

PLANNING COMMITTEE

2nd June 2014

Present – The Chairman (Councillor Welch) and Councillors Barrington, Brockbank, Green, Harbron, Hart, Ireton, Jaquin (substitute for English), Kerwin-Davey, Mason and Sutcliffe.

Ward Representative : Councillor Mulligan.

Officers – Development Control Manager, Legal Officer - Litigation and Licensing, Principal Planning Officer, Planning Assistant (x2) and Committee Officer.

An apology for absence was received from Councillor Paul English.

Start: 1.35pm

Finish: 3.55pm

The minutes of the Committee's meeting held on 6th May 2014 were confirmed and signed by the Chairman.

Minutes for Report

PL.720

PUBLIC PARTICIPATION

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

Application 21/2014/14241 : Ms L Brown (for Cononley Parish Council)

: Mr L Beer (objector / for objectors)

Application 31/2014/14022 : Mr J Ellis (for the applicant)

Application 65/2014/14449 : Mr J Ridgeon (for the applicant)

Application 63/2014/14429 : Mr C Gill (supporter / on behalf of those supporting the application.

PL.721

APPLICATIONS FOR PLANNING PERMISSION

a. Delegated Matters

The Strategic Manager for Planning and Regeneration reported the following applications for planning permission within the three areas of the District indicated, which had been dealt with under delegated authority

North Craven Area

08/2014/14391 Construction of single storey detached garage, Butterber Barn, 22 Robin Lane, High Bentham – Approval.

08/2014/14453 Proposed single storey extension to rear of house to extend kitchen and provide sun lounge Nidd Cottage, 53 Robin Lane, High Bentham – Approval.

08/2014/14514 New extensions to side and rear and internal alterations, Lane Foot Cottages, High Bentham – Approval.

08/2014/14511 Conversion of garage and extension over to form disabled annexe accommodation, Beckside, Mewith, Bentham – Approval.

08/2014/14400 Proposed erection of new sports pavilion, Burton in Lonsdale Playing Field, Burton in Lonsdale – Conditional approval.

18/2014/14477 Proposed 10 kw (21.6m to blade tip) wind turbine and the associated infrastructure (foundations, grid connection and transformer and cabling) - Resubmission of 18/2013/14015, Tewitt Hall Farm, Clapham – Conditional approval.

31/2014/14446 Single storey extension to rear of Raines Court, Raines Road, Giggleswick – Approval.

31/2014/14365 Dismantle existing stone veranda and replace with a wooden/decking veranda re-using stone on front and side, 4 Sandholme Close, Giggleswick – Approval.

36/2014/14497 Proposed steel framed agricultural building, High Scale Farm, Wigglesworth – Conditional approval.

42/2014/14523 Proposed removal of existing single storey flat roof garage, utility room, downstairs shower room and sitting room, Erection of two storey extension to provide utility room, study, sitting room and en suite bedroom to first floor, 18 Park Place, Hellifield – Approval.

42/2014/14423 Construct a single garage in the front yard to left of the house, 22 Park Crescent, Hellifield – Refusal.

42/2014/14595 Single storey rear extension to provide enlarged dining room and kitchen, extending 5.0m beyond the original dwelling, maximum height from ground level is 3.69m and height at eaves from ground level is 2.58m, 6 Park Avenue, Hellifield – Prior approval not required.

45/2014/14483 Alterations and extensions to existing holiday let with new workshop, Stackstead Farm, Warth Lane, Ingleton – Conditional approval.

45/2014/14443 Construction of 2 no. dwellings to rear of Healey Dene, Healey Dene, Bentham Road, Ingleton – Refusal.

45/2014/14484 Conversion of 2 No first floor flats into 1 No first floor flat, 9 - 11 Main Street, Ingleton – Conditional approval.

45/2014/14513 Change of use of an agricultural building to install a biomass boiler and store/dry logs within the same building and to include the seasonal storage of logs within the farmyard, Wilson Wood Farm, Bentham Road, Ingleton – Conditional approval.

49/2014/14300 Installation of an 11 KW Gaia wind turbine mounted on a 18.4m monopole tower with a 13m rotor diameter (total height 25.9m to tip of wind turbine) with associated works comprising of underground cabling, turbine foundation and creation of access track (re-submission of application 49/2013/14006), Lawkland Hall Farm, Austwick – Conditional approval.

