

## **PLANNING COMMITTEE**

27<sup>th</sup> August 2014

**Present** – The Chairman (Councillor Welch) and Councillors Brockbank, Green, Harbron, Kerwin-Davey, Mason, Place, Quinn and Sutcliffe.

**Officers** – Development Control Manager, Solicitor, Principal Planning Officer, Planning Officer, Investigative and Compliance Officer, Planning Assistant and Committee Officer.

Apologies for absence were received from Councillors Barrington and Hart.

Start: 1.35pm

Finish: 4.12pm

The minutes of the Committee's meeting held on 28<sup>th</sup> July 2014 were confirmed and signed by the Chairman.

### **Minutes for Report**

PL.728

#### **PUBLIC PARTICIPATION**

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

- Application 32/2014/14727 : Mr D Ackroyd (objector / for objectors)  
: Ms S Newton (for the applicant)
- Application 62/2014/14767 : Mr P Elliot (objector / for objectors)  
: Mr R Hodgkiss (for the applicant)
- Application 66/2014/14793 : Mrs B Hawkins (for Sutton-in-Craven Parish Council)  
: Mr S Moss (objector / for objectors)  
: Mr J Anderson (applicant)

PL.729

#### **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

08/2014/14608 Discharge of Conditions 3 and 4 of planning permission 8/2013/13791, Rest Harrow, Low Bentham Road, High Bentham – Conditional approval.

08/2014/14774 Proposed stables for private use, Mill Dam Farmhouse, Mewith, Bentham – Conditional approval.

31/2014/14703 Single storey side extension, 16 Bankwell Road, Giggleswick – Approval.

31/2014/14734 Conversion to a single dwelling construction of new vehicular access, Barnstead, Stackhouse Lane, Giggleswick – Prior approval not required.

42/2014/14722 Single storey extension to rear of house and garage, 4 Rowan Lane, Hellifield – Approval.

42/2014/14820 Discharge of condition 3,4,5,8,10 and 12 to previous application 42/2011/11691, Sunningdale, Main Street, Hellifield – Conditional approval.

45/2014/14781 Installation of childrens outdoor water play equipment to create a splash park in association with Ingleton Outdoor Swimming Pool, Ingleton Outdoor Swimming Pool, Sammy Lane, Ingleton – Conditional approval.

45/2014/14606 Proposed erection of 20 no. new dwellings for affordable rent consisting of 8 no. 2 bedroom houses, 4 no. 3 bedroom houses and 8 no. apartments with associated parking provision, Low Demesne, Ingleton – Conditional approval.

45/2014/14765 Discharge of condition 4,6,7,8, 10,11,13,14 and 17 to previous application 45/2014/14334, land off Burnmoor Crescent, Ingleton – Split decision.

62/2014/14755 Construction of three interlinked dwellings with off street parking (resubmission of previous application 62/2013/13484), land to the rear of The Little House, Church Street, Settle – Conditional approval.

62/2014/14786 Installation of 16 No photovoltaic panels to the south east roof slope of Plot no. 4 and 5, Plot 4 and 5 Brockholes, Brockhole Lane, Settle – Conditional approval.

62/2014/14763 Erection of single storey rear kitchen extension and porch to front, 6 East View, Settle – Approval.

62/2014/14736 Proposed front porch to front of property, 4 Northfields Avenue, Settle – Approval.

68/2014/14836 Non material amendment to previous application 68/2014/14422, Gatehouse Barn, Ingleton – Conditional approval.

72/2014/14828 Single portal frame, single storey, clear span building, constructed in 5 bays with corrugate roof cladding incorporating clear perspex roof lights, Tossie Fold Farm, Tossie – Prior approval not required.

72/2014/14720 Two storey side extension and extension to front porch to provide additional living space, 2 Cowper Terrace, Wigglesworth – Refusal.

#### South Craven Area

11/2014/14742 Construction of detached garage and home office, Brookside, Mill Lane, Bradley – Approval.

17/2014/14746 Single storey side extension to provide additional accommodation, Carleton In Craven Pharmacy, Old Cobblers Cottage, West Road, Carleton – Conditional approval.

