

PLANNING COMMITTEE

25th September 2017

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

Officers – Solicitor, Planning Development Manager and Member Services Officer.

Ward Representative : Councillor Brown(Application 73/2017/17932).

Start: 1.35pm

Finish: 3.30pm

The minutes of the Committee's meeting held on 30th August 2017 were confirmed and signed by the Chairman.

Minutes for Report

PL.841

PUBLIC PARTICIPATION

The following persons addressed the Committee under its public participation:

Mr Richard Pringle – Regarding complaints concerning the conduct of planning officers and questioning the accuracy of minutes of the meeting held on 8th August 2017.

Application 2017/18171/FUL: Councillor Sheridan Clapham PC (In support)

Application 73/2017/17932: Ms C Sunter (for the applicant)

Application 42/2017/18080: Mr L Binns (Objector)

PL.842

APPLICATIONS FOR PLANNING PERMISSION

(a) Applications

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

Permission Granted

**2017/18269/FUL Re-development of existing retail unit to form 2 number dwellings.
Formation of 3 number dwellings on car park with associated parking Dovetail, Colne Road, Cowling, Keighley.**

Conditions

1. The development hereby permitted shall not be begun 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 19th July 2017

- Location plan received by the Local Planning Authority on 18th July 2017
- 1050-received by the Local Planning Authority on 18th July 2017.
- 1051/A received by the Local Planning Authority on 18th July 2017-
- 29/6/17 received by the Local Planning Authority on 18th July 2017.
- 20/6/7 Block Plan received by the Local Planning Authority on 18th July 2017

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. 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.

4. 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.

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 following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- 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 6 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 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 20.
- 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 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.

6. 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.

7. 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.

8. 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) 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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 'Location Plan' and dated the 18th July 2017 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.

16. Notwithstanding the proposed planting shown on the plan titled 'Block Plan' dated the 18th July 2017, 3no. Mountain Ash or Sorbus varieties half standard size (175 - 250 cm) shall be planted on the slope between the highway and the proposed westernmost dwelling 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.

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

18. 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.

19. 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 Block Plan 20/6/17 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

20. 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.

Informatives

1. 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.

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.

3. 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.

4. 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 NPPF.

2017/18171/FUL Conversion of traditional barn to dwelling with ancillary office and new garage building (resubmission of withdrawn application reference 18/2016/17190) Fountain House Farm, The Green, Clapham.

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 permission relates to the following plans:

- Site Location Plan received 22nd August 2017.
- First Floor Plan Rev A received 22nd August 2017.
- Ground Floor Plan Rev A received 22nd August 2017.
- Site Plan Rev A received 22nd August 2017.
- Proposed Elevations received 30th May 2017.
- Proposed Elevations (2)B received 07th July 2017.
- Proposed Elevations received 07th July 2017.
- Small Barn received 30th May 2017.
- Garage 1 received 30th May 2017.
- Details contained within the "drainage" document received 22nd August 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.

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the development shall be constructed in accordance with the materials detailed on the approved plans.

4. Unless otherwise approved in writing by the Local Planning Authority, no external lighting shall be installed on any of the external elevations of the bedroom and en-suite extension.

5. Should any unexpected 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.

6. Regard should be had for the safe removal of any potential asbestos containing material present on site. 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.

7. The applicant should ensure that any topsoil brought on site is free from metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils as specified in BD3882: 2015 – Specification for Topsoil.

At the request of the Local Planning Authority, details of the supplier(s) and confirmation of the source(s) of any topsoil material should be supplied within 21 days of any request being received.

Informatives

1. During construction there is a potential for noise nuisance to nearby residential properties. Operating times for construction shall be limited to:

- 8:00 am to 6:00pm Monday to Friday
- 8:00am to 1:00pm Saturday
- No Sunday or Bank Holiday working.

The applicant needs to have regard to the BS8233:2014 Guidance on 'Sound Insulation and Noise Reduction for Buildings' which presents guideline noise levels for both inside and outside dwellings.

2. The applicant should identify all areas of the site and the site operations where dust may be generated and ensure that it is controlled so as not to travel beyond the site boundary.

3. 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 Way team at County Hall, Northallerton via 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 and proposals for altering the route.

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 NPPF.

