

## **PLANNING COMMITTEE**

23<sup>rd</sup> October 2017

**Present** – The Chairman (Councillor Sutcliffe) and Councillors Baxandall, Brockbank, Harbron, Heseltine, Hull, Morrell, Rose, Shuttleworth and Thompson.

**Officers** – Legal Services Manager, Development Control Manager, Principal Planning Officer, Planning Enforcement Team Leader, Planning Officer, Planning Assistant and Committee Officer.

Ward Representatives : Councillors Barrett (Application 32/2017/18104) and Solloway (Application 2017/18282/FUL).

Apologies for absence were received from Councillors Lis and Place.

Start: 1.35pm

Finish: 6.00pm

Councillor Harbron left the meeting at 4.30pm.

Councillor Baxandall left the meeting at 5.38pm

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

The minutes of the Committee's meeting held on 25<sup>th</sup> September 2017 were confirmed and signed by the Chairman.

### **Minutes for Report**

PL.843

#### **PUBLIC PARTICIPATION**

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

Application 32/2017/18104 : Ms A Roland (for Glusburn and Cross Hills Parish Council)

: Ms J Spauls (objector / for objectors)

: Mr J Steel (for the applicant)

Application 17/2017/18073 : Mr R Pringle (objector)

: Ms L Lundberg (for the applicant)

Application 2017/18282/FUL : Mr G Simpson (objector / for objectors)

: Ms L Leyland (for the applicant)

Application 2017/18377/FUL : Mr B Sanderson (objector )

: Mr I Halton (for the applicant)

PL.844

#### **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

08/2017/18023 Outline application for detached dwelling with appearance, landscaping and layout reserved, 8 Lakeber Drive, High Bentham – Refused.

11/2016/17378 Application to discharge conditions 3, 8 and 11 of original planning consent reference 11/2015/16057, Heath Lea, Skipton Road, Bradley - Satisfactory discharge of conditions.

30/2017/18036 Change of use of agricultural land to provide extension to private garden including extension of existing outbuilding, 42 Eshton Road, Gargrave - Approved with conditions.

32/2016/17650 Demolition of existing buildings. Retain Estate Agents. 2 and 3 storey extensions providing 5 no. 2 bed flats and 2 no. 1 bed flats. Works to create 6 no. retail units. Alterations to create 7 no. 2 bed maisonettes. New vehicular and pedestrian access. Provision of 13 no. car park spaces. (Resubmission of withdrawn application 32/2016/16668), 19 - 25 Main Street, Cross Hills - Approved with conditions.

32/2017/18030 Revised description: Application to discharge condition nos 3, 4 and 5 of original planning consent reference 32/2015/16220, 22, 24 and 26 Burnroyd Avenue, Cross Hills - Satisfactory discharge of conditions.

62/2017/18048 Application to discharge condition nos 3 and 5 of original planning consent reference 62/2014/14929, land to south of Ingfield Lane, Settle - Approved no conditions.

65/2017/18028 Application to vary condition no 2 of original planning consent reference 62/2016/17014 to reduce the car park lighting to a lower level consistent with the existing farm shop car park, also improved level of lighting along the footpath for safety reasons, Keelham Farm Shops Ltd, Gargrave Road, Skipton - Approved with conditions.

72/2017/17790 Proposed modification to Section 106 Agreement relating to planning application 5/72/112 / 72/2000/278 (amendment to wording of agricultural occupancy restriction), Church Lane Farm, Wigglesworth - Approved with conditions.

2017/18188/FUL Conversion and extension of former granary, stables and outbuildings to provide three-bed dwellinghouse with access road, parking and turning areas, The Granary, Hellifield Peel Park, Hellifield - Application withdrawn.

2017/18147/HH Erection of detached double garage, Higher Stone Head Farm, Cowling - Approved with conditions.

2017/18189/FUL Erection of agricultural building, Swinden Moor Head Farm, Mill Lane, Hellifield - Approved with conditions.

2017/18206/FUL Installation of a single 17.8m to tip KW6 wind turbine with associated infrastructure, Oak Tree House, Oak Tree Farm, Low Bentham - Approved with conditions.

2017/18156/CND Application to discharge condition 9 (Arboricultural Method Statement) of previously approved application (11/2015/16325), Unit 3 Enterprise Way, Airedale Business Centre Skipton - Satisfactory discharge of conditions.

2017/18161/VAR Application to vary condition 2 (revised internal arrangement, revised window and door positions), condition 5 (window and door colours) and condition 7 (velux roof lights) of previously approved application 08/2012/12855, Redundant Water Treatment Works Building, Mewith Lane, Bentham - Approved with conditions.

2017/18170/FUL Barn conversion with new standalone garage, The Barn, Peel Green, Hellifield - Approved with conditions.

2017/18176/FUL Construction of detached dwellinghouse and detached double garage with associated turning and parking areas, land west of The Maltings, Carr Head Lane, Cowling - Refused.

2017/18177/HH Two storey side extension and construction of single storey detached garage, 2 Old Hall Croft, Gargrave - Refused.

2017/18235/CND Application to discharge condition no.s 4, 5, 6, 7 and 8 of original planning consent reference 22/2016/17178, Barn, Fleet Farm, Park Lane, Cowling - Satisfactory discharge of conditions.

2017/18184/LBC Listed building consent for replacement of the existing fire alarm system, The Skipton Academy, Gargrave Road, Skipton - Approved with conditions.

2017/18192/FUL Engineering operations including importation of inert material and topsoil to allow re-profiling of agricultural land to prevent further subsidence of roadside wall and improvements/renewal of drainage, land north west of Royd House, Crosshills Road, Cononley - Approved with conditions.

2017/18198/FUL Change of use of land to form ménage, land north of The Grange, Elslack Road to Elslack Hall, Elslack - Approved with conditions.

2017/18220/CND Application to discharge condition no. 3 of original listed building consent reference 21/2016/17292, Kings House, Crosshills Road, Cononley - Satisfactory discharge of conditions.