17/2014/14695 Construction of single storey rear extension, Funkirk Farm Bungalow, Heslaker Lane, Carleton – Approval.

17/2014/14783 Re-submission of previous planning application ref: 17/2014/14492 for proposed double garage and link to utility room, 4 no. dormer windows and proposed conservatory, Applegarth, Beech Hill Road, Carleton – Approval.

17/2014/14725 Proposed single storey side extension and alterations, 5 Orchard Hills Cottages, Church Street, Carleton – Approval.

17/2014/14716 Re-planning house interior, construction of single storey rear extension, re-construction of existing garage and enlargement of existing driveway, 11 Beech Hill Road, Carleton

– Approval.

17/2014/14655 Non material amendment to previously approved permission ref 17/2013/14076 comprising of western elevation to be rendered, removal of outer leaf stone from existing gable, removal of double window, inclusion of flue and rebuilding in blockwork with render finish, The Coach House Residential Home, Carla Beck Lane, Carleton – Application withdrawn.

21/2014/14613 Installation of 1 No. wind turbine measuring 34.5m to the tip of the blade, construction of underground concrete foundation measuring 36m<sup>2</sup>, underground cables and control cabinet, land at Gib Hill, Crosshills Road, Cononley – Refusal.

21/2014/14609 Installation of 1 No. wind turbine measuring 46.3m to tip of blade, construction of underground concrete foundation measuring 49m<sup>2</sup>, underground cabling and control cabinet, land on Fiddler Hill, Stockshott Lane, Cononley – Refusal.

21/2014/14825 1 No Maple (1) - 5% crown thin and remove deadwood 1 No Maple (2) – fell, The Coach House, Meadow Lane, Cononley – No tree preservation order made.

21/2014/14856 Certificate of Lawful Development for proposed first floor extension above existing kitchen extension and single storey lean-to garden shed, 15 Meadow Close, Cononley – Approval.

22/2014/14691 Proposed conversion of funeral services offices and chapel of rest to two dwellings, 163 Keighley Road, Cowling – Conditional approval.

22/2014/14455 Re- submission of previous planning application ref: 53/2013/14164 for change of use of existing barn and shippon from EMP9 live/ work units to C3(a) Residential, Dean Laithe Farm, Old Oakworth Road, Cowling – Conditional approval.

22/2014/14677 Detached dwelling with double garage (Re-submission of previous approvals 22/2008/8660 and 22/2011/11668), 16 Ickornshaw, Cowling – Conditional approval.

22/2014/14715 Construction of steel portal framed agricultural building. R Clarke, Hollin Raikes Farm, Cowling – Conditional approval.

22/2014/14743 First floor extension and internal alterations to existing house, 17 Bannister Walk, Cowling – Refusal.

22/2014/14785 Single storey extension. re-submission of previous planning application ref: 22/2014/14561, 4 Green Street, Cowling – Approval.

22/2014/14762 Proposed porch and single storey lean to extension (re-submission of planning application ref: 22/2014/14494), The Pines, Carr Head Lane, Cowling – Approval.

25/2014/14694 Kitchen extension and garage - alteration from previously approved application, Mill Cottage, Moor Lane, Elslack – Approval.

32/2014/14711 Two storey side extension, first floor rear extension above existing kitchen and wrap around front porch, 9 Airedale View, Cross Hills – Approval.

32/2014/14668 Construction of detached three bedroom dwelling with associated off street parking (Resubmission of withdrawn application 32/2014/14372), Bridge End House, Glusburn – Refusal.

32/2014/14685 Prior approval for change of use of agricultural building and workshop to single storey dwelling, Scott House Farm, Binns Lane, Glusburn – Prior approval not required.

32/2014/14799 Single storey rear extension to provide enlarged kitchen and lounge, measuring 3.44m beyond the rear wall; 3.65m in height from ground level; 2.55m in height to eaves from

ground level, 5 Westland Close, Cross Hills – Prior approval not required.

53/2014/14770 Fell 1 No Ash, Langdale House, Lothersdale – No tree preservation order made.