2017/18352/VAR Application for variation to condition no 2 of planning permission referenced 63/2015/15547 granted 08/07/2015 to replace original drawing with Rev 1A dated 18.07.17 enabling the club to retain the refurbished access and storage compound off Brackenley Lane, Skipton Golf Club, Short Lee Lane, Skipton - Condition 2 of planning permission 63/2015/15547 shall be varied to allow the retention of the existing access and storage compound.

Conditions

1. **(Condition Deleted)** Condition 1 of 63/2015/15547 was a time condition, but as development has commenced it is no longer applicable.

2. **Condition Amended)** The permission relates to the following plans:

- "Rev 1A" received 28th July 2017.
- Details contained within "Report" received 22nd August 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 been subsequently approved following an application for a non-material amendment

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Craven District (Outside the Yorkshire Dales National Park Authority) Local Plan and the National Planning Policy Framework.

3. Prior to the first use of the development hereby approved, a scheme for the landscaping of the open areas of the site shall be submitted to and approved in writing by the Local Planning Authority. Any scheme submitted under the requirements of this condition shall include details of numbers, species and sizes of trees and shrubs to be planted and any arrangements for the future maintenance of the landscaped areas.

4. The landscaping scheme required by condition 3 above, shall be implemented during the first planting season following completion of the development hereby approved and shall thereafter be retained and maintained as such. Any trees or shrubs planted in accordance with this condition shall, in the event of their death within 5 years from their date of planting, be

replaced by similar specimens as soon as is practicably possible and no later than the end of the planting season following their death.

Reason (for 3 & 4): To ensure that the development is of attractive appearance in the interests of visual amenity and to accord with the NPPF.

5. (**Condition Deleted**) Condition 5 of 63/2015/15547 was a condition requiring details of changes to ground levels. This condition was discharged by virtue of permission 63/2015/16188.

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 NPPF.

Informative : This permission does not imply any approval for changes to or diversion of existing rights-of-way.

2017/18304/FUL Proposed 3no detached bungalows each with a detached garage (Resubmission of previously withdrawn application 42/2017/18075), Gallaber Barn, Gallaber, Long Preston, Skipton.

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 permission relates to the following plans:

- Drawing No. 01 Rev C "Proposed Site Plan" received 14th July 2017.
- Drawing No. 03 "Site Location Plan" received 14th July 2017.
- Drawing No. 04 "Proposed Floor Plan & Elevations Bungalow No 1" received 14th July 2017.
- Drawing No. 05 "Proposed Floor Plan & Elevations Bungalow No 2" received 14th July 2017.
- Drawing No. 06 "Proposed Floor Plan & Elevations Bungalow No 3" received 14th July 2017.
- Drawing No. 07 "Proposed Floor Plan & Elevations Detached Garage" received 14th July 2017.
- Drawing No. sss-7351 Rev A "Location Plan" received 14th July 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 been subsequently approved following an application for a non-material amendment.

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the extension shall be constructed in accordance with the materials detailed on the approved plans.

4. All new roof lights shall be of the 'Conservation' style recessed into, or installed flush with, the roof plane and constructed of metal painted to match the colour of the roof slates unless otherwise agreed in writing by the Local Planning Authority. Following their installation they shall thereafter be satisfactorily retained at all times.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no development consisting of the enlargement, improvement or other alteration of the dwellinghouse, nor the erection of any outbuildings, nor the erection or

installation of any walls, fences, gates or other means of enclosure within the curtilage of the dwellinghouses hereby approved with the prior written approval of the Local Planning Authority.

6. All areas to be used by vehicles shall be surfaced and laid out using the materials specified/in the manner shown on the approved details, before the dwellings hereby approved are first occupied. They shall thereafter be retained at all times solely for the parking and turning of vehicles in conjunction with the approved development and in order to allow vehicles access to and from the site.

Informatives

1. During construction there is a potential for noise nuisance to nearby neighbouring properties.

Operating times for construction shall be limited to:

- 8:00am to 6:00pm Monday to Friday
- 8:00am to 1:00pm Saturday
- No Sunday or Bank Holiday working.

2. The applicant needs to have regard to the BD8233:2104 Guidance on 'Sound Insulation and Noise Reduction for Buildings' which presents guideline noise levels for both inside and outside dwellings. The applicant shall adhere to the levels shown in the document.

3. The applicant shall identify all areas of the site and the site operations where dust may be generated and ensure that dust is controlled so as not to travel beyond the site boundary.

4. The applicant shall ensure that any topsoil brought on site is free from metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils as specified in BS 38822:2015 Specification for Topsoil.