2017/18225/HH Provision of lean-to extension to rear of property, 4 West Road, Carleton - Approved with conditions.

2017/18232/HH Formation of a single storey double garage, Glenside House, Glenside, Carleton Lane, Carleton - Approved with conditions.

2017/18273/FUL Addition to existing playground access steps of access pathway. Extension to existing steps and access pathway for playground and classroom access, South Craven School, Holme Lane, Cross Hills - Approved with conditions.

2017/18328/HH Replacement of windows and doors, Lodge Bank Cottage, Westhouse - Approved with conditions.

2017/18341/FUL Erection of a new building for mixed use of stabling, livestock, feed and machinery storage, Gasker, Lawkland - Application withdrawn.

2017/18343/HH Two storey side extension and full width rear box dormer, 42 Manse Way, Sutton-in-Craven – Refused.

2017/18311/HH Construction of single storey rear extension, plus removal of original roof light, and provision of velux window on roof, 7 Halsteads Terrace, Duke Street, Settle - Approved with conditions.

2017/18324/FUL Change of use of existing office to provide residential annex including insertion of new door and window openings and conversion of existing detached agricultural building to form replacement office (use class B1), Salt Pot Barn, Binns Lane, Glusburn - Approved with conditions.

2017/18369/FUL Erection of gates to safeguard students and staff as per Ofsted requirements, Ermysteds Grammar School, Gargrave Road, Skipton - Approved with conditions.

2017/18370/LBC Erection of gates to safeguard students and staff as per Ofsted requirements, Ermysteds Grammar School, Gargrave Road, Skipton - Approved with conditions.

2017/18378/ADV Application for fascia sign, Snaygill Industrial Estate, Keighley Road, Skipton - Approved with conditions.

2017/18329/HH Construction of single storey rear extension, 7 Park Wood Drive, Skipton - Approved with conditions.

2017/18372/COU Change of use of shop to holiday let cottage, Wash House, rear of 37 Otley Street, Skipton - Approved with conditions.

2017/18331/HH Proposed single storey extension, Danemoor, West Lane, Sutton-in-Craven - Approved with conditions.

2017/18336/CND Discharge of condition no 5 of planning permission referenced 73/2017/18060 relating to the landscape design, Grange Cottage, Kildwick - Satisfactory discharge of conditions.

2017/18337/FUL Change of use of existing former cottage/store and toilet to form a three bedroom holiday cottage, Hare and Hounds Inn, Dale End, Lothersdale - Approved with conditions.

2017/18338/FUL Change of use of agricultural land to residential and siting of garage, The Old Shippon, Long Hill End, Cowling - Application withdrawn.

2017/18348/HH Construction of single storey side extension to existing dwelling, Little Barn, Back Lane, Giggleswick - Approved with conditions.

2017/18349/OUT Outline application for a residential development of up to 28 dwellings (access applied for with all other matters reserved), land off, Lothersdale Road, Glusburn - Application withdrawn.

2017/18356/HH Demolition of the existing garage and lean-to and erection of a new garage and workshop, Langdale House, Lothersdale - Approved with conditions.

2017/18392/HH Erection of single storey conservatory to rear of property, 19 Lords Close, Giggleswick - Application withdrawn.

2017/18361/FUL Proposed repair works to the bankside of the Long Dam Watercourse, bankside of the Long Dam Watercourse, Skipton Castle Woods, Skipton - Approved with conditions.

2017/18367/FUL Refurbishment of existing retail premises including re-roofing and alterations to shop frontage, 7 Duke Street, Settle - Approved with conditions.

2017/18373/FUL Replacement of all windows and external doors, 2-8 (Even) Jenny Gill Crescent, Skipton - Approved with conditions.

2017/18374/FUL Replacement of all windows and external doors, 16 - 22 (Even), 24 - 30(Even) 32-38 (Even) and 40-46 (Even) Jenny Gill Crescent, Skipton - Approved with conditions.

2017/18383/COU Change of use of an existing retail unit (A1 Use) to a retail unit and cafe (A1 and A3 Use), 44 Sheep Street, Skipton - Approved with conditions.

2017/18391/PNCOU Prior notification for change of use of agricultural building to dwellinghouse with associated building operations under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015, Bottom Barn, Nappa Manor Farm, Hellifield - Prior notification approved.

2017/18406/HH Construction of front porch, 2 Crag View, Cononley - Approved with conditions.

2017/18403/TPO Various woodland management works to trees under TPO Ref 114 1997 W1 (Woodland comprising several trees of various species), Coulthurst Lodge, Mark House Lane Gargrave - Approved with conditions.

2017/18415/COU Change of use of ground floor premises from shop (use class A1) to a cafe (use class A3) and use of first floor of building as children's indoor play area (use class D2) with dining

room and internal access to adjoining restaurant (3-5 Albert Street), Cinderellas Bridal Shop, 18 - 20 Coach Street, Skipton - Application withdrawn.

2017/18398/LBC Revised proposals for a new sunroom/conservatory extension (previously approved application 18/2016/17527), Crooklands, Old Road (West), Ingleton - Approved with conditions.

2017/18404/TCA T1 Sycamore - 30% crown reduction, Bank Top Barn, Coniston Cold - Approved tree works in conservation area.

2017/18408/ADV Rebranding of external signage comprising 10 no. illuminated signs to include 2 x motif boxes, 1 x totem, canopy signs and car wash signs and 1 no. non illuminated letters, W M Morrison Supermarkets Plc, Broughton Road, Skipton - Approved with conditions.

2017/18412/PNCOU Change of use of agricultural building to a dwellinghouse with associated curtilage and installation of sewage treatment plant, Barn at Lund Farm, Westhouse, Ingleton – Prior notification refused, application required.

2017/18426/TCA T1 Ash. Fell the tree leaving a 3m monolith (re-pollard), 18 Crag View, Cononley - Approved tree works in conservation area.

2017/18424/TPO Fell 1 no. Sycamore (T138 of TPO 2 1971), roadside on Low Lane north of junction with Shires Lane, Embsay - Approved tree work under tree preservation order.