53/2014/14678 Construction of new stable block with tack room, Bomber Clough Farm, Lothersdale – Conditional approval.

56/2014/14738 Conversion of existing agricultural barn to form 3 no. Cottages, Barn, Thornton Road, West Marton – Conditional approval.

56/2014/14771 Removal of Conditions 3, 4 and 11 of previous planning application ref: 56/2013/13546, Plots 1 Former Robertshaw Garden, Land Off Church Lane, East Marton – Conditional approval.

56/2014/14769 Removal of condition 9 of previous planning application ref: 56/2012/13001, Orchard Croft, Church Lane, East Marton – Conditional approval.

56/2014/14745 Prior approval for change of use of agricultural building to four bedroomed dwelling barn adjacent roadside, Near Stainton House, West Marton – Prior approval not required.

66/2014/14777 Construction of 29 new houses and associated access and landscaping, land off Main Street, Sutton-in-Craven – Application withdrawn.

66/2014/14731 Removal of old grimstone garage and asbestos roof replaced with double cavity walled garage, 11 Meadow Lea, Sutton-in-Craven – Approval.

73/2014/14729 Formation of level access path to main access door, The Vicarage, Kildwick – Conditional approval.

73/2014/14817 Crown lift over road to give clearance of 3 No Sycamore (T1, T3 and T6), 1 No Copper Beech, (T2) and 1 No Beech (T5) Remove 1 No Laurel (T4), 1 No Silver Birch (T7), 1 No Ash (T9) and 1 Group of 4 No Syacmore (T10) reduce height of 1 No Cypres by 50 % (T8) reduce height of roadside hedges and cut back growth over road and generally tidy them up (G1, G2 and G3), Kildwick Vicarage, Kildwick – No tree preservation order made

#### Skipton Area

19/2014/14693 Conversion and extension of existing agricultural building to yoghurt processing plant, Hesper Farm, Bell Busk – Conditional approval.,

26/2014/14709 Construction of steel portal frame agricultural building for housing dairy cows, Bower House Farm, Eastby – Conditional approval.

30/2014/14766 Proposed dwelling on land north of Coulthurst House; proposed new access to Coulthurst House off West Street (Re-submission of withdrawn application referenced 30/2014/14644), Coulthurst House, West Street, Gargrave – Conditional approval.

30/2014/14757 Extension to agricultural building to house straw and dry feedstuffs, Heber House, Hellifield Road, Gargrave – Conditional approval.

30/2014/14756 1 No Populus - remove dead branches and reduce height of tree 50% or if deemed dangerous remove completely on land to right of entrance, Chapel Court, Gargrave – No tree preservation order made.

63/2014/14723 Part demolition of existing outbuildings and new two storey extension, The Woolly Sheep Inn, 38 Sheep Street, Skipton – Conditional approval.

63/2014/14753 Replacement of timber windows to flats, Victoria Buildings, Swadford Street, Skipton – Conditional approval.

63/2014/14607 Construction of new house, adjacent 34 Aireview Terrace, Broughton Road, Skipton – Refusal.

63/2014/14741 Change of use of premises to Plant Hire Business, former ATS Depot, Carleton Road, Skipton – Conditional approval.

63/2014/14772 Change of use from a tyre and garage workshop to offices and storage (retrospective), former ATS Depot, Carleton Road, Skipton – Conditional approval.

63/2014/14675 Two storey side extension, 33 Regent Crescent, Skipton – Approval.

63/2014/14687 Front dormer window, 16 Midland Street, Skipton – Approval.

63/2014/14751 Demolition of small outbuilding and construction of 2 storey extension to form kitchen and bedroom, Wood Cottage, 1 Wood Grove, Skipton – Approval.

63/2014/14680(LB) Proposed re-roof, 7 Queens Street, Skipton – Conditional approval.

63/2014/14368 Free-standing business sign, 25 Newmarket Street, Skipton – Refusal.

63/2014/14701 1 No Birch (T3) - 10% reduction and crown lift one main branch to South West and minor tertiary branches, 8 Court Lane, Skipton – Conditional approval.