52/2014/14535 Fell 1 No Sycamore, Beresmoor, Mill Lane, Long Preston – Tree Preservation Order made.

59/2014/14512 Proposed agricultural building for storage, Gawthorpe House, Hesley Lane, Rathmell – Prior approval not required.

62/2014/14541 To replace existing external ATM with new in same location and to remove existing night safe and install fascia panel, HSBC, Market Place, Settle – Conditional approval.

68/2014/14422 Extension of existing live/work unit and erection of detached garage, Gate House Barn, Ingleton – Conditional approval.

68/2014/14510 Replacement of existing three bedroom house and garage with new build Wetherall Lodge, Lower Westhouse, Ingleton – Conditional approval.

72/2014/14444 Erection of new building for business purposes associated with use of live/ work unit, Stepping Stones, Forest Becks Brow, Wigglesworth – Refusal.

72/2014/14404 Provision of wildlife observation hide sympathetic to the field environment and overlooking an area of wet grassland Long Preston Wetlands Located Off B6478, between Long Preston and Wigglesworth – Conditional approval.

South Craven Area

11/2014/14486 Two Storey Side Extension, 4 Moor View, Low Bradley – Approval.

11/2014/14474 The construction of a steel portal frame agricultural building for the purpose of housing dairy cows. Higher House Farm, Green Lane, Silsden – Conditional approval.

17/2013/14156 Removal of condition no. 2 of previous planning approval ref: 17/2000/883 to allow detached building to be used as an independent dwelling, The Coach House Residential Home, Carla Beck Lane, Carleton – Conditional approval.

17/2014/14382 Installation of single wind turbine measuring 36.6m to the hub, with an overall height of 46.3m to blade tip, temporary vehicular access, underground cabling and wind turbine foundation, Tow Top Farm, Cononley – Refusal.

21/2014/14384 Installation of single wind turbine 36.6m to hub with a total overall height of 46.3m to the tip of the blade and associated works comprising of the construction of the foundation base, temporary access track and installation of underground cables, Ghyll Head Farm, Moorside, Cononley – Refusal.

21/2014/14475 Conversion of existing garage to living accommodation and erection of single storey side extension to form garage and utility room, 46 Meadow Lane, Cononley – Approval.

22/2014/14504 Proposed extension and conversion of existing outbuilding to form living accommodation ancillary use to main house, Lower Summer House Cottage, Lumb Lane, Cowling – Refusal.

22/2014/14526(LB) Listed building consent for the construction of extension and conversion of existing outbuilding to form living accommodation ancillary to main house, Lower Summerhouse Cottage, Lumb Lane, Cowling – Refusal.

22/2014/14454 Removal of Condition 7 of previous planning application Ref: 22/2011/11513 for conversion of existing barn/ farm buildings to 2 no. offices with living accommodation, Dean Laithe Farm, Old Oakworth Road, Cowling – Conditional approval.

22/2014/14470 Re-submission of previous planning application Ref: 22/2014/14263 for revised house design, site of the demolished cottage, Carr Head, Cowling – Refusal.

22/2014/14502 External works, including new external timber frame canopy to front elevation The Bay Horse Inn, 161 Keighley Road, Cowling – Conditional approval.

22/2014/14461 Extension over existing garage and associated internal alterations, Rock House, Lane Ends, Cowling – Approval.

22/2014/14536 Sunroom extension, Reedshaw Farm, Cowling – Approval.

24/2014/14370 Retrospective application for retention of miniature railway at Bolton Abbey Station and application for construction of an extension to the miniature railway, Embsay and Bolton Abbey Railway Station, Bolton Abbey – Conditional approval.

25/2014/14493 Extension and renovation Mill Cottage, Moor Lane, Elslack – Approval.

32/2014/14471 Construction of detached 3 bedroom dwelling with associated off street parking, Prospect House, Keighley Road, Cross Hills – Conditional approval.

32/2014/14440 Retrospective application for dormer extension and 3 no. rooflights to side elevation, Columbia, Newby Street, Cross Hills – Refusal.

32/2014/14412 Re-submission of previous planning application ref: 32/2013/14041 for new build dwelling, 17 Spencer Close, Cross Hills – Refusal.

32/2014/14244 Residential development of 54 dwellings land at Ashfield Farm, Cross Hills – Withdrawn.

32/2014/14464 Two storey extension to provide home office space on ground floor and en-suite bedroom to first floor, Stoney Ridge, Baxter Wood ,Cross Hills – Approval.