2017/18429/TCA Remove 1 no. silver birch, T'owd Smithy, Main Street, Low Bradley - Approved tree works in conservation area.

2017/18430/TPO Prune branches to clear telephone wires by 2m of Beech Tree protected by TPO 253 2017, The Beeches, 10 The Green, Hellifield - Approved tree work under tree preservation order.

2017/18432/TCA Remove 1 Ash, Holly and Ivy, 1 Copper Beech, 1 dead tree, Church of Holy Ascension, Church Street, Settle - Approved tree works in conservation area.

2017/18433/PNAG Livestock building (Prior Approval Notification), field adjacent Strikes Lane, Ellers Road, Sutton in Craven – Prior notification refused, application required.

2017/18436/TCA T1 sycamore, fell tree, Rose Cottage, Moor Lane, Halton East - Approved tree works in conservation area.

2017/18442/NMA Non-material amendment to planning permission 49/2016/17124 for alterations to window arrangement on rear (west) and side (north) facing elevations of barn and omission of 4 roof lights to west facing roof plane, Lawkland Green Farm, Lawkland - Approve with Conditions

2017/18444/TPO T1 Sycamore. Prune back by 1 metre the 2 or 3 branches overhanging garage, The Wilderness, off Shortbank Road, Skipton - Approved tree work under tree preservation order.

2017/18445/PDHH Proposed demolition of existing attached projection and garage to allow for single storey extension measuring 5.960m beyond the rear wall; 3.700m in height from ground level; 2.850m in height to eaves from ground level (Prior Approval Notification), 4 Regent Avenue Skipton – Prior approval not required.

2017/18451/CND Discharge of condition 6 of listed building consent 69/2016/17252 relating to the pointing, Nuttercote Cottage, Church Road, Thornton in Craven - Satisfactory discharge of conditions.

2017/18457/CND Application to discharge condition no. 3 (materials) of planning approval referenced 32/2015/15507 relating to stone walling; roofing material; render; window frames; doors and rainwater goods. All samples on site, land adjacent to Lingah Farm, Baxter Wood, Glusburn - Satisfactory discharge of conditions.

2017/18482/PNAG Extension for dry feed storage (tipped dry straw), Marton Hall Farm, Thornton Road, West Marton - Prior approval not required.

2017/18498/CPL Certificate of proposed lawful development for a single storey rear extension within permitted development requirements, Carregarth, High Croft Way, Farnhill - Approved certificate of lawful development.

2017/18504/TCA T1 - Apple - Prune reduce in height by 1 metre and 1.5 metre off spread - no more than 25% of canopy to be removed, 11 Duke Street, Burton in Lonsdale - Approved tree works in conservation area.

2017/18528/PDHH Conservatory to the rear measuring 4 metres beyond the rear wall, 4 metres in height externally from natural ground level and 3 metres in height at the eaves externally from natural ground level, 9 Meadow Croft, Cononley – Prior approval not required.

2017/18538/NMA Application for non-material amendment to previous app (18/2017/17837), Sunart Cross Haw Lane, Clapham - Application withdrawn.

2017/18545/CND Application to discharge condition 3 of planning permission 15/2017/18123, The Cross, 3 High Street, Burton In Lonsdale - Satisfactory discharge of conditions.

## **b. Applications**

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

### **Permission Granted**

**17/2017/18073 Erection of four detached dwellings and B1 office space, Carla Beck Farm, Carla Beck Lane, Carleton.**

#### Conditions

##### Time Limit for Commencement

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

##### Approved Plans

2. The approved plan comprises drawing No's

- Ancillary Building Floor and Elevation Plan received by Craven District Council 15<sup>th</sup> June 2017.
- Plot 4 Garage Floor and Elevation Plan received by Craven District Council 15th June 2017.
- Plot 4 House type Elevation Plan received by Craven District Council 15th June 2017.
- Plot 4 House type Floor Plan received by Craven District Council 15th June 2017.
- Plot 3 House type Elevation Plan received by Craven District Council 15th June 2017.

- Plot 3 House type Floor Plan received by Craven District Council 15th June 2017.
- Plot 2 House type Elevation Plan received by Craven District Council 15th June 2017.
- Plot 2 House type Floor Plan received by Craven District Council 15th June 2017.
- Plot 1 House type Elevation Plan received by Craven District Council 15th June 2017.
- Plot 1 House type Floor Plan received by Craven District Council 15th June 2017.
- Proposed Site Plan received by Craven District Council 15th June 2017.
- Location Plan received by Craven District Council 15th June 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.

#### Before Development Commences

3. No development approved by this permission shall be commenced until the Local Planning Authority in consultation with the Internal Drainage Board has approved a Scheme for the provision of surface water drainage works. Any such Scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into use. The following criteria should be considered:

- Any proposal to discharge surface water to a watercourse from the redevelopment of a brownfield site should first establish the extent of any existing discharge to that watercourse.
- Peak run-off from a brownfield site should be attenuated to 70% of any existing discharge rate (existing rate taken as 140lit/sec/ha or the established rate whichever is the lesser for the connected impermeable area).
- Discharge from "greenfield sites" taken as 1.4 lit/sec/ha (1:1yr storm).
- Storage volume should accommodate a 1:30 yr event with no surface flooding and no overland discharge off the site in a 1:100yr event.
- A 20% allowance for climate change should be included in all calculations.
- A range of durations should be used to establish the worst-case scenario.
- The suitability of soakaways, as a means of surface water disposal, should be ascertained in accordance with BRE Digest 365 or other approved methodology.

4. No development approved by this permission shall be commenced until a Scheme for the provision, implementation and maintenance of a regulation system has been approved by and implemented to the reasonable satisfaction of the Local Planning Authority in consultation with the Internal Drainage Board for any surface water and foul discharges. The rate of discharge would not be expected to exceed that of a "greenfield site".

5. Prior to commencement of development, a detailed scheme for the foul water drainage of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of any new building.

