new wooden versions in keeping with the character of the cottage, White Rose Cottage, 6 Constitution Hill, Settle - Approved with conditions.

62/2017/18098 Levelling and reduction of part of sports pitch to improve drainage and removal of 1 no. Beech Tree, North Ribblesdale RUFC, Lower Greenfoot, Settle - Approved with conditions.

62/2017/18084 Application for replacement of 2 UPVC bedroom windows at first floor level on the front elevation with new wooden versions in keeping with the character of the cottage, White Rose Cottage, 6 Constitution Hill, Settle - Approved with conditions.

63/2017/18025 Erection of high ropes course within an area of woodland forming part of the pitch and putt golf course, Pitch and Putt Aireville Park, Gargrave Road, Skipton - Approved with conditions.

63/2008/8930 Fell 1 x Silver Birch, 3 Rockwood Close, Skipton - Refused tree work under tree preservation order.

63/2017/17747 Proposed three storey side extension, 28 Tarn Moor Crescent, Skipton - Refused

63/2017/17774 Revised description: Application to discharge condition no's 3, 4, 6, 7, 6, 9, 10, 13, 15, 16 and 17 on planning approval referenced 63/2017/17773, Firth Mills, Firth Street, Skipton - Split decision.

63/2017/17964 Listed Building Consent for refurbishment to existing branch to include re-levelling the external threshold, modernised mechanical and electrical services, internal decoration work, 2 No. Fascia signs and 1 no. hanging sign, Barclays Bank Chambers, 49-51 High Street, Skipton - Approved with conditions.

63/2017/18054 Rear extension at first floor, 11 Greatwood Avenue, Skipton – Refused.

63/2017/18072 Erection of small building for burial ground administration, Tarn Moor Memorial Woodland, Grassington Road, Skipton - Approved with conditions.

63/2017/18099 Proposed conservatory with solid roofing system to rear elevation (to replace the existing conservatory on a larger footprint), 35 Hurrs Road, Skipton - Approved with conditions.

63/2017/18101 (retrospective) Installation of one non-illuminated fascia sign to north facing (side) elevation of building, Canalside Stores, 35 Coach Street, Skipton - Approved with conditions.

65/2017/17921 Re-building of detached masonry building and construction of single storey detached garage, land adjacent to 2 Stirton Lane, Stirton - Approve with conditions.

66/2017/17965 Two storey side extension, Valemead, bent Lane, Sutton in Craven – Approved with conditions.

66/2016/17653 Reposition of dwelling (Plot A) of previously approved application referenced 66/2015/16510, The Balgray, West Lane, Sutton-in-Craven - Approved with conditions.

66/2017/18095 Proposed single storey extension to the front of the dwelling, 8 Park Drive, Sutton-in-Craven - Approved with conditions.

66/2017/18120 Change of use of first floor from residential to taxi booking office to be operated by phone only, first floor above Vujon Takeaway, Holme Lane, Sutton-In-Craven - Refused.

68/2017/18127 Change of use and conversion of an existing garage to provide holiday accommodation, Bideber Mill, Ingleton - Approved with conditions.

69/2017/17910 Application for listed building consent for proposed fencing, proposed dry stone wall and proposed retaining wall partially faced with natural stone and partially faced with timber fencing to site boundary, Nuttercote Farm, Church Road, Thornton in Craven - Approved with conditions.

69/2017/17911 Proposed new boundary fencing, dry stone wall and proposed retaining wall partially faced with natural stone and partially faced with timber fencing. New stone kerb and a dishd kerb to the existing site entrance, Nuttercote Farm, Church Road, Thornton in Craven - Approved with conditions.

72/2017/18113 Conversion of existing redundant agricultural barn to dwelling, redundant agricultural barn, adjacent to Wigglesworth Hall Farm, Jack Lane, Wigglesworth - Application withdrawn.

b. Applications

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

Permission Granted

18/2017/17834 Erection of 3 dwellings, associated access and landscaping, former Dalesview Garage, Old Road, Clapham.

Summary of Conditions

Time Limit for Commencement

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

Approved Plans

2. The development shall not be carried out other than wholly in accordance with the Planning and Heritage Statement, Drawing nos. 17.05.01 revision A and Drawing no. 17.05.02 revision A, received by the local planning authority on 20th February 2017. 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 subsequently been approved following an application for a non-material amendment.

