

PLANNING COMMITTEE

22nd September 2014

Present – The Chairman (Councillor Welch) and Councillors Barrington, Green, Harbron, Hart, Heseltine (substitute for Kerwin-Davey), Mason, Place and Sutcliffe.

Ward representative – Councillor Myers (application 30/2014/14591)

Officers – Development Control Manager, Legal Adviser, Principal Planning Officer (x2), Planning Officer and Committee Officer.

Apologies for absence were received from Councillors Brockbank, Kerwin-Davey and Quinn.

Start: 1.40pm

Finish: 4.30pm

The minutes of the Committee's meeting held on 27th August 2014 were confirmed and signed by the Chairman.

Minutes for Report

PL.730

PUBLIC PARTICIPATION

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

- Application 26/2014/14631 : Mr B Hulme (for Embsay with Eastby Parish Council)
: Mr B Shuttleworth (objector / for objectors)
: Mr T Sharpe (for the applicant)
- Application 63/2014/14688 : Mr J Ellis (for the applicant)
- Application 30/2014/14591 : Dr E Bartle (objector / for objectors)
: Mr D Clark (for the applicant)
- Application 17/2014/14875 : Mr N Brown (for Carleton-in-Craven Parish Council)
: Mrs M Glover (objector / for objectors)
: Mr J Gartland (for the applicant)

PL.731`

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

08/2014/14750 Proposed timber stables in field off Mill Lane/Birkwith Lane, Low Bentham, land off Mill Lane/Birkwith Lane, Low Bentham – Refusal.

08/2014/14788 Erection of UPVC conservatory to rear of property, 18 Butterbergh, High Bentham – Approval.

08/2014/14835 Prior notification - Rear extension, measuring 4.2m beyond the rear wall; 3.7m in height from ground level; 2.8m in height to eaves from ground level, 13 Banks Rise, High Bentham – Prior approval not required.

08/2014/14823 Discharge condition no's 6, 9, 10 and 11 of previously approved application 08/2013/13284 The Sidings, Low Bentham – Split decision.

18/2014/14949 Application to discharge conditions 4 and 5 on previous approval 18/2013/13681, Woodgill Farm, Clapham – Conditional approval.

18/2014/14843 Non material amendment to previous approval - 18/2013/13681, Woodgill Farm, Keasden, Clapham – Conditional approval.

31/2014/14784 Loft conversion with 5 No velux roof lights in 2 No sets, 4 Raines Garth, Giggleswick – Approval.

31/2014/14861 Prior notification - Change of use of redundant detached stone barn adjoining walled paddock to create single dwelling house with associated garden areas. The proposal will include the installation of a new domestic sewage treatment plant. Crag Laithe Barn, Close House Farm, Giggleswick – Refused, application required.

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

45/2014/14804 Change of use of former Post Office shop (A1) to café/bar (A3/A4) and associated internal alterations. Change of use of former sorting office to holiday accommodation including side extension and refurbishment, Post Office, High Street, Ingleton – Conditional approval.

49/2014/14848 Consent for alterations and extension including forming internal access into existing partially completed extension Israel Farm, Austwick – Approval.

49/2014/14849(LB) Listed Building Consent for alterations and extension including forming internal access into existing partially completed extension, Israel Farm, Austwick – Conditional approval.

49/2014/14735 Certificate of Lawful Development for existing use as a residential garden, Low Dyke House, Eldroth, Austwick – Approval.

59/2014/14838 Construction of 2 no. terrace dwellings with associated car parking (re-submission of withdrawn application 59/2014/14327), land adjacent, Hesley Lane, Rathmell, Settle – Refusal.

62/2014/14800 Revised description: Amendment to the design of house types and road layout for the development of 23 dwellings previously approved under reference 5/62/219/C. (Plots 27,28, 29 and 30), Plot 27, 28, 29 and 30, Ingfield, Settle – Conditional approval.

62/2014/14747 Insertion of white coloured UPVC framed windows into first floor existing window openings (currently boarded up), Settle and District Conservative Club, Station Road, Settle – Conditional approval.