6. Prior to any site activity commencing in association with the development, barrier fencing shall be erected for the protection of tree (T11) adjacent to the site in compliance with BS 5837 (2012) Trees in Relation to Construction – Recommendations. Within this fenced area no development, vehicle manoeuvring, storage of materials or plant or removal or addition of soil may take place. The fencing shall not be moved in part or wholly without the written agreement

of the Local Planning Authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.

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

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

- The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- Any gates or barriers shall be erected a minimum distance of 6 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 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.

There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 70 metres measured along centre line of the major road Carla Beck Lane from a point measured 2 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres or height. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

8. Development shall not commence until a scheme detailing provision for onsite parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

#### During Building Works

9. A detailed scheme for soft landscaping, including the planting of trees and/or shrubs shall be submitted to the Local Planning Authority as part of the submission of reserved matters; such scheme shall specify types and species, a programme of planting and the timing of implementation of the scheme, including any earthworks required. The approved scheme of landscaping shall be carried out in the first planting season following the first use of the development. Any trees or plants that within a period of 5 years die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar species (unless otherwise agreed in writing with the Local Planning Authority).

10. All of the internal and external site boundaries shall be enclosed in accordance with the details shown on the approved site layout plan. The approved boundary treatments for each dwelling shall be completed prior to the occupation of the dwellings, and all of the approved boundary treatments shall be completed prior to the occupation of the last dwelling on the site.



11. Foul and surface water shall be drained on separate systems.

12. 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: car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; proposed and existing functional services above and below ground; and an implementation programme. All hard landscape works shall be carried out in accordance with the approved details.

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

14. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans Plot 1, 2, 3 and 4 house elevations, Plot 4 garage and proposed ancillary building.

#### Ongoing Conditions

15. No excavation or grading shall be undertaken within the Root Protection Area without the prior approval of the Local Planning Authority.

16. 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 Design and Access Statement 6.0 Proposed Site Plan for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

17. 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

With regard to conditions above please note that it will be necessary to submit a formal application to discharge the conditions. Any samples of materials that require approval should be made available for inspection either on the site or another suitable location and not brought to or delivered to the Council Offices unless specific arrangements to do so have been made with the relevant planning case officer.

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

The 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 Country Planning Act 1990. Applicants are advised to contact the County Council's Access and Public Rights of team at Country Hall, Northallerton via [paths@northyorks.gov.uk](mailto:paths@northyorks.gov.uk) to obtain up-to-date information regarding the line of the route of the

way. The applicant should discuss with the Highway Authority any proposals for altering the route.

In imposing conditions above relating to highways 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.

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

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

The applicant is advised that the removal of any potential asbestos containing materials present on site should be 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.

The applicant is advised it is the responsibility of the developer to 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 3882: 2015 Specification for Topsoil. Supplier(s) details and confirmation on the source(s) of any topsoil materials brought on site should be made available for inspection at the request of the Council's Environmental Health Department

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. (\*)

(With the exception of Councillor Baxandall all Members present indicated that they had received lobbying against the above application.)

**32/2017/18104 Outline application with some matters reserved for construction of five detached houses (access, appearance, layout and scale under consideration), land at Ling Haw Hill/Brow Top, Cononley Road, Cross Hills.**

Conditions

Time Limit for Commencement

1. The. No development shall commence until approval of the details of the landscaping (hereinafter called "the reserved matters") has been obtained from the Local Planning Authority in writing. An application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Approved Plans

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

- 201 Rev G received by Craven District Council on 18<sup>th</sup> July 2017,
- 203 Rev C received by Craven District Council on 18<sup>th</sup> July 2017,
- 204 received by Craven District Council on 9<sup>th</sup> May 2017,
- 205 received by Craven District Council on 9<sup>th</sup> May 2017,
- 206 received by Craven District Council on 9<sup>th</sup> May 2017,
- 207 received by Craven District Council on 9<sup>th</sup> May 2017,
- 208 received by Craven District Council on 9<sup>th</sup> May 2017,
- 209 Rev C received by Craven District Council on 18<sup>th</sup> July 2017
- Arboricultural report at Brow Top and Appendix 6: Tree Constraints Plan by JCA Limited received by Craven District Council on 11<sup>th</sup> 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 subsequently been approved following an application for a non-material amendment.

#### Before Commence Development

3. No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the Local Planning Authority. If disposal is to public surface water sewer evidence shall be submitted to and approved by the Local Planning Authority that drainage via soakaway and/or watercourse are not practical. Furthermore, unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to completion of the approved surface water drainage works.

4. 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 1:1250 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 structure 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 in consultation with the Highway Authority.

Informative: In imposing the condition 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.

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 or 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. 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 materials on the site in connection with the construction of the access road or buildings(s) or other works until

a. The details of the following off site required highway improvements works have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority:

b. An independent Stage 2 Road Safety Audit for the agreed off site highway works has been carried out in accordance with HD19/03 – Road Safety Audit or any superseding regulations and the recommendations of the Audit have been addressed in the proposed works.

c. The developer's programme for the completion of the proposed works has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. The required highway improvements shall include

- provision of tactile paving and
- provision of visibility splays, widening of footway (to 1.5m) past "Brow Head".

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

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

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

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

9. Before any development takes place barrier fencing shall be erected in compliance with BS 5837 (2012) 'Trees in Relation to Construction – Recommendations' in accordance with details which shall have first been submitted to the Local Planning Authority (based on the findings of 'Arboricultural Report at Brow Top and Appendix 6: Tree Constraints Plan by JCA Limited received by Craven District Council on 11<sup>th</sup> July 2017, and any subsequent tree reports that may be undertaken). Within the fenced area no development, vehicle manoeuvring, storage of materials or plant or removal or addition of soil may take place. The fencing shall not be moved in part or wholly without the written agreement of the Local Planning Authority and shall remain in place until completion of all development works and removal of site vehicles, machinery and materials in connection with the development.