63/2014/14728 1 No mature Beech - Draw back branches and reshaping of crown. Remove weight off large limb and tidy up. Crown clean and remove deadwood, 3 High Street, Skipton – Conditional approval.

63/2014/14842 The installation of a 15 metre column supporting 3 no. antennas; 2 no. replacement equipment cabinets; 1 no. additional equipment cabinets and an electrical meter pillar Adopted Footway, Carleton New Road, Skipton – Prior approval not required.

63/2014/14661 Discharge of Condition No. 4 of planning application ref: 63/2012/12988 Pizza Express, 9 High Street, Skipton – Conditional approval.

63/2014/14779 Rear dormer window, 16 Midland Street, Skipton – Approval.

## **b. Applications**

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

### **Permission Granted**

**32/2014/14727 Erection of a new air dome structure for sports activities to the site of the existing tennis courts, South Craven School, Holme Lane, Cross Hills.**

#### Summary of Conditions

1. The development hereby permitted shall be begun not later than three years beginning with the date of this permission.
2. The development shall not be carried out other than wholly in accordance with the drawings 11643 101 Rev A, 11643 1001 Rev A, 11643 511 and AD00152-SK01 Rev P2, the Flood Risk Assessment and Design and Access Statement received by the Local Planning Authority on 5<sup>th</sup>

June 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. Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the air-dome enclosed sports courts and include details of pricing policy, hours of use, access by non-school users management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

4. Notwithstanding the proposed planting shown on drawing 11643 511, the development hereby approved shall not begin until a scheme for tree planting within the coppice to the east of the development, and for the protection of trees to be retained, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented prior to the commencement of any other development approved by this permission. The trees shall survive for a minimum of five years and in the event that any tree dies, is diseased or damaged shall be replaced with a similar specimen or size.

5. The facility hereby approved shall be used for sports purposes only Monday - Friday 08.30-21.00hrs, Weekends and Bank Holidays 10.00-14.00hrs. and notwithstanding the provisions of the Town and Country General Permitted Development Order 1995 (as amended) or any Order revoking or re-enacting that Order shall not be used for any other use without the formal written approval of the Local Planning Authority.

6. The development hereby approved shall not be carried out other than in accordance with the mitigation measures and surface water management proposals set out in the approved Flood Risk Assessment received by the Local Planning Authority on 5<sup>th</sup> June 2014.

7. Construction work on the infiltration trench, to be located on the eastern side of the proposed development and to be constructed to meet the requirements of condition 6 of this planning permission, shall not begin until details of the proposed trench have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details and shall be so retained thereafter.

8. The use of the development shall not begin until an acoustic enclosure, to suppress noise from plant that is required to inflate the dome, has been provided in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. The acoustic enclosure shall thereafter be maintained as approved throughout the entire life of the development hereby permitted.

9. The development hereby approved shall not be carried out other than in accordance with the lighting assessment that was submitted with the planning application and dated 21 March 2014.

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.
- engaged in pre-application discussions. (\*) (SV)

**45/2014/14789 Variation of condition 9 of previous planning application ref: 45/2014/14334 for the demolition of 16 no. existing garages and the erection of 6 no. new dwellings for affordable rent with associated parking, land off Burnmoor Crescent, Ingleton.**

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 100 rev C, 101 and 200 Rev A received by the Local Planning Authority on the 11th February 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 window to the kitchen/living/dining area of flat 4 in the first floor northern elevation of the development hereby approved shall be obscured to level 5 and be non-opening. Once in place the glazing shall be retained as such thereafter.
4. The development shall not begin until a scheme for the provision of 100% affordable housing 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 100% 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.
5. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system
6. The development shall be completed in accordance with the details approved under discharge of conditions application 45/2014/14765 in order to meet the requirements of Condition 6 of planning permission 45/2014/14334 which refers to details of the proposed surface water drainage arrangements, which where possible should be based on Sustainable Drainage (SuDS) principles. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented. Or alternatively, in accordance with other details that have first been submitted to and approved in writing by the Local Planning Authority prior to their first use.
7. Before the development hereby permitted is first commenced full details of the means of foul water drainage/disposal shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details.