62/2014/14837(LB) Replace roof, door and windows of existing greenhouse, Windyridge, The Terrace, Settle – Conditional approval.

South Craven Area

11/2014/14839 Extension to existing double garage and construction of first-floor bedroom extension, 4 Westview Close, Bradley – Approval.

11/2014/14832 Prior notification - Conversion of buildings for residential use partial demolition of part of one building, Wades Barn, Skipton Road, Low Bradley – Refused, application required.

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.

17/2014/14868 Change of use of former agricultural implement store into a pair of semi-detached cottages with parking property off, Carla Beck Lane, Carleton – Application withdrawn.

17/2014/14864 Discharge of conditions No's 3, 4 and 6 of previous planning approval 17/2011/12237, Wend Gardens, The Wend, Carleton – Conditional approval.

17/2014/14891 Non material amendment to previous planning application ref: 17/2013/14076 (Re-Submission Of Withdrawn Application Ref: 17/2014/14655) Coach House Residential Home, Carla Beck Lane, Carleton – Conditional approval.

21/2014/14814 Raising existing walls and re constructing roof over existing rear extension to form new bedroom, 130 Main Street, Cononley – Approval.

21/2014/14857 Discharge of condition No's. 3, 4, 8, 10, 13 and 14 of previous planning application Ref: 21/2014/14335, Meadow Croft, Cononley – Conditional approval.

21/2014/14873 1 No Spruce - fell and remove (T1) 1 No Yew - reduce in height to 3.6m, 11 St Johns Street, Cononley – No tree preservation order made.

22/2014/14901 Thin by 5 % and slightly reduce on east side ensuring there is no overhang over the property, 1 No Sycamore Fell, 1 No Sycamore, Chapel House, Cowling Hill Lane, Cowling – Conditional approval.

22/2014/14792 Discharge of conditions No. 3, 4 and 5 of previous planning application Ref: 22/2013/13432, Mallard House, Ickornshaw, Cowling – Conditional approval.

22/2014/14782 Listed Building Consent for two storey extension to provide additional bedroom with en-suite over dining room and alterations and refurbishment of the existing premises, Stone Head Farm, Stone Head Lane, Cowling – Refusal.

22/2014/14903 Listed Building Consent for internal and external alterations to former farmhouse and barn including construction of rear conservatory and additional roof light to rear roof slope, High Stone Head Farm, Cowling – Conditional approval.

22/2014/14892 Internal and external alterations to former farmhouse and barn including construction of rear conservatory and additional roof light to rear roof slope. High Stone Head Farm, Cowling – Approval.

22/2014/14872 Construction of first floor extension above existing garage, Raikes House Farm, Keighley Road, Cowling – Approval.

22/2014/14791 alterations and extensions to two storey house, and formation of driveway from existing farm track. diversion of footpath to be dealt with by separate application, Crag End Farm Cottage, Cowling – Approval.

22/2014/14801 Proposed agricultural storage building, Court House Farm, Old Oakworth Road, Cowling – Refusal.

22/2014/14807 Construction of perimeter fencing to create a riding exercise arena for the benefit of private horses, Mosside, Cowling – Conditional approval.

22/2014/14822 Conversion and extension of residential out-building to form residential annexe Farling Top Farm, Farling Top, Cowling – Conditional approval.

22/2014/14918 Variation of condition to previous planning application Ref: 22/2014/14536 Reedshaw Farm, Cowling – Conditional approval.

22/2014/14780 Two storey side extension to provide additional bedroom with en-suite over dining room and alterations and refurbishment of the existing premises (Resubmission 22/2014/14622) Stone Head Farm, Stone – Refusal.

25/2014/14988 Non material amendment to previously approved permission 25/2013/13265 seeking permission for a reduction in the overall height of the proposed turbine. Park House Farm, Elslack – Conditional approval.

28/2014/14862 Formation of off-road vehicle parking area, including excavation of raised garden bed, 9 The Arbour, Farnhill – Refusal.