### During Building Works

10. Prior to their first use all building facing materials, roofing and finishes, 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.

11. All new windows and doors shall be set in a minimum external reveal of 100mm.

12. No barge boards, fascia boards or soffit boards shall be used in the carrying out of the development hereby approved.

13. No building or other obstruction including landscape features shall be located over or within 3.0 metres either side of the centre line of the 4" water main i.e. a protected strip width of 6 metres, that crosses the site. If the required stand-off distance is to be achieved via diversion or closure of the pipe, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have undertaken.

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

15. Other than for the purposes of creating the temporary access no vehicles shall be allowed onto the construction site. Once created no vehicles shall access the site except via the approved temporary access as shown on the approved plans. The access shall be constructed in accordance with details approved in writing by the Local Planning Authority in consultation with the Highway Authority for a minimum distance of 15 metres into the site. Any damage to the existing adopted highway occurring during use of the access until the completion of all the permanent works shall be repaired immediately. Before the development is first brought into use the highway verge/footway shall be fully reinstated in accordance with the scheme approved in writing by the Local Planning Authority.

Informative : These works may include replacing carriageway, kerbs, footways, cycleways and verges to the proper line and level. 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 local office of the Highway Authority will also be pleased to provide the detailed construction specification referred to in this condition.

16. 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.

17. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 60 metres northerly and 35 metres southerly measured along both channel lines of the major road Cononley Road, Crosshills from a point measured 2 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Informative : An explanation of the terms used above is available from the Highway Authority.

18. 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 despoiting 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.

19. During construction works there shall be no

- Light Goods Vehicles exceeding 3.5 tonnes
- Medium Goods Vehicles up to 7.5 tonnes
- Heavy Goods Vehicles exceeding 7.5 tonnes permitted to arrive, depart, be loaded or unloaded on Sunday or a Bank Holiday nor at any time, except between the hours of 07.30 to 17:00 on Mondays to Fridays and 07:30 to 13:00 on Saturdays.

Informative : There is a 4" water main located within the site boundary and diversion works must be completed prior to any works on the affected area of site commencing, and the developer must agree a legal deed of easement with Yorkshire Water prior to the diversion of the water main, to ensure unobstructed access is maintained. For further information regarding a diversion the developer should contact [Tech\\_Support.Engineer\\_West@yorkshirewater.co.uk](mailto:Tech_Support.Engineer_West@yorkshirewater.co.uk)

Before the Development is Occupied

20. 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 completed.

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

Informative : An explanation of the terms used above available from the Highway Authority.

Ongoing Conditions

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking or re-enacting that Order) no development consisting of the enlargement, improvement or other alteration of the dwellinghouse nor the erection of any garages or ancillary buildings, nor the erection of boundary walls or fences, shall be carried out without the prior written permission of the Local Planning Authority.

23. 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 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 Country 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](mailto:paths@northyorks.gov.uk) to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

2. 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 construction should be limited to:

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

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

- engaged in pre-application discussions
- requested amended design approaches / information to address the planning issues which have arisen in relation to dealing with this application
- accepted additional information / changes to the scheme post validation
- advised the applicant / agent with respect to the reasons why the application cannot be supported in its current form and provided advice with respect to a resubmission. (\*)

Note : On being put to the vote a motion to refuse the above application was tied, the Chairman declined to use his casting vote, the motion was therefore neither carried or lost.

**2017/18332/FUL Erection of a bungalow to provide suitable accommodation for a disabled child, land adjacent to Stockbridge Laithe, Colne and Broughton Road, Thornton in Craven.**

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. This permission relates to the following plans:

- Drawing no. 3283/101a – Proposed floor plan (amended plan received 31 August 2017).
- Drawing no. 3283/102a – Proposed elevations (amended plan received 31 August 2017).
- Drawing no. 3283/104a – Site plan (amended plan received 5 September 2017).
- Drawing no. 3283/105 – Section A (amended plan received 5 September 2017).

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Before Development Commences



3. Notwithstanding any description of materials in the application, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the dwelling 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.

4. Notwithstanding any details shown on the approved plans, 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 the dwelling hereby approved is first occupied, and shall be retained as such thereafter.

#### During Building Works

5. Unless Notwithstanding any details shown on the approved plans, within 3 months of development first taking place details of the siting, height, design, materials and finish of all boundary treatments to the site (including any retaining walls) 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 the dwelling hereby approved is first occupied, and shall be retained as such thereafter.

6. Within 3 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 dwelling is first occupied 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

7. The two car parking spaces and vehicle manoeuvring areas shown on drawing no. 3283/104a shall be constructed and made available for use before the dwelling is first occupied, and shall be retained as such thereafter.

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.

**2017/18325/VAR Application for variation to condition no. 3 of planning reference 62/2015/15606 granted 10/06/2015 to allow 1 no. additional window in the ground floor gable of Plot 4 and 1 no. additional window in the ground floor gable of Plot 3, Town Head Way Settle**

#### Conditions

1. This permission relates to the following plans:

- 1411-102(P) Rev B 'General Arrangement Planning Information Proposed House Types – Plans and Elevations' received by Craven District Council on 20/07/17.

- 1411-906 received by Craven District Council on 18/09/17.

Except as provided for by other conditions to this permission, the development shall be carried out in accordance with the approved drawings.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no windows or other openings, other than those expressly authorised by this permission, shall be inserted at any time in the eastern or western elevations of plots 3 or 4 hereby approved.

3. Prior to the first residential use of the site both the northern and southern accesses to the site shall be completed and signage erected on site, in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority, indicating a one way system with access to the site from the southern access and egress from the northern access. The signage shall be retained on site in accordance with the approved details thereafter.

4. The development hereby permitted shall be drained on separate surface and foul water systems.

5. 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 Drawing no. 1411-906 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) 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 garages or ancillary buildings, nor the erection of boundary walls or fences, shall be carried out without the prior written permission of the Local Planning Authority.