Before Commence Development

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

a. The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.

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

c. Any gates or barriers shall be erected a minimum distance of 4.5 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.

d. 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.

e. 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.

f. Provision of tactile paving in accordance with the current Government guidance. All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

4. No development shall commence until full details of the landscaping of the site including wherever possible the retention of existing trees and hedges have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest. The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of not less than 10 years to the satisfaction of the local planning authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the local planning authority. The replacement tree or shrub must be of similar size to that originally planted.

5. The application site has been identified as being potential at risk from the effects of contamination. For this reason the following requirements shall be met:

a. The development hereby approved shall not commence until actual or potential land contamination at the site has been investigated and a Phase I desk study report has been submitted to and approved in writing by the local planning authority. The Phase 1 desk study report shall be prepared in accordance with current best practice.

b. In the event that the Phase 1 desk study report identifies a need for further intrusive investigation then the development hereby approved 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.

c. Should the need for remediation be recommended in the Phase II Intrusive Site Investigation report, the development hereby approved 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 agreed timescales set out in the approved Remediation Strategy.

d. 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.

e. Following completion of the measures identified in the approved Remediation Strategy, a Validation Report shall be prepared and submitted to, and approved in writing, by the Local Planning Authority. The submission of the Validation Report shall be undertaken within the

approved timescales. 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 submitted to and approved in writing by the local planning authority.

During Building Works

6. Unless otherwise approved in writing by the local planning authority the external materials to be used on the development hereby approved shall be the same as those approved on the adjoining development site located immediately to the west of the application site (in the process of being constructed pursuant to reserved matters approval ref: 18/2015/15634)

Before the Development is Occupied/First Brought into Use

7. 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 100 metres easterly x 60 metres westerly along both channel lines of the B6480 from a point measures 2 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times

Ongoing Conditions

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

9. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 or any Order subsequently replacing or re-enacting that Order, the areas shown on the approved plans for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 or any Order subsequently replacing or re-enacting that Order, the garage(s) shall not be converted into domestic accommodation.

Discharge of Conditions

1. The developer should note that Condition Nos. 3 and 4 above will require a further application to be submitted to enable the District Council to formally discharge the conditions. In order to avoid unnecessary delays it is advisable for the developer to discuss the details required to discharge the conditions with any relevant statutory Authorities' (other than the Local Planning Authority) e.g. NYCC Highways, the Environment Agency etc. for comment and/or recommendations prior to their formal submission to the District Council for approval

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

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)

Note : With a tied vote a motion to refuse the above application failed.

22/2017/18068 Outline application for the demolition of existing buildings and a residential development of up to three dwellings with associated garages (access applied for with all other matters reserved), Lumb Mill Farm, Carr Head Lane, Cowling.

Summary of Conditions

Time Limit for Commencement

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than: (i) the expiration of three years from the date of this permission; or (ii) two years from the date of approval of the last of the reserved matters to be approved.

Approved Plans

2. This permission relates to the following plans: Scale 1:1250 Location Plan received 16 June 2017 and Drawing no. 2696B – Indicative layout. Any application for approval of reserved matters shall accord with the outline permission insofar as it relates to the means of access to the site, the maximum number of dwellings and the site area.

Before Commence Development

3. The approval of the Local Planning Authority shall be sought in respect of the following matters before the development is commenced:- the layout of the development; the scale and external appearance of the buildings; and the landscaping of the site.

4. No development shall take place until a scheme for the design and construction of the site access (the layout and position of which is shown on drawing no. 2696B) has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- a. Details of the crossing over the highway verge and/or footway which shall demonstrate compliance with the Highway Authority's Standard Detail number E6.
- b. Provision for any gates or barriers to be erected a minimum of 4.5 metres away from the back edge of the carriageway and that they do not open over the highway.
- c. Provision to prevent surface water from the site discharging onto the highway.
- d. Provision to ensure that the final surfacing of any private access road located within 4.5 metres of the public highway does not contain any loose material that is capable of being drawn onto the highway.

The site access shall be constructed in accordance with the duly approved scheme before any above ground works take place, and shall be retained as such thereafter.