32/2014/14435 Dormer to existing attic at the rear, 1 Glusburn Bridge, Colne Road, Glusburn – Approval.

32/2014/14519 Outline permission for the construction of 1no. two bed-room bungalow with associated parking and garden area with all matters reserved, land off Valley View, Glusburn – Withdrawn.

53/2014/14549 Removal of 2 No Wild Cherry (T1 and T9), 2 No Horse Chestnut (T4 and T5) and 1 No Silver Birch (8) prune to remove branch with included bark union decay - 1 No Horse Chestnut (T3), Lothersdale Recreation Ground, The Fold, Lothersdale – No Tree Preservation Order made.

53/2014/14329 Demolition of existing workshop and construction of 6 no. two bedroom dwellings with associated car parking, Rook Street, Lothersdale – Withdrawn.

53/2014/14551 Fell and remove two Horse Chestnut T1 and T8, one Beech T4 and three Sycamore T6, T7 and T9, Fairacre, Lothersdale – Conditional approval.

56/2014/14507(LB) Structural repairs to roof, re-slating part roof, demolition of brick outbuilding, resurfacing forecourt, construction new boundary walls to forecourt, Ingthorpe Grange, Ingthorpe Lane, West Marton – Conditional approval.

56/2014/14515 Construction of agricultural building to process and store poultry manures ancillary to the existing egg production unit, Stainton House, West Marton – Conditional approval.

66/2014/14521 Discharge of condition no. 3 of planning permission 66/2013/14126 comprising of details of replacement window and stable doors, Wood Top Farm, West Lane ,Sutton-in-craven – Conditional approval.

69/2014/14476 Fell 1 No Sycamore (T1), 1 No Ash (T2) and 1 No Black Pine Merlinwood, Skipton Road, Thornton in Craven – Split decision.

69/2014/14525 Construction of kitchen and bedroom extension. extension of existing residential curtilage and construction of new garage and home office, re-siting of existing gateway, Pickhill Cottage, Elslack Lane, Elslack – Conditional approval.

Skipton Area

19/2014/14415 Extensions to existing agricultural building and construction of one new agricultural storage building, Church Close Farm, Coniston Cold – Conditional approval.

19/2014/14559 Fell 1 No Ash tree and remove dangerous limbs of 1 No Ash tree, Hill Top Farmhouse, Coniston Cold – No Tree Preservation Order made.

19/2014/14509 Regularisation application to confirm the domestic curtilage around a garage block. Clarification that an area of previously closely mown grass is returning to agricultural land, Stainton Lodge, Moorber Lane, Coniston Cold – Conditional approval.

30/2014/14570(LB) Listed Building Consent for the removal of existing garden room, construction of new garden room resited, Paget Hall, Church Street, Gargrave – Permission not required.

30/2014/14480 Sub-division of single dwelling to 2 no dwellings, construction of external stairway and demolition of single-storey store and masonry wall, Bridge House, Church Street, Gargrave – Conditional approval.

30/2014/14496 Discharge of Condition 10 of previously approved planning application 30/2013/13368, Crowgarth, Skipton Road, Gargrave – Conditional approval.

30/2014/14499 Discharge of Condition 23 of previously approved application 30/2014/14220 Milton Park, Marton Road, Gargrave – Conditional approval.

30/2014/14596 Sun room extending 3.91m beyond the original dwelling, maximum height from ground level is 3.52m and height at eaves from ground level is 2.40m. 4 Smithy Croft, Gargrave – Prior approval not required.

63/2014/14296 Variation of Condition 12 of previously approved application 63/2011/11814 relating to the travel plan, 9 High Street and site to rear of Town Hall, off Jerry Croft, Skipton – Conditional approval.

63/2014/14467 Erection of single storey rear extension and internal modifications of existing garage 24 Granville Street, Skipton – Approval.

63/2014/14398 Detached building to provide study/workshop over garage, Roseneath, 3 Harewood Road, Skipton – Refusal.

63/2014/14431 Retrospective application for the installation of 2 no. hoarding signs, Snaygill Industrial Estate, Keighley Road, Skipton – Refusal.

63/2014/14468 Existing garage to be taken down and replaced with new (in cavity wall construction) on same footprint with first floor dormer extension over 89 Hurrs Road, Skipton – Approval.