32/2014/14821 Alterations to Shop Front and side windows, 18 Main Street, Cross Hills – Conditional approval.

32/2014/14859 Construction of a steel portal frame agricultural building for the purpose of housing, Cows Birks Farm, Glusburn Moor – Conditional approval.

32/2014/14798 Construction of a silage storage building, Birks Farm, Glusburn Moor, Glusburn – Application withdrawn.

32/2014/14768 Proposed private car garage, Leylands, Binns Lane, Glusburn – Approval.

32/2014/14813 Demolition of existing garage and erection of garden hobbies room, 16 Aire Crescent, Cross Hills – Approval.

32/2014/14880 Proposed garage conversion to form home office, 64 Clayton Hall Road, Cross Hills – Approval.

56/2014/14846 Construction of porch to east elevation of existing dwelling, St Peters Cloister, Church Lane, East Marton – Approval.

66/2014/14739 Replacement of ground floor window with same size french doors, 1 Holmfield Farm, Holme Lane, Sutton-in-Craven – Refusal.

66/2014/14585 Construction of 1 No 4 bedroom detached dwelling, 1 Hazel Grove Road, Sutton-in-Craven – Application withdrawn.

66/2014/14761 Replacement of fence, 1 Holmfield Farm, Sutton-in-Craven – Refusal.

73/2014/14587 Replace currently redundant porch with single storey family room Lane House Farm, Skipton Road, Silsden – Approval.

73/2014/14588 Listed building consent to replace currently redundant porch with single storey family room, Lane House Farm, Skipton Road, Silsden – Conditional approval.

73/2014/14938 Discharge of conditions 4, 6 and 7 of previous planning application 73/2011/12265 and previous listed building application 73/2011/12266 Great Slack Farm, New Lane, Kildwick – Conditional approval.

73/2014/14964 Screening opinion for proposed Endurance E-3120 (50KW) Wind Turbine, land

north of Skipton Road, Kildwick – Environmental statement not required.

Skipton Area

26/2014/14913 Formation of off road parking to front of house; construction of outhouse to side, 23 East Lane, Embsay – Approval.

26/2014/14819 2 x Beech - Crown lift on all sides by 10% and crown thin by 5% and remove deadwood, Embsay Childrens' Centre, Pasture Road, Embsay – Conditional approval.

30/2014/14776 Single and double two storey rear extension, 48 Eshton Road ,Gargrave – Approval.

30/2014/14827 Listed building consent for installation of internal secondary glazing to front elevations and replace inner plywood sills with oak, 74 High Street, Gargrave – Conditional approval.

30/2014/14812 Listed Building Consent for internal and external improvements and remedial works 74 High Street, Gargrave – Conditional approval.

30/2014/14898 Fell 1 No Fir Tree, Chantry House, 26 Church Street, Gargrave – No tree preservation order made.

30/2014/14810 Discharge of Condition No's 3, 7, 9 and 10 of planning consent referenced 30/2013/13566 granted 10 July 2013, 18 Eshton Road, Gargrave – Conditional approval.

30/2014/14932 Discharge of condition No. 3 of previous planning applications ref: 30/2014/14358 and 30/2014/14426, 22 North Street, Gargrave – Conditional approval.

63/2014/14794 Conversion of two squash courts into additional bedroom accommodation for 12 no. rooms; conversion of ancillary areas into 3 no. additional bedrooms, Rendezvous Hotel, Keighley Road, Skipton – Conditional approval.

63/2014/14818 New vehicle entrance and car park with dedicated disabled access bay, Champions Church, Carleton Road, Skipton – Conditional approval.

63/2014/14826 Permanent mooring of barge for the purpose of sale of hot and cold drinks, cold food and ice cream to takeaway Towpath Mooring, adjacent to Belmont Bridge, Leeds and Liverpool Canal, Skipton – Conditional approval.

63/2014/14802 Rear lean-to extension to provide additional living accommodation, alterations to existing porch to create enclosed lobby, loft extension including three rooflights, 3 Cawder Mews, Skipton – Approval.