At the request of the Local Planning Authority, details of the supplier(s) and confirmation on the source(s) of any topsoil material shall be supplied within 21 days of any request being received.

5. The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and County Planning Act 1990.

Applicants are advised to contact the County Council's Access and Public Rights of Way team at County Hall, Northallerton via 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.

6. 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 or Way team at County Hall, Northallerton via 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.

7. Notwithstanding the submitted plan, no works are to be undertaken which may create an obstruction, either permanent or temporary, to the route of the claimed Public Right of Way.

Applicants are advised to contact the County Council's Access and Public Rights or Way team at County Hall, Northallerton via 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 proposal for altering the route.

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 NPPF.

45/2017/18044 Application for non-material amendment of previously approved application 45/2016/17160) to alter the type of fixings for the glass safety screen. 38 High Street, Ingleton.

Conditions

The work has been completed and no additional conditions are necessary

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 NPPF. In particular the Council has engaged in pre-application discussions.

73/2017/17932 Proposed change of use of agricultural land to provide six holiday accommodation units including parking and turning area (revision to previously refused application referenced 73/2016/17134), Crowkeld Smallholding, Grange Lane, Kildwick.

Conditions

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

2. The approved plan comprises drawing No's

- P1723/001a Proposed Plans and elevations received by Craven District Council on the 5th September 2017.
- P1723/002a Proposed Sections received by Craven District Council on the 5th September 2017.
- P1723/004a Proposed Plans received by Craven District Council on the 20th March 2017.
- P1723/005a Proposed Location Plan received by Craven District Council on the 20th March 2017.

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

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 has 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 10 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- Provision to prevent surface water from the site 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 10m of the public highway shall not contain any loose materials that is capable of being drawn onto the existing or proposed public highway.

4. Prior to their first installation of the Shire pods on site details of the external materials and surface finishes shall be submitted and approved in writing by the Local Planning Authority and retained thereafter.
5. Prior to its first installation details of the design, nature, position and intensity of any external lighting to be provided as part of the development shall be submitted to, and approved in writing by, the Local Planning Authority. The approved lighting shall be installed in the approved positions and shall thereafter be satisfactorily retained at all times.
6. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the landscaping scheme for the site shown on drawing no. P1723/004a shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with the details shown on the approved plan. 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.
7. A scheme of hard landscaping works for the site shall be submitted to and approved in writing by the local planning authority. The details shall include: means of enclosure including construction of any walls/fencing, hard surfacing materials proposed; and an implementation programme;. All hard landscape works shall be carried out in accordance with the approved details.
8. Prior to the first use of the caravans full details of the refuse and recycling storage facilities have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved and retained for use at all times.
9. The 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 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.
10. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the Shire pods shall be constructed in accordance with approved drawing ref: P1723/001A. Only the approved Shire pods shall be used on the site, and no replacement, or variation of size, siting or appearance shall be undertaken. The development shall be carried out in accordance with the approved details.

Informatives

1. The applicant is advised to that the grant of this planning approval does not override the need to comply with the fire regulations for caravan site. Please contact the North Yorkshire Fire & Rescue Service for further information. Their address is Thurston Road, Northallerton, North Yorkshire, DL6 2ND (tel: 01609 780150).
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 Road and Private Streets 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.
3. Operating times for construction should be limited to:
 - 8am to 6pm Monday to Friday
 - 8am – 1pm Saturday
 - No Sunday or Bank Holiday working.

4. Existing Public Rights of Way on the site should remain unobstructed and available for use unless and until an application (whether temporary or permanent) under Sections 247 or 257 of the Town and Country Planning Act (or any other relevant legislation) is approved to allow the diversion or stopping up of any of these routes. Approval of any such application should be confirmed prior to the carrying out of any operations that would obstruct the use of the relevant Public Rights of Way.

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 NPPF.

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 .

(Note :Councillor Lis: did not take part in discussion of this item and abstained from voting as he had not attended the site visit.)

Conditions

1. The development hereby permitted shall not be begun not later than 9th December 2018.
2. This permission relates to the following plans:
 - 2015.041.101H received by the Local Planning Authority 8th September 2017.
 - 2015.041.103A received by the Local Planning Authority 3rd July 2017.
 - 2015.041.107B received by the Local Planning Authority 15th August 2017.
 - 2015.041.209B received by the Local Planning Authority 3rd July 2017.