8. The development shall be completed in accordance with the details approved under discharge of conditions application 45/2014/14765 in order to meet the requirements of Condition 8 of planning permission 45/2014/14334 which refers to building materials on the site details of all new materials to be used in the external surfaces of the buildings, including proposed external walling and roofing materials, the colour, texture and finish of the render, and the design and colour of all window frames, doors, rainwater goods, and the details of hard surfaced areas. Or alternatively, in accordance with other details that have first been submitted to and approved in writing by the Local Planning Authority prior to their first use. Development shall subsequently be carried out in accordance with approved details.

9. All external faces of windows and doors shall be set into reveals of not less than 70mm from the external face of the walls.

10. The development shall be completed in accordance with the details approved under discharge of conditions application 45/2014/14765 in order to meet the requirements of Condition 10 of planning permission 45/2014/14334 which refers to details of proposed ground levels, proposed floor levels of any dwellings, paths, drives, and parking areas, and the height of any retaining walls or boundary fencing within the development. The development shall thereafter be completed strictly in accordance with the approved plans. Or alternatively, in accordance with other details that have first been submitted to and approved in writing with the Local Planning Authority prior to their first use.

11. The walling materials shall be completed in accordance with the details approved under discharge of conditions application 45/2014/14765 in order to meet the requirements of Condition 11 of planning permission 45/2014/14334. Or alternatively, in accordance with other details that have first been submitted to and approved in writing with the Local Planning Authority prior to their first use.

12. No occupation of the units hereby permitted shall commence 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.

13. The scheme for the protection of all trees/hedges being retained as part of the approved landscaping scheme or immediately adjacent to the site shall be completed in accordance with the details approved under discharge of conditions application 45/2014/14765 in order to meet the requirements of Condition 13 of planning permission 45/2014/14334. Or alternatively, in accordance with other details that have first been submitted to and approved in writing with the Local Planning Authority. The protection measures shall be retained for the duration of the works, and only removed once the development is complete and all machinery and works material removed from the site.

14. Should any unexpected significant contamination be encountered during development, the local planning authority shall be notified in writing immediately. The Remediation Strategy shall be completed in accordance with the details approved under discharge of conditions application 45/2014/14765 in order to meet the requirements of Condition 14 of planning permission 45/2014/14334. 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.

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

- (a) The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- (b) The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- (c) Any gates or barriers shall be erected a minimum distance of 5 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- (d) That part of the access(es) extending 45 metres into the site from the carriageway of the existing or proposed highway shall be at a gradient not exceeding 1 in 20.

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

- (a) have been constructed in accordance with the submitted drawing (Reference Drawing No. 7307/100 (rev C)
- (b) are available for use unless otherwise approved in writing by the Local Planning Authority.

Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

17. The following shall be completed in accordance with the details approved under discharge of condition application 45/2014/14765 to meet the requirements of Condition 17 of planning permission 45/2014/14334. Or alternatively, in accordance with other details that have first been submitted to and approved in writing with the Local Planning Authority prior to their first use. There shall be provision of:

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

and no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until the above has been laid out. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

#### Informatives

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

2. No construction works should be carried out on the site outside of 7:30 am to 6:00pm Monday to Friday and 8:00am to 1:00pm Saturday.

3. Adequate security must be in place during the construction phase. This should include robust perimeter fencing of the site and a monitored alarm system for the site cabins, including those cabins housing materials. Security of plant equipment and security of any fuel storage should be demonstrated. There should be a dedicated secure area in which contractors can park their vehicles, which may have a significant value of tools stored in them when the contractor is working on site. Theft from such vehicles in these circumstances is not uncommon and should be addressed. The name of the contractor and signage with an emergency contact telephone no. should be displayed at several places on the perimeter fencing. This allows the public to report suspicious circumstances.
4. There should be no access or egress by any vehicles between the highway and the application site until precautions have been taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site. These facilities should include the provision of wheel washing facilities where necessary. 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 throughout the implementation of the development.