63/2014/14778 Erection of second storey to be built above kitchen extension at rear of house creating a new bathroom, 34 Aireview Terrace, Skipton – Approval.

63/2014/14816 Single storey lean to side extension and single storey lean to sunroom to the rear to replace existing conservatory, 11 The Close, Skipton – Approval.

63/2014/14809 Landscaping of front and rear garden areas, 33 Regent Crescent, Skipton – Approval.

63/2014/14834 Fell 3 No Sycamore (1,2 and 3) and coppice 1 No Hawthorn Yorkshire Housing Bungalow, Shortbank Close, Skipton – Split decision.

63/2014/14852 Fell 1 No double stemmed Sycamore, 22 Hall Croft, Skipton – No tree preservation

order made.

63/2014/14721 Change of use of the first and second floors from office to a total of 6 no. residential apartments Caroline House, High Street, Skipton – Prior approval not required.

63/2014/14894 Prior notification - Single storey rear extension, measuring 5.0m beyond the rear wall; 3.652m in height from ground level; 2.11m in height to eaves from ground level, 15 Broughton Grove, Skipton. – Refused, application required.

65/2014/14748 Construction of 3 blade 15m tower wind turbine, with overall height to tip of blade of 19.9m with associated base, underground cabling and meter box, Stirton Grange, Stirton Lane, Stirton – Refusal.

b. Applications

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

Permission Granted

17/2014/14875 Construction of single-storey three-bedroomed log cabin, Wend Nurseries, The Wend, Carleton – subject to appropriate conditions to be formulated by the Development Control Manager in consultation with the Chairman, Vice-Chairman and ward representative.

Note : In setting aside the officer's recommendation of refusal Members indicated that they considered the proposed development to be sustainable within the meaning of the National Planning Policy Framework in respect of social, economic and environmental considerations, had taken into account the site's existing access which was deemed to be adequate, considered the proposal acceptable under saved Local Plan Policy ENV1 and the design to be appropriate for the location.

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. (*) (SV)

(Councillor Mason informed the Committee that the applicant was known to him.)

63/2014/14851 Application to vary conditions 15 and 16 of planning consent referenced 63/2014/11998, Lambert Hills, Granville Street, Skipton.

Summary of Conditions

1. The development hereby permitted shall not be carried out other than wholly in accordance with the following drawings: 2233 – 100 revision N, 117, 118, 119 revision D, 122 revision C, 131 revision C, 1001 to 1012 and the Design and Access statement revision D and drawing nos. 2506- 120, 121 and drawing nos. 122, 123 and 124 (detailing revised house types GV, GV1 and GV2) received by the Local Planning Authority 6th September 2012.
2. The development shall be completed in accordance with the approved plans and details except where conditions attached to this planning permission indicate otherwise or where alternative details have been approved following applications for a non-material amendment or by discharge of the planning conditions.
3. The development shall be constructed in accordance with the walling and all external building materials approved under Planning Application Ref: 63/2013/13741 to discharge conditions 3 and 4 attached to Planning Application Ref:63/2012/12901. Or alternatively in

accordance with other details that have first been submitted to and approved in writing by the Local Planning Authority.

4. The scheme for the landscaping of the site shall be completed in accordance with the details previously approved under discharge of conditions application 63/2013/13541. Or alternatively, in accordance with other details for the landscaping of the site that have first been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be implemented in the first planting season following completion of the development. The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of not less than 10 years to the satisfaction of the local planning authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the local planning authority. The replacement tree or shrub must be of similar size to that originally planted.

5. The site will have protective barrier fencing erected around all existing trees on the site in compliance with BS 5837 (2005) Trees in Relation to Construction - Recommendations. Within these fenced areas 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.

6. The following highway engineering details shall be completed in accordance with the details approved under Planning Application Ref: 63/2013/13638 or alternatively, in accordance with other details that have first been submitted to and approved in writing by the Local Planning 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 unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority.