The development shall be completed in accordance with the approved drawings except where conditions attached to this 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, samples of the proposed external materials and roofing materials (including stone, colour of render) to be used in the construction of the dwellings hereby approved shall be submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

4. No dwelling to which this planning permission relates shall be occupied until the boundary treatments have been constructed in accordance with the details shown on the approved site plan and retained thereafter.

5 All new windows and doors shall be of upvc construction in accordance with the approved plans. Once installed the windows and doors shall be retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

6. No barge boards, fascia boards or soffit boards shall be used in the carrying out of the development hereby approved and the roofs shall have slated verges.

7. The hard surfaces 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.

8. No surface water from the development shall be discharged into the foul sewerage system.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no new windows shall be fitted to the dwellings (other than those expressly authorised by this permission).

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no alterations,

extensions, outbuildings, fences, gates or walls shall be undertaken to the dwellings or within the curtilages of the dwellings (other than those expressly authorised by this permission).

11. Notwithstanding the provision of any Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) for the time being in force, the areas shown on Proposed Site Plan for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

12. Notwithstanding the provision of any Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) for the time being in force, the garage shall be retained for parking motor vehicles at all times and shall not be adapted to be used for any other purposes.

13. 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.
- 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 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.
- 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.

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 NPPF.

b. Delegated Matters

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

08/2017/18017 Conversion of former barn to three-bed dwelling - Approve with Conditions

18/2017/18014 Application to discharge part of condition 2 of planning permission 18/2015/15634 relating to the materials to be used in the construction of garden boundary walls – DOC satisfactory

48/2017/18038 Single storey extension to create larger lounge area and protect from excessive solar gain.- Approve with Conditions.

45/2017/18091 Installation of outdoor water play equipment to create a splash park in association with Ingleton Outdoor Swimming Pool including removal of existing trees, partial demolition and alteration of existing buildings, erection of new storage, pump room and changing room buildings and installation of associated hard landscaping and boundary treatments - Approve with Conditions

08/2017/18102 Conversion of underground reservoir to dwelling.- Refuse

22/2017/18103 Application for the variation of condition no. 2 of previous consent 22/2015/16389 to allow amendments to the design of the approved dwelling.- Approve with Conditions

62/2017/18110 Removal of prefab garage to allow addition of a 2 storey extension to North gable and to provide ground floor utility, shower and WC and living space with 2 bedrooms on first floor - Approve with Conditions

2017/18154/HH Extension of front (north east) gable as existing profile, extension of building to south east as existing profile, and erection of 2- storey extension to the rear (south west) Addition of 3 no. rooflights to existing roof (south west slope). Minor improvements to external works. - Refuse

2017/18159/FUL Amendment to previous approval ref APP/C2708/W/15/3004588 (21/2014/14583) for the construction of detached garage to serve plot 3 - Approve with Conditions

2017/18164/FUL Retrospective application for installation of two external air conditioning condensing units on west facing elevation of building - Approve with Conditions

2017/18168/OUT Outline application for the erection of agricultural worker's dwelling, all matters reserved with the exception of highways. - Approve with Conditions

2017/18193/HH Replacement of existing timber windows with white UPVC windows - Refuse

2017/18194/TCA T1 Rowan – Fell - Approve Tree Works in Conservation Area

2017/18264/HH Single storey side and two/single storey rear extensions including erection of detached garden room - Approve with Conditions

2017/18203/FUL Remove existing NatWest brand signage and ATM. Infill existing ATM aperture with stonework to best match existing. - Approve with Conditions

2017/18204/LBC Remove existing NatWest brand signage and ATM. Infill existing ATM aperture with stonework to best match –Approve with Conditions

2017/18208/HH Single storey side and rear extensions. (Re- submission of application reference 17/2016/16685) -Approve with Conditions

2017/18211/FUL Conversion of existing attached barn and garage to one dwellinghouse including: (i) first floor extension above garage and to rear of Smithy Cottage; and (ii) external alterations to existing buildings -Approve with Conditions

2017/18212/TPO Remove 2 no. Ash trees - Split Decision

2017/18216/VAR Retrospective application to vary condition no 2 (approved plans) of original planning consent reference 22/2015/15996 granted for the construction of detached garage.- Application Withdrawn

2017/18221/HH First floor side extension constructed over existing garage – Approve with Conditions

2017/18224/HH Erection of single storey outbuilding in rear garden - Approve with Conditions