7. The approved landscape planting scheme shall be implemented in the first planting season following completion of the development or first occupation/use, whichever is the soonest, and shall be maintained thereafter for a period of not less than 5 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. The replacement tree or shrub must be of similar size to that originally 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. (\*)

**2017/18282/FUL Construction of 5 no. dwellings and associated works, Merritt and Fryers Firth Street Works, Firth Street, Skipton.**

Conditions

Time Limit for Commencement

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

Approved Plans

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

- AL-00-001 P2 – Location plan received by the Local Planning Authority on 7<sup>th</sup> July 2017.
- AL-00-002 P4 – Site levels plan received by the Local Planning Authority on 14<sup>th</sup> September 2017.
- AL-20-001 P3 – Site plan received by the Local Planning Authority on 14<sup>th</sup> September 2017.
- AE-20-001 P2 – Proposed Elevations received by the Local Planning Authority on 14<sup>th</sup> September 2017.
- AL-20-003 P2 – Proposed plan received by the Local Planning Authority on 14<sup>th</sup> September 2017.
- AS-20-001 P3 – Site plan received by the Local Planning Authority on 14<sup>th</sup> September 2017.
- 11373-L01 - General arrangement received by the Local Planning Authority on 14<sup>th</sup> September 2017.
- 11373-L02 – Soft Landscaping received by the Local Planning Authority on 14<sup>th</sup> September 2017.
- 11373-L03 – Hard Landscaping received by the Local Planning Authority on 14<sup>th</sup> September 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.

#### Before Development Commences

3. A structural report shall be submitted to and approved in writing to the Local Planning Authority. The Structural Report shall provide details to demonstrate that the loading of the development shall not result in additional loads over what the wall can support (calculations may be necessary).

4. The Phase II Intrusive Site Investigation report shall be prepared in accordance with current best practice.

- 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.

- 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.

- 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.

5. Prior to the commencement of the development, the developer shall submit a Dust Management Plan in writing for approval of the Local Planning Authority. The Dust Management Plan should identify all areas of the site and the site operations where dust may be generated and further identify control measures to ensure that dust does not travel beyond the site boundary. Once in place, all identified measures shall be implemented, retained and maintained for the duration of the approved use.

#### During Building Works

6. Prior to their first use on site all building external materials (e.g. roof tiles, windows, doors, rainwater goods and surface material finishes) 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.

7. Notwithstanding any details shown on the approved plans, the site's internal and external boundaries shall be enclosed in accordance with a detailed scheme and programme of implementation which shall first have been submitted to and approved by the Local Planning Authority. The programme shall ensure that the approved boundary treatments for each dwelling are completed prior to the occupation of that dwelling, and the approved boundary treatments for the whole site are completed prior to the occupation of the last dwelling.

8. The approved scheme of landscaping shall be carried out in the first planting season following the first use of the development. Any trees or plants that within a period of 5 years die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar species (unless otherwise agreed in writing with the Local Planning Authority).

9. Foul and surface water shall be drained on separate systems.

10. 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: car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; proposed and existing functional services above and below ground; and an implementation programme;. All hard landscape works shall be carried out in accordance with the approved details.

#### Ongoing Conditions

11. Notwithstanding the provision of the Town and Country Planning General Permitted Order 2015 (or any equivalent provisions of any order revoking and re-enacting that Order) for the time being in force, the areas shown on AL-20-001 P2 453-16 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

12. Notwithstanding the provisions of Classes A, B, C, D & E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any equivalent provisions of any order revoking and re-enacting that Order), there shall be no extension to any of the dwellings hereby permitted and no ancillary buildings or structures shall be erected within the curtilage of any dwelling without the prior grant of planning permission.

13. No bargeboards, fascia boards or soffit boards shall be used in the carrying out of the development hereby approved and the roof shall have 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.

Informatives:

With regard to conditions above please note that it will be necessary to submit a formal application to discharge the conditions. Any samples of materials that require approval should be made available for inspection either on the site or another suitable location and not brought to or delivered to the Council Offices unless specific arrangements to do so have been made with the relevant planning case officer.

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

The applicant/developer is advised to contact Alan Daines (0113 200 5713) in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust".

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

The applicant is advised it is the responsibility of the developer to 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 3882: 2015 Specification for Topsoil. Supplier(s) details and confirmation on the source(s) of any topsoil materials brought on site should be made available for inspection at the request of the Council's Environmental Health Department.

The applicant is advised that buildings will need to be constructed to BS8233:2014 Guidance 'sound Insulation and Noise Reduction for Buildings' guidelines.

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. (\*)

**2017/18255/VAR Application to vary condition no. 2 (Static Caravan) no 3 (design and detail), no 8 (parking and turning), no 9 (pedestrian access), no 10 (soft landscaping), no 11 (lighting design), no 12 (scheme of hard landscaping), no 17 (caravan external finishes), no 18 (external finishes plots 5 and 6) of original planning consent reference 08/2016/17386, Toll Bar Gardens, Wennington Road, Low Bentham - Variation of Conditions 3, 9, 17 and 18 of planning approval 08/2016/17386 approved subject to the following conditions.**

#### Conditions

##### Approved Plans

1. Amended Condition: The approved plans comprise of the following:

- Location Plan received by the Local Planning Authority on 3rd January 2016
- Site Layout Plan received by the Local Planning Authority on the 14th March 2017 (approved under planning permission ref: 08/2016/17386)..
- TBR EID5-6 for Plots 5 & 6 R1 received by the Local Planning Authority on the 26<sup>th</sup> June 2017.
- TBR EID5-6 for Plots 5 & 6 R2 received by the Local Planning Authority on the 26<sup>th</sup> June 2017.
- 63766-101 Balustrade received by the Local Planning Authority on the 4<sup>th</sup> October 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.

#### During Building Works

2. Prior to the first use of the development hereby approved details of the off street parking and turning / manoeuvring arrangements shall be set out in accordance with the Craven District Council's Model Standards 2008 for Caravan Sites in England and submitted to and approved in writing by the Local Planning Authority.