5. No development shall take place until a scheme for tree protection measures to be implemented during the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a. Details of a construction exclusion zone (including protective fencing of a height and design which accords with the requirements BS 5837: 2012) to be formed around the root protection areas of those trees within and/or overhanging the site to be retained.
- b. Details of any excavation to take place within the root protection areas of those trees within and/or overhanging the site to be retained.
- c. Details of the foundations of any building, hardstandings and/or boundary treatments to be constructed within the root protection areas of those trees within and/or overhanging the site to be retained.

The development shall thereafter be carried out in strict accordance with the protection measures contained in the duly approved scheme throughout the entirety of the construction period.

6. No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- a. Separate systems for the disposal of foul and surface water.
- b. Details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer, including any necessary flow attenuation measures and the use of SUDS (where appropriate) to ensure that the post-development discharge rate does not exceed the pre-development rate (including an appropriate allowance for climate change).
- c. Details of the routing of services and any existing landscape features which would be affected, including provision for their protection and/or replacement.
- d. Details of how the system will be maintained and managed after completion.

The scheme shall be implemented in accordance with the duly approved details before any of the dwellings are first occupied and maintained/managed as such thereafter.

7. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

- a. hours of work for site preparation, delivery of materials and construction;
- b. arrangements for the parking of vehicles for site operatives and visitors;
- c. details of areas designated for the loading, unloading and storage of plant and materials;
- d. details of the siting, height and maintenance of security hoarding;
- e. arrangements for the provision of wheel washing facilities for vehicles accessing the site;
- f. measures to control the emission of dust and dirt during construction; and
- g. a strategy to inform neighbouring occupiers (which as a minimum, shall include those adjoining the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

Development shall thereafter be carried out in accordance with the duly approved CMS.

8. Any application which seeks approval for the reserved matter of landscaping shall include a landscaping scheme for the site which contains details of:

- a. any trees, hedgerows and any other vegetation on/overhanging the site to be retained;
- b. the introduction of a landscaping buffer along the southern and western boundaries of the site in the positions shown on drawing no. 2696B;
- c. the introduction of additional planting within the site which forms part of the internal development layout and does not fall within (a) or (b); and
- d. the type, size, species, siting, planting distances and the programme of planting of hedges, trees and shrubs.

The duly approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

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 condition 4.
2. Whilst the site has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Statement of Positive Engagement : The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises sustainable development and improves the economic, social and environmental conditions of the area in accordance with the development plan. These amendments have been incorporated into the scheme and/or secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework. (*)

68/2017/18119 Application seeks to remove conditions 2, 3, 4 and amend condition 13 of planning approval 68/2013/13658, to allow for an 11 month holiday season from 1st March to 5th January (closed period February), Caravan Site, Thornbrook Barn, Thornton in Lonsdale.

Summary of Conditions

Time limit for commencement

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

Approved Plans

2. This permission relates to the following plans: Drawing No. 2. The development shall be completed in accordance with the approved plans except where conditions indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Ongoing conditions

3. No more than 29 caravans (including the 5 located on the certified site) shall be located within the site hereby approved at any one time.
4. All touring caravans on the site shall be occupied only between the 1st March and January 5th in any calendar year. The touring caravans hereby approved shall be used for holiday accommodation purposes only and shall not be occupied for any other purpose. In particular the accommodation shall not be used as the sole or principal residence by any of the occupants. The owners/operators of the touring caravan site shall maintain an up-to-date register of the names of all owners and occupiers of individual properties and of their main home addresses and shall make this information available at all reasonable time to the Local Planning authority.
5. The approved landscaping scheme as detailed in paragraph 4.4 of the Arboricultural Report by JB Consulting dated 30th January 2017 shall be maintained for a period of not less than 10

years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the Local Planning Authority. The replacement tree or shrub must be of similar size to that original planted.

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

73/2017/18060 Application for variation of Condition 2 of planning permission 73/2016/16064, to allow changes in the design of House Type 1 on Plot 1, Grange Cottage, Kildwick.

Summary of Conditions

Approved Plans

1. The development shall not be carried out other than wholly in accordance with the following: Drawing nos. 002 Revision B and 003 Revision A, received by the local planning authority on 26th January 2016 (under planning permission ref: 73/2015/16064); Drawing no. 001 received by the local planning authority on 27th April 2017; and the Design Access and Heritage Statement and Bat, Barn Owl and Nesting Survey received on 29th July 2015 (under planning permission ref: 73/2015/16064). 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.