2017/18260/FUL Change of use of existing retail floorspace and single storey side extension to form new cafe (use class A3) including formation of outdoor seating area for cafe and installation of new glazing to east and north facing elevations of building -Approve with Conditions

2017/18226/HH Amendment to previous approval 66/2017/17995 comprising of the repositioning of the two storey extension. -Approve with Conditions

2017/18229/VAR Application to remove condition 2 of planning permission 5/19/84 (holiday let occupancy restriction) to allow the property to be occupied as an unrestricted dwelling -Approve with Conditions

2017/18230/LBC Listed building consent to create new level access for public access to branch - Approve with Conditions

2017/18231/FUL Lowering existing stone threshold, install new internal ramp to provide level access into branch - Approve with Conditions

2017/18238/HH Two-storey rear extension with cellar and front entrance porch also the introduction of two windows at ground floor level and one window at first floor level to the gable end of the property.- Approve with Conditions

2017/18239/HH Single storey rear extension and construction of front porch.-Approve with Conditions

2017/18263/TPO Fell 1 no. Ash - Refuse Tree Work under TPO

2017/18247/TPO 1 no Beech & 1 no. Sycamore - Crown lift to 5m and thin crowns by 15%.- Approved Tree Work under TPO

2017/18249/TPOT3 Sycamore - Shorten 1 long limb over roof, T5 Sycamore - Remove 1 limb growing towards house, T6 Lime - Remove epicormic shoots, T9 Lime - Remove epicormic shoots and dead wood, T10 Lime - Remove dead wood, T11 Lime - Crown lift to 6m to remove long looping limbs, T12 Lime - Remove epicormic shoots, T13 Lime - Remove epicormic shoots and dead wood, T15 Sycamore - Remove epicormic shoots and 1 small limb over driveway. - Approved Tree Work under TPO

2017/18254/LBC Listed building consent to replace existing soft wood windows with composite windows of wood clad externally with aluminium. - Approve with Conditions

2017/18265/TPO Remove 19 no. trees. - Approved Tree Work under TPO

2017/18257/HH Replacement of windows. - Approve with Conditions

2017/18312/HH Construction of new front porch and rear extension, demolition of existing garage and construction of new detached double garage. - Approve with Conditions

2017/18266/FUL Change of use of building and land to sui- generis use to enable use for agricultural contracting and environmental conservation business. - Approve with Conditions

2017/18267/TPO T1, T3, T5, T6, T8, T9, T13 and G1 – Crown thin by 5%. T2 and T4 - Crown lift to 4m. T7, T10 and T12 - Fell. T11, T14 and T15 - Remove deadwood. G2 - 2 x Conifers - Fell. - Approved Tree Work under TPO

2017/18288/TCA Reduce 1 Silver Birch by 25 feet and 1 Silver Birch by 10 feet. - Approve Tree Works in Conservation Area

2017/18289/TCA 2 no. Crab Apple: Reduce in height by 20%, remove branches away from building, remove lower growth from the trunk of tree and crown lift by 10%. 1 no. Rowan: Remove branches away from street light & remove sucker from base of the tree. - Approve Tree Works in Conservation Area

2017/18272/FUL Alterations to Bank entrance to provide level access to include modifications of threshold, alterations to timber entrance doors, internal builderswork to form ramp arrangement and associated works. - Approve with Conditions

2017/18292/TPO Thin 1 no. Sycamore by 20% and draw back 2 no. Sycamore from the house. Remove 1 no. Elder. - Approved Tree Work under TPO

2017/18333/HH Single storey extension to porch to front elevation, and single storey extension to rear to form enlarged kitchen. - Approve with Conditions

2017/18274/ADV One internally 'halo' illuminated fascia sign, one externally illuminated projecting sign and one non-illuminated wall mounted aluminium panel. Approve with Conditions

2017/18275/FUL Replacement of windows and external doors. - Approve with Conditions

2017/18276/FUL Replacement of windows and external doors. - Approve with Conditions

2017/18277/TCA Fell 1 no. Leylandii. Reduce height of crown to 1 no. Birch by 20-25%. - Approve Tree Works in Conservation Area

2017/18278/HH Proposed garage extension. - Approve with Conditions

2017/18280/CND Application to discharge condition no 5 (materials) of previously approved application 72/2016/16636. - DOC satisfactory

2017/18293/TCA Remove 1 no. Conifer and 1 no. Holly - Approve Tree Works in Conservation Area