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.

**62/2014/14767 Conversion of two storey premises to provide 4 no 1 bedroom flats, Linton Court, Duke Street, Settle.**

Summary of Conditions

1. The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The approved plans comprise Plan Number Drawing No 645/1B, 645/5, 645/6E & 645/7 received by the Local Planning Authority on the 16th June 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 property shall be used for holiday-let accommodation only and for no other purpose, including any other purpose in Class C of the Town and Country Planning (Uses Classes Order) 1995, or in any provision equivalent to that Class in any subsequent statutory instruction revoking or en-enacting that Order.
4. All new windows shall be of timber construction, set in a minimum external reveal of 100mm and painted throughout to the same colour specification, the precise colour of which shall have first been agreed in writing with the Local Planning Authority. Once installed the windows and shall be retained.
5. Prior to the external doors first installation full details of the proposed doors (design, external finish and profile) including 1:20 scale elevation drawing and 1:1 cross sections have been submitted to and approved in writing by the Local Planning Authority. The external doors shall be implemented in strict accordance with the agreed details and maintained as such thereafter.
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. Prior to the first occupation a scheme for the storage of refuse has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved plans and shall be retained for use at all times.

Informative: With regard to Conditions 4, 5 & 7 above please note that it will be necessary to submit a formal application to discharge the condition. 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 arrangement to do so have been made with the relevant planning case officer.

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

**62/2014/14773 Listed building application for the conversion of two storey premises to provide 4 no 1 bedroom holiday flats (re-submission of previous application 62/2014/14581), Linton Court, Duke Street, Settle.**

Summary of Conditions

1. The proposed development hereby permitted shall be begun not later than the expiration of 3 years beginning with the date of the Decision Notice.
2. The approved plans comprise Plan Number Drawing No 645/1B, 645/5, 645/6E & 645/7 received by the Local Planning Authority on the 16<sup>th</sup> June 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. All new windows shall be of timber construction, set in a minimum external reveal of 100mm and painted throughout to the same colour specification, the precise colour of which shall have first been agreed in writing with the Local Planning Authority. Once installed the windows and shall be retained.
4. Prior to the external doors first installation full details of the proposed doors (design, external finish and profile) including 1:20 scale elevation drawing and 1:1 cross sections have been submitted to and approved in writing by the Local Planning Authority. The external doors shall be implemented in strict accordance with the agreed details and maintained as such thereafter.
5. 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.

Informative : Under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 it is an offence to execute or cause 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.

With regard to Condition 4 above please note that it will be necessary to submit a formal application to discharge the condition. 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 arrangement to do so have been made with the relevant planning case officer.

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

**63/2014/14775 Non illuminated hanging sign, incorporating tenant signs, 9 High Street, Skipton**

Summary of Conditions

1. The development hereby permitted shall not be carried out other than wholly in accordance with drawing no. (500) 066 rev B received by the Local Planning Authority on 19<sup>th</sup> June 2014 and drawing no. (100) 043 rev A received by the Local Planning Authority on 2<sup>nd</sup> July 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.
2. Any projection overhanging the footway shall be securely fixed and no part shall be less than 2.4 metres above the footway level and no closer than 0.5 metres from the edge of the carriageway.
3. The consent hereby granted is valid for only 5 years.
4. All advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the District Planning Authority.
5. Any hoarding or similar structure, or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the District Planning Authority.
6. Where any advertisement is required under these Regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the District Planning Authority.
7. 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.
8. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, to render hazardous the use of any highway.

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.

**66/2014/14793 Proposed new railings and gates to front of existing property, 18 Rowan Garth, Sutton-in-Craven** – subject to the following conditions and to an additional condition to be formulated by the Development Control Manager requiring the proposed gates to open into the site.

Summary of Conditions

1. The development and works hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The approved plans comprise of drawing no 05 received by the Local Planning Authority on 25<sup>th</sup> June 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.

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. (\*)

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

(SV Indicates site visit held.)

**Minutes for Decision**

- None -

Chairman.