Before Commence Development

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

During Building Works

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

Before the Development is Occupied/First Brought into Use

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

5 (Amended condition): None of the dwellings hereby approved shall be occupied until all materials arising from the demolition of the poultry sheds have been permanently removed from the site.

Informatives:

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

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

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

3. The developer is strongly advised to ensure that the proposal complies with the requirements of the Planning Practice Guidance and the Environment Agency's Pollution Prevention Guidance Note 4. The Planning Practice Guidance and the Environment Agency's Pollution Prevention Guidance Note 4 clearly set out a foul drainage hierarchy which aims to encourage foul drainage disposal to a mains sewer system whenever one is available. Where a mains sewer connection cannot be achieved, applicants must first consider the use of a package treatment plant discharging to a soakaway. Provided there is sufficient land available and the ground conditions are such that a soakaway will be effective, the ground will provide additional attenuation to the quality of the water discharged. A septic tank discharged to soakaway may also be acceptable in some circumstances. If neither the use of a soakaway or a direct discharge is possible, consideration may then be given to the use of a system without any discharge such as a sealed cess pool or chemical toilet. Such sealed systems are a last resort given their need to be regularly emptied and their capacity to overflow or be breached. The traffic impacts and carbon emissions associated with regular emptying, and the risk that they may discharge raw sewage direct to the water environment means these solutions have the potential to render such a development unsustainable. In addition, the developer may also require an Environmental Permit from the Environment Agency for water discharge activity. You are advised to contact the National Permitting Service (Tel. 08708 506506) at the earliest opportunity. For more general advice, applicants are advised to refer to the Environment Agency's Pollution Prevention Guidance Note Number 4.

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

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

5. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and

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

Discharge of Conditions : The developer should note that Condition Nos 5 and 7 above will require a further application to be submitted to enable the District Council to formally 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
- advised the applicant / agent with respect to the reasons why the application cannot be supported in its current form and provided advice with respect to a resubmission.

Delegated Authority

08/2017/17887 Demolition of existing dwelling and industrial unit and erection of a residential development of 16 dwellings comprising of detached, semi-detached and terraced houses, including 6 affordable homes, 1 Felstead, Low Bentham Road, High Bentham – the Strategic Manager for Planning and Regeneration was authorised to approve this application subject to the following conditions and to the applicant first entering into a Section 106 Planning Obligation to secure a scheme for the contribution of affordable housing and the provision of commuted sums for off-site public open space.

Summary of Conditions

Time Limit for Commencement

1. The development must be begun not later than the expiration of three years from the date of this permission.

Approved Plans

2. The development shall not be carried out other than wholly in accordance with the following drawing nos. received by the local planning authority on 9th March 2017: (02) 001, 002 revision A, 003 revision C, 010, 011, 012, 013, 014, 015, 016, 020, 021, 022, 023, 024 and 025; and the Design and Access Statement. 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..

Before Commence Development

3. 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 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.

4. 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.

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

- a. The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- b. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- c. Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- 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 the specification of the Highway Authority, and maintained thereafter to prevent such discharges.
- e. 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.
- f. Provision of tactile paving in accordance with the current Government guidance. All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

6. 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.

7. 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.

8. Notwithstanding any description of materials in the approved plans and supporting documentation of this permission, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

9. Notwithstanding any details shown on the approved plans and supporting documentation of this permission, no above ground works shall take place until details of all windows and doors have been submitted to and approved in writing by the Local Planning Authority. Such details shall include their design, materials (including sill and lintel treatments), finishes, colour treatment, reveals and opening profile. The windows and doors shall be installed in accordance with the duly approved details before any of the [dwellings/apartments hereby approved are first occupied, and shall be retained as such thereafter.

10. No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- a. separate systems for the disposal of foul and surface water;
- b. details of the rate of surface water discharge from the site to any soakaway, watercourse or surface water sewer for the 1 in 1 year and 1 in 100 year rainfall events (including an appropriate allowance for climate change), which shall not exceed the pre-development rate;
- c. details of any necessary flow attenuation measures, including the use of SUDS where appropriate;
- d. evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- e. details of flood exceedance routes (both on and off site);
- f. details of how surface water will be managed and pollution prevented during the construction phase;
- g. a timetable for implementation, including details of any phased delivery; and
- h. details of a management and maintenance plan for the drainage system after completion, including any arrangements for adoption by an appropriate public body or statutory undertaker.