7. 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 program previously approved in writing with the Local Planning Authority.

8. The access(es) to the site shall be 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. That part of the access(es) extending **5** metres into the site from the carriageway of the existing or proposed highway shall be at a gradient not exceeding **1 in 12**.

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 **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.

e. 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.

9. Visibility splays shall be provided giving clear visibility of 43m measured along both channel lines of the major road Granville Street from a point measured 2.4m down the centre line of the access road. The eye height will be 1.05m and the object height shall be 1.05m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

10. There shall be no access or egress by any vehicles between the proposed estate road and individual plots on the site until visibility splays are provided giving clear forward visibility of 15m. The eye height will be 1.05m and the object height shall be 1.05m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

11. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas have been constructed in accordance with the approved drawing and 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.

12. All doors and windows on elevations of the building(s) adjacent to the existing and/or proposed highway shall be constructed and installed such that from the level of the adjacent highway for a height of 2.4 metres they do not open over the public highway and above 2.4

metres no part of an open door or window shall come within 0.5 metres of the carriageway. Any future replacement doors and windows shall also comply with this requirement.

13. The approved areas for on-site parking and storage of materials detailed on the revised Traffic Management Plan Drawing No:LF-TMP-001 Revision B received by the local planning authority on 16th July 2014 shall be kept available for their intended use at all times that construction works are in operation until such a time as when it is no longer operationally available for use due to construction of the approved development.

14. Within 2 weeks of the date of this permission full details of the area(s) to be used for off-site parking at the Britannia Willis site, Skipton, and details of how employees are to travel between the two sites, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be adhered to during the construction phase of the development.

15. The approved routes and procedures set out in the Traffic Management Plan/Delivery Vehicle Protocol and Drawing No:LF-TMP-001 Revision B received by the Local Planning Authority on 16th July 2014 shall be used by all contractors, site personnel and delivery vehicles connected with construction on the site. For the avoidance of doubt 2 banksmen shall be employed to control deliveries to the site as detailed on the approved traffic management plan.

16. Within 6 months from the date of this permission a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:

- a. the appointment of a travel co-ordinator
- b. a partnership approach to influence travel behaviour
- c. measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site
- d. provision of up-to-date details of public transport services
- e. continual appraisal of travel patterns and measures provided through the travel plan
- f. improved safety for vulnerable road users
- g. a reduction in all vehicle trips and mileage
- h. a programme for the implementation of such measures and any proposed physical works
- i. procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the Travel Plan.

17. The position, height and appearance of all fences and walls to be erected surrounding individual plots (notwithstanding any such detail that has been previously approved) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details.

18. The position, height and appearance of all fences and walls to be erected around communal areas and forming the estate boundary (notwithstanding any such detail that has been previously approved) shall have been submitted to and approved in writing by the Local Planning Authority. The walls and fences shall be constructed in accordance with these details prior to the completion of the development.

19. The proposed external lighting within the development shall be completed in accordance with the details previously approved or alternatively, in accordance with other details that have first been submitted to and approved in writing by the Local Planning Authority. Where approval of a revised lighting scheme is sought the scheme shall include:

- a. the location and height of any external lighting;

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

The approved lighting details shall be installed prior to the occupation of the plot on which they would be located and retained in an effective state thereafter.

20. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 or any subsequent Order, the garages shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

21. Surface water draining from areas of hardstanding shall be passed through a trapped gully or series of trapped gullies, prior to being discharged into any watercourse, soakaway or surface water sewer. The gully/gullies shall be designed and constructed to have a capacity compatible with the area being drained, shall be installed prior to occupation of the development and shall thereafter be retained and maintained throughout the lifetime of the development. Clean roof water shall not pass through the gully/gullies.

22. The scheme for the disposal of foul and surface water from the site shall be implemented in accordance with the previously approved details or alternatively, in accordance with other details that have first been submitted to and approved in writing by the Local Planning Authority that are based on sustainable drainage principles and include details of any balancing works and off-site works. The development shall be implemented in accordance with the approved scheme.

23. Unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

24. By 31st October 2014 a scheme for the provision of affordable housing as part of the development shall be 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. 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 38% of housing units comprised in the development 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 a registered provider or the management of the affordable housing if no Registered Provider is involved;
- 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.

Informative for Condition 24: An existing Section 106 Planning Obligation has already been signed to secure the provision of affordable housing. However, the Local Planning Authority anticipates that a Deed of Variation is necessary to tie the existing S106 agreement to this permission.

25. The development shall not be undertaken other than in full accordance with the mitigation strategy detailed in the submitted 'Bat Activity Survey Results and Mitigation Strategy' dated September 2011 and received by the Local Planning Authority on 12th December 2011.

26. The ground levels and building slab levels shall be in accordance with the previously approved details or alternatively, in accordance with other details that have first been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

27. The pumping station shall be undertaken in accordance with the approved details or alternatively, in accordance with other details that have first been submitted to and approved in writing by the Local Planning Authority and be made fully operational before occupation of any of the approved dwellings which it would serve.

28. Precautions to prevent mud on the highway shall be kept available and in full working order during the construction phase of the development.

29. By 31st October 2014 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.

Informatives:

1. (For condition 29) An existing S106 Planning Obligation has already been signed to secure the provision of open space, however the Local Planning Authority anticipates that a Deed of Variation is necessary to tie the existing S106.

2. The applicant is recommended to ensure that the estate meets Part 2 of Secured by Design as a minimum to ensure that the environment is a safe and sustainable location.

3. All street lighting including footpath lighting should meet BS5489.

4. The applicant is reminded that any construction on the site should be carried out in consideration of the amenities of others. To avoid disturbance to neighbouring dwellings the Council's Environmental Health Department have advised that the construction site should only be operated from 7:30am to 6:00pm Monday to Friday, 8:00am to 1:00pm Saturday with no working on Sundays or Bank Holidays.

5. The applicant is reminded that British Waterways require further evidence that there would be no increase in their liabilities as a consequence of the proposed discharges and that repairs or replacement of the canal culvert may be required to be undertaken at the developers expense should it not be fit for purpose. The applicant is advised to contact third party works engineer, Alan Daines (0113 200 5713) in order to ensure that any necessary consents are obtained and the works are compliant with the current British Waterways 'Code of Practice for works affecting British Waterways'.

6. 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

7. The developer should note that condition Nos. 13 & 15 above will require a further application to be submitted to enable the District Council to formally discharge the conditions. In order to avoid unnecessary delays it is advisable for the developer to discuss the details required to discharge the conditions with any relevant statutory Authorities' (other than the Local Planning Authority) e.g. NYCC Highways, the Environment Agency etc. for comment and/or recommendations prior to their formal submission to the District Council for approval.

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.

63/2014/14688 Application for residential development including means of access (being matters reserved in outline consent granted under reference number 63/2013/13748), land bounded by A65 White Hills Lane and Raikes Road, Skipton..

Summary of Conditions

1. The approved plans comprise drawings 201 Rev B, 202 Rev B, 203 Rev B, 204 Rev B, 205 Rev B, 206 Rev B, 207 Rev B, 208 Rev B, 209 Rev B, 212 Rev B, 213 Rev B, 214 Rev B, 215 Rev B, 216 Rev B, 217 Rev B, 218 Rev B, 219 Rev B, 220 Rev B, 221 Rev B, and 222 Rev B received by the LPA on 31 July 2014, and drawings 100 Rev I, and 200 Rev C received by the LPA on 18 August 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. No construction of the external walls and roof until precise details of the materials, colour and finish of all external materials (walls and roof including boundary walls) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

3. The development shall not begin until a scheme for the continued management and maintenance in perpetuity of the hedgerow that fronts onto Raikes Road and White Hills Lane has been submitted to and approved in writing by the Local Planning Authority. The scheme should also detail the height that the hedge is to be retained at. The hedgerow shall thereafter be retained in accordance with the requirements of that approved scheme.