2017/18294/TCA Fell 1 no. Ash. - Approve Tree Works in Conservation Area

2017/18285/HH Three storey extension to existing dwelling. - Approve with Conditions

2017/18287/CND Application to discharge condition no 5 and 6 of planning permission 65/2017/17921. – DOC satisfactory

2017/18295/TCA T1 Sycamore, T2 Ash and T3 Sycamore - Remove all trees. - Approve Tree Works in Conservation Area

2017/18290/FUL Installation of replacement gates. - Approve with Conditions

2017/18296/TCA Prune 2 no. Trees close to floodlights on the bowling green boundary. - Approve Tree Works in Conservation Area

2017/18299/NMA Application for non-material amendment to original planning permission referenced 73/2016/16782 for: 1) addition of steps to rear garden from approved balcony incorporating lockable storage area and 2) removal of sawn stone string course. - Non-material amendment approved

2017/18315/TCA Fell 2 no. Evergreen trees and 1 no. Cherry. - Approve Tree Works in Conservation Area

2017/18317/TCA T1 Sycamore-Cut back branches overhanging the boundary and crown reduce by 30%. T2 Sycamore -Reduce the number of trunks from 6 to 1, cut back overhanging branches and crown reduce by 30% , T3 & T4 Sycamore- Cut back overhanging branches and crown reduce by 30%. - Application Withdrawn

2017/18307/HH Construction of first floor rear extension over kitchen Refuse

2017/18309/TCA Fell 1 no. Hawthorn Approve Tree Works in Conservation Area

2017/18310/CPL Proposed certificate of lawful development for the construction of a single storey extension in place of an existing conservatory at the rear of the dwellinghouse. - Permission Not Required

2017/18368/LBC Installation of canopy with 5 no. steel column supports to rear of building. - Approve with Conditions

2017/18371/HH Proposed 2 storey extension to form ground floor kitchen/dining room with separate utility and WC. First floor comprising master bedroom with en-suite bathroom. Proposed detached garage in front garden to replace existing detached garage. - Approve with Conditions

2017/18323/TCA Remove lowest limb on 1 no. Copper Beech. - Approve Tree Works in Conservation Area

2017/18357/TCA Crown reduction of 3 no. Birch and 1 no. Cherry. - Approve Tree Works in Conservation Area

2017/18334/CND Application to discharge conditions 4 & 5 of application 21/2017/17854. - DOC satisfactory

2017/18358/TCA 1 no. Copper beech - Crown reduction by 2 metres and a crown lift to 5 metres. Approve Tree Works in Conservation Area

2017/18385/COU Change of use of first floor from residential to taxi booking office to be operated by phone only (Resubmission of refused application 66/2017/18120) - Retrospective application - Refuse

2017/18359/TCA 1 no. Oak- Crown reduction by up to 1.5 metres and a crown lift to 5 metres above the road. - Approve Tree Works in Conservation Area

2017/18360/TCA T1 Fir - Crown reduction by 20%. - Approve Tree Works in Conservation Area

2017/18362/TCA Crown lift, remove deadwood and crown thin 1 no. Cherry. Crown lift 1 no. Cherry to 4 metres. - Approve Tree Works in Conservation Area

2017/18363/TCA Remove 1 no. Cherry, Crown lift 3 no. Cherry to 2.5 metres above ground level and thin by 10%. -Approve Tree Works in Conservation Area

2017/18366/CND Application to discharge conditions 3, 4, 5 and 6 of planning permission 56/2017/18086. DOC Satisfactory

2017/18401/TCA Remove 2 no. Conifers, 1 no. Pine and 1 no. London Plane. Prune 1 no. Magnolia and 1 no. Cherry. - Approve Tree Works in Conservation Area

2017/18402/TCA Remove 1 no. Holly. Prune 2 no. Holly trees. - Approve Tree Works in Conservation Area

2017/18446/NMA Non material amendment to original planning consent reference 63/2016/17615 to change the front elevation window detail from 2 mullions to 1 mullion. - Approve with Conditions

2017/18418/PNAG Agricultural storage PN Process. - Not Applicable

2017/18420/NMA Non material amendment to planning consent reference 08/2016/17364 for alteration to material proposed for folding doors, addition of 3 no roof lights to extension roof, and a reduction in width by 400mm of the single storey extension. - Non-material amendment approved

Minutes for Decision

- None -

Chairman.