63/2014/14403 Change of use to enable use for charitable purposes supporting people affected by cancer including complementary therapies, counselling, support groups and classes, Armoury House, 45a Otley Street, Skipton – Conditional approval.

63/2014/14472 2 no. panel signs to north and south elevation and 1 no. hanging sign, The Old Fire Station, Coach Street, Skipton – Refusal.

63/2014/14487 Change of use of vacant terraced dwelling, construct rear two storey extension, front first floor projection and extended/altered front dormer window including in-fill (set-back 1.00m from rear face of premises) between rear pitched roofs to provide adequate headroom within second storey of religious and community premises, 21 Midland Street, Skipton – Conditional approval.

63/2014/14500 Fell 1 No Apple Tree (T16) Fell 1 No Fir Tree (T17) Fell 1 No Tree (T19) (Unknown Species) Crown Reduce 1 No Beech Tree by no more than 20% - (T18) Crown reduce by 50% 1 No Tree Copper Plum Tree (6), 81 Gargrave Road, Skipton – No Tree Preservation Order made.

63/2014/14481 Extend property to rear to form single storey kitchen extension, 15 Regent Crescent, Skipton – Approval.

63/2014/14482 Reduce back smaller branches on house side and balance over field, 10 Park Wood Drive, Skipton – Conditional approval.

63/2014/14531 4 No Horse Chestnut trees on roadside - 5% crown lift Tree Tops, 14 Grassington Road, Skipton – No Tree Preservation Order made.

63/2014/14550 Proposed single storey wraparound extension to rear and side of existing dwellinghouse, 51 Otley Road, Skipton – Approval.

63/2014/14501 Erection of hut and enclosure, Aireville Grange Farm, Gargrave Road, Stirton – Approval.

63/2014/14503(LB) Repair structural cracking within the identified areas, The Devonshire, Newmarket Street, Skipton – Conditional approval.

b. Applications

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

Permission Granted

31/2014/14022 Conversion of existing redundant agricultural buildings to offices, Armitstead Hall, Armitstead, Giggleswick

Summary of Conditions

1. The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The approved plans comprise Spine Buildings Proposed Layout and Existing and Proposed Site Plans, received on the 9th December 2013, Bath House Proposed Layout received on the 8th January 2014, Passing Places received on the 16th January 2014 and Eastern Barns Proposed Layout Rev A and Middle Barn Proposed Office Building received by the Local Planning Authority on the 30th April 2014. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non material amendment.
3. The offices hereby approved shall be for B1 use only.
4. Notwithstanding the details on the submitted plans no works to the middle barn hereby approved shall commence until a revised scheme for the treatment to the windows and door openings has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.
5. Notwithstanding the details indicated on the approved plans and supporting documents, no construction of the middle barns, bath house or the extension to the eastern barn shall commence until details of all the materials to be used on the external elevations have been

submitted to, and approved in writing by, the Local Planning Authority. The development shall then be constructed in accordance with the approved details.

6. No work shall commence on any external walling of the extension to the eastern barn, bath house or the middle barn until such time as a sample panel of walling, of at least 2m² area, showing the natural stone to be used, the method of coursing and the styles and colour of its pointing has been constructed on site and inspected and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with those approved details.

7. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing buildings.

8. All new buildings shall be finished with slated and pointed roof verges and barge boards shall not be used. Rainwater goods should be attached directly to the building with brackets and fascia's or soffits boards should not be used.

9. All new windows and doors shall be of timber construction, set in a minimum external reveal of 100 mm and painted throughout to the same colour, the precise specification of the windows and colour shall have first been approved in writing with the Local Planning Authority. Once installed the windows and doors shall be retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

10. The development hereby approved shall not be first used until details of the landscaping of the site including wherever possible the retention of existing trees and hedges have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest.

The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of not less than 10 years to the satisfaction of the local planning authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the local planning authority. The replacement tree or shrub must be of similar size to that originally planted.

11. Prior to the first use of the development hereby approved, full details of the hard landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels, means of enclosure (including the walls), pedestrian access and circulation areas, hard surfacing materials, lighting columns, seating and other minor artefacts. The approved works shall be implemented prior to the first use of the development and in accordance with these approved details.

12. The roof-lights hereby approved shall be 'Conservation' roof-lights which shall fit flush with the plane of the roof slope unless otherwise agreed in writing by the Local Planning Authority.