The scheme shall be implemented in accordance with the duly approved details before any of the dwellings hereby approved are first occupied, and maintained as such thereafter.

During Building Works

11. All doors and windows on elevations of the building(s) adjacent to the existing and/or proposed highway shall be constructed and installed such that from the level of the adjacent highway for a height of 2.4 metres they do not open over the public highway and above 2.4 metres no part of an open door or window shall come within 0.5 metres of the carriageway. Any future replacement doors and windows shall also comply with this requirement.

12. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, within 3 months of development first taking place details of the siting, height, design, materials and finish of all boundary treatments to the site shall be submitted to and approved in writing by the Local Planning Authority. The duly approved

boundary treatments shall be constructed in full accordance with the approved details before any part of the development hereby approved is first occupied, and shall be retained as such thereafter.

13. Notwithstanding any details shown on the approved plans of this permission, within three months of development first taking place a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, species, siting, planting distances and the programme of planting of trees, hedges and shrubs. The duly approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Before the Development is Occupied/First Brought into Use

14. 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.

15. There shall be no access or egress by any vehicles between the highway or proposed highway (estate road) and the proposed vehicular access (except for the purposes of constructing the initial site access) until visibility splays providing clear visibility of 2 metres x 2 metres measured down each side of the access and the back edge of the footway of the major road have been provided. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

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

- a. have been constructed in accordance with the approved plans.
- b. have been constructed in accordance with the approved plans
- c. 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.

Ongoing Conditions

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. 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. 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.

Discharge of Conditions :The developer.

1. The developer should note that Condition Nos. 3, 4, 5, 6, 7, 8, 9, 10, 12, 13 and 14 above will require a further application to be submitted to enable the District Council to formally discharge the

conditions. In order to avoid unnecessary delays it is advisable for the developer to discuss the details required to discharge the conditions with any relevant statutory Authorities' (other than the Local Planning Authority) e.g. NYCC Highways, the Environment Agency etc. for comment and/or recommendations prior to their formal submission to the District Council for approval.

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

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. (*)

Permission Refused

32/2017/17833 Change of use from A1 sandwich deli to A1 sandwich deli with ancillary A5 hot food takeaway and installation of window grilles and roller shutter to the door on the rear elevation, 10 Ashville Terrace, Holme Lane, Cross Hills – the Development Control Manager to formulate appropriate reasons based on grounds of the proposed development's adverse impact on residential amenity. (*)

Consideration Deferred

42/2017/18080 Application to vary condition no. 2 (plans) of original planning consent reference 42/2015/16308 to allow for a two storey side extension and single store rear extension, 1-4 St Aidans Court, Gisburn Road, Hellifield – pending a site visit, to enable receipt of revised plans showing provision of a garage within the proposed side extension, and to allow further consultation with the Highway Authority. (*)

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

PL.838

MEADOW CROFT HOUSE DRAUGHTON – TREE WORKS

The Strategic Manager for Planning and Regeneration reported details of a notice under Section 211 of the Town and Country Planning Act 1990 giving notice of the intention to fell four trees situated within the front garden of Meadow Croft House, Draughton, which was within the Draughton Conservation Area.

The Development Control Manager explained that under the Section 211 Notice the Council had six weeks in which to consider and make a judgement on the health and contribution of the trees in question, and to make a tree preservation order if considered appropriate. Whilst acknowledging the contribution the four trees made to the street scene, assessment had found them to be generally not in good health and of limited life expectancy, their proximity to a small barn, street light, overhead wires, telegraph pole and the highway would also result in regular pruning which would compromise their health and value. The trees had therefore not been found to be worthy of a tree preservation order. Given the timescales associated with Section 211 Notices the Development Control Manager expressed the view that there was a need to review how best to approach their determination when representations from parishes and or residents expressing contrary views to the tree officer's assessment were received.

Draughton Parish Council had objected to the proposed works and four letters of objection from members of the public had also been received. Details of the Parish Council's comments were circulated at the meeting. Councillor Pighills had asked that the matter be referred to this Committee under the Committee's 7 day notice procedure.

Resolved – That the Development Control Manager is not instructed to make a tree preservation order in respect of the above trees at Meadow Croft House, Draughton, thereby permitting the owner to carry out the proposed works.

Minutes for Decision

- None -

Chairman.