Informatives

1. All conditions specified in the outline planning permission reference 63/2013/13748 approved on 7 .10.2013. must be complied with and discharged as appropriate.

2. Whilst this application includes details of onsite informal open space, the Local Planning Authority do not consider that the submission discharges the requirements of condition 10 of the outline planning permission reference 63/2013/13748. In particular insufficient provision is indicated to fully meet the requirements of Saved Policy SRC2, and further information is required to demonstrate how the long term management of the open space areas within the site are to be secured.

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. (*)

- 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

(Councillor Heseltine declared an Appendix B Code of Conduct interest in the above application as a trustee of the Tarn Moor Trust, he took no part in the discussion or voting thereon.)

(Councillor Harbron drew the Committee's attention to his Membership of Skipton Town Council, he expressed the view that he did not have an Appendix A or B interest under the Council's Code of Conduct, but would not vote on the above application as he was aware of an ongoing ombudsman's investigation concerning the determination of an earlier application in respect of the application site.)

63/2014/14902 Proposed change of use to A1, A3 and A4 retail, restaurant, café and drinking establishment, Craven District Council, Town Hall, 17 - 19 High Street, Skipton.

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. The changes of use hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.
2. No A3/A4 use within the development shall be open for business on any day of the week outside of 0830 to 2300 hours.

Informative :

1. This permission is for the change of use of the building only and does not provide authorisation for any internal or external alterations which may require a further application for planning permission and, due to the Grade II listing of the building, would also require Listed Building Consent.
2. The applicant is advised that this permission does not override the need to obtain a licence under the Licensing Act 2003. Please contact the Council's Licensing team for further information. Their address is Licensing Team, 1 Belle Vue Square, Broughton Road, Skipton, North Yorkshire, BD23 1FJ (telephone 01756 706251).

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.
- accepted additional information / changes to the scheme post validation. (*)

Permission Refused

30/2014/14591 Erection of single retirement dwelling part two storey, land adjoining The Vicarage, Church Lane, Gargrave.

Reasons for Refusal

1. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. It is considered that the proposed dwelling would “significantly and demonstrably” harm the Gargrave Conservation Area through the loss of open space that makes an important contribution to the character, appearance and significance of the designated heritage asset and would therefore conflict with the guidance in the National Planning Policy Framework.

2. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. The projecting ground floor element and the asymmetrical glazed door panel of the proposed dwelling are alien features and not in harmony with the local character and distinctiveness of the conservation area. Development would therefore harm this designated Heritage Asset and conflict with the guidance in the National Planning Policy Framework.

3. The proposed development would by virtue of its siting in proximity to the Vicarage to the west would overshadow and would have an overbearing impact detrimental to the residential amenities of that property and would therefore conflict with the guidance in the National Planning Policy Framework.

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

- 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. (*)

32/2014/14631 Construction of 21 no. dwellings and new access, Laurel Croft and Main Street, Embsay – subject to no further representations raising material planning considerations not addressed in the officer’s report being received in the remainder of the consultation period, the Development Control Manager was authorised to refuse planning permission in accordance with the following reasons for refusal:-

Reasons for Refusal

1. The proposed development would lead to an increase in the number of vehicles using the junction of Laurel Croft with Main Street where clear visibility of 60m cannot be achieved along the public highway (Main Street) in a westerly direction from a point 2m from the carriageway edge measured down the centre line of Laurel Croft and consequently traffic generated by the proposed development would be likely to create conditions prejudicial to highway safety. This Highway Safety impact is considered to be severe and it is therefore considered that the proposals do not comply with the planning guidance within National Planning Policy Framework.

2. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Areas. It is considered that the proposed development would significantly and demonstrably harm the Embsay and Eastby Conservation Area through the loss of open space that makes an important contribution to the character, appearance and significance of the designated heritage asset and would therefore conflict with the guidance in the National Planning Policy Framework

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

- 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. (*) (SV)

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

PL.732

PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 1st June to 31st August 2014.

Minutes for Decision

- None -

Chairman.