13. Prior to the first use of the development hereby approved, details of the lighting in and around the development, hereby approved, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include:

- a. the location and height of any lighting columns;
- b. the details of any light fittings;
- c. the colour of any lights;
- d. the lux levels; and
- e. the details of any louvers on any light fittings.

The approved lighting details shall be installed prior to the occupation of the office accommodation and retained in an effective state thereafter.

14. The first use of the development hereby approved shall not commence until the mitigation measures indicated in document titled "Bat risk assessment and surveys" produced by Naturally Wild and received by the LPA on the 28th October 2013 have been fully implemented by a competent, professional person (as approved by the Wildlife Trust) to protect the habitat of bats and birds within the vicinity. These measures shall be retained within the development at all times thereafter.

15. 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 Proposed Site Plan for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

16. The development shall not begin until the proposed passing places submitted to the Council in the plan titled "Passing Places" on the 16th January have been constructed in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority.

Informatives

1. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41(1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in a lawful manner. Natural England can be contacted at consultations@naturalengland.org.uk, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ

2. The applicant or any future developer should ensure that the relevant Environmental Permit is obtained for any discharge of treated waste into a soakaway or nearby watercourse.

3. No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way running through the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of Way Manager at County Hall, Northallerton on 0845 8 727374 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.

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

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

63/2014/14530 Proposed demolition of existing toilet block to south elevation of Skipton Town Hall complex on Jerry Croft to be replaced with new accessible access entrance, toilets to ground floor, internal lift and minor internal alterations, Craven District Council, Town Hall, High Street, Skipton – subject to the following conditions and an additional condition

to be formulated by the Development Control Manager requiring kerb stones to be dropped to enable disabled access to the access ramp.

Summary of Conditions

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

2. The approved plans comprise Drawings 7352 P (000) 003, 004 & 005 received by Craven District Council on the 31st March 2014. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

3. The bollards and rails hereby approved shall be painted 'black' unless otherwise agreed writing by the Local Planning Authority.

4. Prior to the installation of the new external door (located to the west of the toilet block at the western end of the new accessible route) details of the new door (including external finish) shall be provided to and approved in writing by the Local Planning Authority. The door shall thereafter be installed in accordance with the approved details and retained thereafter.

5. Prior to their first installation more detailed specifications / plans / supporting information of the following features shall be submitted to, and approved in writing by, the Local Planning Authority: -

a. The balustrade to be installed alongside the accessible route to the entrance.

b. The new glazed entrance doors and adjacent glazing that forms the new entrance into the town hall.

c. Details of any permanent signage to be attached to the extension.

d. Details of any measures to be installed to accommodate temporary signage (in a clean and tidy manner) to be used for advertising events at the town hall.

e. The facing material to be used to the new RSJ / Lintel that will be located on the southern elevation and positioned above the new glazed entrance to the building and the link between the new extension and the existing building.

The development shall thereafter be implemented in accordance with the approved details.

6. Prior to its first installation full specification details of the zinc cladding shall be submitted to, and approved in writing by, the Local Planning Authority. The details required include: -

a. A sample of the product to be used.

b. Full clarification of the cladding profile such as the treatment to the joints between the cladding sheets, the join with the roof, and the join with the main building.

The development shall thereafter be implemented in accordance with the approved details.

7. Necessary approved alterations to the external walling of the original listed building shall be finished in natural stone to match the existing building in terms of colour, texture and method of pointing.

8. Notwithstanding the Town & Country Planning (Control of Advertisements) (England) Regulations 2007, or any superseding order, no external signage shall be attached to the development hereby permitted (other than that authorised by other conditions specified by this decision notice).

9. The new accessible route to the entrance shall be paved in tegular paving to precisely match new paving direct to the east.

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.

63/2014/14429 Fell seven Sycamore trees (T1, T2, T3, T4, T5, T7 and T9) in recreation ground adjacent to 70 - 72, 86-88 and 90 - 92 Moorview Way, Skipton.

Summary of Conditions

1. All tree work shall be carried out in accordance with British Standard 3998 (2010) 'Tree Work'
2. The felled trees shall be replaced by trees of at least half standard size (10-12 cms Girth), of the following species : Oak.
3. All replacement trees shall be planted in the first planting season following the felling of the existing trees (November to March inclusive).
4. Any replacement tree which dies or is removed or wilfully damaged in a 5 year period from planting shall be replaced during the next available planting season, to the satisfaction of the Local Planning Authority.