3. Amended Condition: Notwithstanding unauthorised works that have been undertaken on-site and the details shown on the most recent landscaping plan (not all of which are acceptable) within 3 months of the date of this permission a scheme of soft landscaping for the site shall be submitted to the Local Planning Authority for approval.

The details shall include means of boundary planting, planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment): schedule of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; an implementation programme.

All details in the approved scheme of landscaping shall be carried out in the first planting season following the first use of the development.

Any trees or plants that within a period of 5 years die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar species (unless otherwise agreed in writing with the Local Planning Authority).

4. Amended Condition: Prior to its first installation details of the position of the approved LED outdoor bollard 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 retained at all times.

5. 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, car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; proposed and existing functional services above and below ground; and an implementation programme. All hard landscape works shall be carried out in accordance with the approved details.

#### Before the Development is Brought Into Use

6. Prior to the first use of the caravans full details of the refuse and recycling storage facilities shall be 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.

#### Ongoing Conditions

7. Amended Condition: Unless alternative details are first submitted to and approved in writing by the Local Planning Authority, the approved static caravan shall be of a design as per approved on drawings TBR EID5-6 R1 & R2 and constructed of materials specified comprising of:

- Canexel Ridgeboard (approved colours Arcadia, Granite & Scotia Blue, Titanium Grey)
- Ultratile Roof Tile,
- UPVC double glazed anthracite finish windows

- UPVC anthracite finish rainwater goods, half round galvanised steel gutters and round galvanised steel downpipes.
- Indian Sandstone for the decking surface areas in colours of Fossil, Umbra and Olive Smooth.
- Balustrades shall be constructed using stainless steel frame with grey glass infill panels and natural Yorkshire stone for the stone plinths.

Only the approved static caravans shall be used on the site, and no replacement, or variation of size, siting or appearance shall be undertaken without the prior written approval of the local planning authority. The development shall only be carried out in accordance with the approved details.

8. 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.

9. Unless alternative details are first submitted to and approved in writing by the Local Planning Authority, the development shall be implemented in accordance with the highway safety details that were approved under discharge of conditions application 08/2009/10133 to meet the requirements of condition 6 of planning ref. 08/2006/6868.

Note: 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 local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

10. Visibility splays approved under discharge of conditions application 08/2009/10133 (to meet the requirements of condition 7 of planning ref. 08/2006/6868) shall be retained for the duration of the development. Any amendment to the approved details shall first be submitted to and approved in writing by the Local Planning Authority.

11. Amended Condition: The site's pedestrian access to the adjoining B6480 to the eastern end of the site shall be maintained and retained for use at all times.

12. The development hereby approved shall be carried out in conformity with the details contained within the Flood Risk Assessment and retained thereafter.

13. The existing hedgerow fronting onto Wennington Road shall be retained and properly maintained. Any hedgerow shrub which is removed or dies within 5 years of the completion of the development shall be replaced during the next planting season by a shrub of a species and size which shall first have been agreed in writing by the Local Planning Authority.

14. Amended Condition: The external surfaces of each of the caravans hereby approved shall be one of three colours/finishes as detailed on the LP Canexel colour sheet received by the Local Planning Authority on the 9th February 2017. The three agreed colours/finishes are Granite, Scotia Blue or Acadia. Only the approved colours shall be used on the site, and no variation shall be undertaken without the prior written approval of the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

15. Amended Condition: The approved static caravan plots 5 and 6 shall be of a design as per approved on drawings TBR EID5-6 R1 and R2 and constructed of materials specified comprising of:

- Canexel Ridgeboard (approved colours Arcadia, Granite & Scotia Blue, Titanium Grey)
- Ultratile Roof Tile,
- UPVC double glazed anthracite finish windows,
- UPVC anthracite finish rainwater goods, half round galvanised steel gutters and round galvanised steel downpipes.
- Indian Sandstone for the decking surface areas in colours of Fossil, Umbra and Olive Smooth.
- Balustrades shall be constructed using stainless steel frame with grey glass infill panels and natural Yorkshire stone for the stone plinths.

Only the approved static caravans shall be used on the site, and no replacement, or variation of size, siting or appearance shall be undertaken without the prior written approval of the local planning authority. The development shall be carried out in accordance with the approved details.

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 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.

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

**2017/18377/FUL Residential development of four two bedroom three person starter homes (resubmission of previous application referenced 32/2016/17300), garage site adjacent to 44 and 60 Colne Road, Colne Road, Glusburn.**

#### 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 approved plans comprise Plan Numbers

E0501 D02 Proposed Site and Roof Plan received by the Local Planning Authority on the 21<sup>st</sup> July 2017.

02 Proposed Floor Plans received by the Local Planning Authority on the 2<sup>nd</sup> September 2016.

04 Proposed Elevations received by the Local Planning Authority on the 2<sup>nd</sup> September 2016.



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

#### Before Development Commences

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:

- 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 10.
- Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority, and maintained thereafter to prevent such discharges.
- The final surfacing of any private access within 6m of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

#### During Building Works

4. Notwithstanding the details indicated on the approved plans and supporting documents, prior to their first use details of all the materials to be used on the external elevations shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall then be constructed in accordance with the approved details.

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

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

#### Ongoing conditions

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

8. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (as amended), or any document superseding that order, the areas shown on E0501 D02 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

9. Should any significant contamination be encountered during development, the local planning authority shall be notified in writing immediately. A Remediation Strategy shall be submitted to,

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

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

Informatives:

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

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

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

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

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

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

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

**2017/18297/ADV Application for advertisement consent for three sponsorship signs placed on the roundabout using two posts and an aluminium plate per sign located one facing each road entrance, land at A6131 roundabout, Keighley Road, Skipton.**

**2017/18508/ADV Application for advertisement consent for sponsorship signs placed on the roundabout using two posts and an aluminium plate per sign located one facing each road entrance, land adjoining roundabout at A65 Settle/B6480, Settle.**

**2017/18509/ADV Application for advertisement consent for sponsorship signs placed on the roundabout using two posts and an aluminium plate per sign located one facing each road entrance, land adjoining roundabout at A59 Skipton By-Pass/Gargrave Road/A65/A629, Gargrave Skipton.**

**2017/18510/ADV Application for advertisement consent for sponsorship signs placed on the roundabout using two posts and an aluminium plate per sign located one facing each road entrance, land adjoining roundabout at A65/Grassington Road The Tarn Moor Estate Broughton Road, Skipton.**

**2017/18511/ADV Application for advertisement consent for sponsorship signs placed on the roundabout using two posts and an aluminium plate per sign located one facing each road entrance, land adjoining roundabout at A65/A59 Skipton By-Pass Skipton.**

**2017/18512/ADV Application for advertisement consent for sponsorship signs placed on the roundabout using two posts and an aluminium plate per sign located one facing each road entrance, land adjoining roundabout at A59 Bolton Bridge/Bolton Road/B6160 Draughton.**

**2017/18513/ADV Application for advertisement consent for sponsorship signs placed on the roundabout using two posts and an aluminium plate per sign located one facing each road entrance, land adjoining roundabout at A629 Kildwick/Skipton Road/Main Road/B6172 Cross Hills.**

**2017/18514/ADV Application for advertisement consent for sponsorship signs placed on the roundabout using two posts and an aluminium plate per sign located one facing each road entrance, land adjoining roundabout at A629 Keighley Road/A6131 Skipton Low Bradley.**

**2017/18515/ADV Application for advertisement consent for sponsorship signs placed on the roundabout using two posts and an aluminium plate per sign located one facing each road entrance, land adjoining roundabout at A56/A59 Colne And Broughton Road Elslack.**

**2017/18516/ADV Application for advertisement consent for sponsorship signs placed on the roundabout using two posts and an aluminium plate per sign located one facing each road entrance, land adjoining roundabout at Riparian Way, Crosshills/A6068 Skipton Road Cross Hills.**

The following conditions to be applied by the Development Control Manager, as appropriate, to applications 18297, 18508, 18509, 18510, 18511, 18512, 18513, 18514, 18515 and 18516 listed above.

1. This approval is for a period not exceeding five years from the date of this consent.
2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
3. No advertisement shall be sited or displayed so as to
  - a. endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
  - b. obscure or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or

c. hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

4. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

6. Where an advertisement is required under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

7. This permission relates to the following plans:

- Drawing No. CDR01 Site Location Plan received 11<sup>th</sup> July 2017.
- Drawing No. CDR01 Site Plan received 11<sup>th</sup> July 2017.
- Drawing No. CDR02 Site Location Plan received 11<sup>th</sup> July 2017.
- Drawing No. CDR02 Site Plan received 11<sup>th</sup> July 2017.
- Drawing No. CDR03 Site Location Plan received 11<sup>th</sup> July 2017.
- Drawing No. CDR03 Site Plan received 11<sup>th</sup> July 2017.
- Drawing No. CDR04 Site Location Plan received 11<sup>th</sup> July 2017.
- Drawing No. CDR04 Site Plan received 11<sup>th</sup> July 2017.
- Drawing No. CDR05 Site Location Plan received 11<sup>th</sup> July 2017.
- Drawing No. CDR05 Site Plan received 11<sup>th</sup> July 2017.
- Drawing No. CDR06 Site Location Plan received 11<sup>th</sup> July 2017.
- Drawing No. CDR06 Site Plan received 11<sup>th</sup> July 2017.
- Drawing No. CDR07 Site Location Plan received 11<sup>th</sup> July 2017.
- Drawing No. CDR07 Site Plan received 11<sup>th</sup> July 2017.
- Drawing No. CDR08 Site Location Plan received 11<sup>th</sup> July 2017.
- Drawing No. CDR08 Site Plan received 11<sup>th</sup> July 2017.
- Drawing No. CDR10 Site Location Plan received 11<sup>th</sup> July 2017.
- Drawing No. CDR10 Site Plan received 11<sup>th</sup> July 2017.
- Drawing No. CDR11 Site Location Plan received 11<sup>th</sup> July 2017.
- Drawing No. CDR11 Site Plan received 11<sup>th</sup> July 2017.
- Details contained within the covering letter received 11<sup>th</sup> July 2017.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

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.

Note : The Development Control Manager was asked to (a) inform the Highways Authority that the Committee shared its concerns that the content of some proposed signs contained too much text and could therefore result in a distraction to drivers and (b) to suggest that as the signs will be

located on highway land, the County Council as landowner and highway authority itself would be best placed to address these concerns in liaising with the applicants on the actual content of the signs to be provided.

### **Consideration Deferred**

**2017/18303/VAR Application to vary condition 3 of planning consent reference 18/2015/15338 to amend the lodge type and design of 7 no. lodges, Flying Horse Shoe Caravan Site, Clapham** – pending receipt of clarification as to whether the two lodges already on site can be treated with a colour and, bearing in mind concerns with regard to visual impact, receipt of details of available alternative colours for the five residual lodges to be provided.

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

### **Withdrawn from the Agenda**

62/2017/18067 Hybrid application for a residential development including: full details of the erection of 65 dwellings (C3), public open space, landscaping and access details (Phase 2); together with an outline application for residential development (C3), with public open space and landscaping (outline) with details of access from Skipton Road (b6480) considered (Phase 3). Amended Plans Submission land south of Ingfield Lane and east of Skipton Road, Settle.

PL.845

### **PLANNING ENFORCEMENT**

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 1<sup>st</sup> August to 30<sup>th</sup> September 2017.

### **Minutes for Decision**

- None -

Chairman.

Enforcement Team Leader : The Development Control Manager informed the Committee that Cathy Dakin, Planning Enforcement Team Leader, would be leaving the Council to take up a position with another local authority, he expressed his sincere thanks to her for all her hard work in her time with the Planning Department. The Chairman added his thanks, endorsed by Members of the Committee, to Ms Dakin for all the work carried out by her on the Committee's behalf and assistance given to Members.