Informative : No tree operations specified in this consent shall be carried out later than 2 years from the date of this notice. If for any reason such works are not carried out within this period, a new and separate application must be made to the Local Planning Authority. (*)

(Councillors Harbron and Jaquin drew attention to their membership of Skipton Town Council which owned the recreation ground. Having addressed the Committee both left the room taking no part in either the discussion or voting on the application.)

Notification to Secretary of State

63/2014/14532 Listed building consent for the proposed demolition of existing toilet block to south elevation of skipton town hall complex on jerry croft to be replaced with new accessible access entrance, toilets to ground floor, internal lift and minor internal alterations, Craven District Council, Town Hall, High Street, Skipton – the Secretary of State to be notified that the Council is minded to grant Listed Building Consent subject to the following conditions

Summary of Conditions

1. The proposed development hereby permitted shall be begun not later than the expiration of three years beginning with the date of the Decision Notice.
2. The approved plans comprise Drawing No. 7352 P (000) 003, 004 & 005 received by Craven District Council on 31st March 2014. The development hereby approved shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise.
3. Prior to the installation of the new external door (located to the west of the toilet block at the western end of the new accessible route) details of the new door (including external finish) shall be provided to and approved in writing by the Local Planning Authority. The door shall thereafter be installed in accordance with the approved details and retained thereafter.

4. Prior to their first installation more detailed specifications / plans / supporting information of the following features shall be submitted to, and approved in writing by, the Local Planning Authority: -

- a. The balustrade to be installed alongside the accessible route to the entrance.
- b. The new glazed entrance doors and adjacent glazing that forms the new entrance into the town hall.
- c. Details of any permanent signage to be attached to the extension.
- d. Details of any measures to be installed to accommodate temporary signage (in a clean and tidy manner) to be used for advertising events at the town hall.
- e. The facing material to be used to the new RSJ / Lintel that will be located on the southern elevation and positioned above the new glazed entrance to the building and the link between the new extension and the existing building.

The development shall thereafter be implemented in accordance with the approved details.

5. Prior to its first installation full specification details of the zinc cladding shall be submitted to, and approved in writing by, the Local Planning Authority. The details required include: -

- a. A sample of the product to be used.
- b. Full clarification of the cladding profile such as the treatment to the joints between the cladding sheets, the join with the roof, and the join with the main building.

The development shall thereafter be implemented in accordance with the approved details.

6. Necessary approved alterations to the external walling of the original listed building shall be finished in natural stone to match the existing building in terms of colour, texture and method of pointing.

7. Notwithstanding the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, or any superseding order, no external signage shall be attached to the development hereby permitted (other than that authorised by other conditions specified by this decision notice).

Informative : Under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 it is an offence to execute or cause to execute any works for the demolition of a listed building or its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised by and executed in accordance with the terms of a Listed Building Consent and any conditions attached to it.

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

Delegated Authority

21/2014/14241 Construction of 15 no. houses and new access, re-siting of garages and parking to adjacent barn conversions, Meadow Lane / Meadow Close, Cononley – the Strategic Manager for Planning and Regeneration was authorised to grant outline consent subject to receipt of confirmation from Yorkshire Water that it has no objections to the development, the Development Control Manager to amend / add conditions to those listed below, as appropriate, to take account of advice received from Yorkshire Water

Summary of Conditions

1. No development shall take place without the prior written approval of the Local Planning Authority of all details of the following reserved matters:

- a. appearance;
- b. scale and
- c. landscaping;

Thereafter the development shall not be carried out otherwise than in strict accordance with the approved details.

2. An application for the approval of the reserved matters shall be made to the local planning authority before the expiration of 2 years from the date of this permission.

3. The development hereby permitted shall be begun not later than 2 years from the date of approval of the last of the reserved matters to be approved.

4. The details submitted in accordance with condition 1 shall include all building facing materials and finishes; surface material finishes for the highways, footpaths, private drives and all other hard surfaces; screen walls, fences and other means of enclosure; existing and proposed ground levels, proposed finished floor levels and building heights, proposed measures to reduce noise disturbance for occupiers of the development from the adjacent railway, and proposed measures to prevent trespass onto the adjacent railway. The submitted reserved matters shall accord with the parameters and objectives laid out in the Design and Access Statement dated June 2013 and accompanying the planning application. The development shall be carried out in accordance with the approved details.

5. A detailed scheme for 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 scheme should also have regard to the advice of Network Rail to minimise any potential impact on the rail network.

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

7. No development shall take place until details of the proposed means of foul and surface water drainage, including details of any balancing works and off-site works, has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed the approved surface water drainage scheme shall be based on Sustainable Drainage Systems (SUDS) principles. The development shall thereafter be implemented in accordance with the approved scheme.

8. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in the NPPF or any future guidance that replaces it. The scheme shall include:

- a. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 40% provision of housing units and shall be, in matters of tenure and type, in accordance with the findings of the North Yorkshire Strategic Housing Market Assessment 2011 or any replacement thereof;
- b. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- c. the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing;

- d. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- e. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

9. No development shall take place until either:

- a. Full details of public open space to serve the development in accordance with Saved Policy SRC2 of the Craven District (Outside the Yorkshire Dales National Park) Local Plan have been submitted to and approved in writing by the Local Planning Authority and agreement has been reached with the Local Planning Authority as to the provision of the same and its subsequent management and maintenance.
- b. Alternative arrangements for the provision of open space have been secured and approved in writing by the Local Planning Authority.

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

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

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

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

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

c. Full highway construction details including:

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

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

e. Details of all proposed street lighting.

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

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

h. A programme for completing the works.

The development shall only be carried out in full compliance with the approved drawings and details.

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.

11. No dwelling to which this planning permission relates shall be occupied until the carriageway and any footway/footpath from which it gains access is constructed to basecourse macadam level and/or block paved and kerbed and connected to the existing highway network with street lighting installed and in operation. The completion of all road works, including any phasing, shall be in accordance with a programme approved in writing with the Local Planning Authority in consultation with the Highway Authority before the first dwelling of the development is occupied.

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

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

- a. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- b. Any gates or barriers shall be erected a minimum distance of 4.5 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- c. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority and maintained thereafter to prevent such discharges.
- d. The final surfacing of any private access within 4.5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

14. 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 35 metres northwesterly measured along both channel lines of the major road Meadow 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. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

15. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 35 metres southeasterly measured along centre line of the major road Meadow 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. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

16. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until visibility splays providing clear visibility of 2 metres x 2 metres measured down each side of the access

and the back edge of the footway of the major road have been provided. The eye height will be 1.05 metre and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

17. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:

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

The required highway improvements shall include provision of tactile paving and a footway to link to Meadow Lane/Meadow Close junction including provision of tactile paving.

18. Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number 17:

Footway to link to Meadow Lane/Meadow Close junction including provision of tactile paving

19. Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on 2487, 1A for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

20. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

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

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

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

22. Prior to the commencement of development a site specific noise and vibration assessment shall be carried out and submitted for the written approval of the Local Planning Authority and

shall include mitigation measures to reduce the impact of the adjacent railway. Thereafter, the development shall incorporate the identified mitigation measures.

23. The garages and parking marked on the approved plan for use by the 'Peartree Farm Barn conversions' shall be retained for use by the occupants and visitors to the Peartree Farm Barn conversions and shall not be used for any other purpose.

Informative : The applicants or any future developer's attention is drawn to the advice provided by Network Rail and dated 31 January 2014 with respects to their requirements for developments that are undertaken adjacent to an operational railway line.

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

Permission Refused

65/2014/14449 Retrospective application for the erection of a multi-functional building for tourism and agricultural use, Niffany Farm, Broughton Road, Skipton.

Reasons for Refusal

The proposed development is considered to be an unjustified building within the open countryside that has not been adequately demonstrated as being beneficial to the rural economy or being essential to the needs of the rural community or agriculture within the vicinity. The development would therefore not meet the requirements of the National Planning Policy Framework or Saved Local Plan policies ENV1, ENV12 or EMP18.

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework. In particular the Council has requested amended design approaches / information to address the planning issues which have arisen in relation to dealing with this application. (*) (SV)

(Councillor Green indicated that he had a personal and prejudicial interest in relation to the above application and left the room during the discussion and voting thereon.)
(Councillor Mason indicated that the applicant was known to him.)

(*Representations received were reported within the case officer's report / were reported at the meeting.)
(SV = Site visit held)

Minutes for Decision

- None -

Chairman.

Last Meeting : This being the last meeting of the Committee in the current municipal year, the Chairman thanked Members and officers for their contributions and support throughout the year. Members thanked the Chairman for his work on the Committee's behalf.