

## **PLANNING COMMITTEE**

17<sup>th</sup> November 2014

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

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

Apologies for absence were received from Councillors Green and Quinn.

Start: 1.40pm

Finish: 3.00pm

The minutes of the Committee's meeting held on 20<sup>th</sup> October 2014 were confirmed and signed by the Chairman.

Note : The Chairman announced that a report in respect of an application to remove a local occupancy restriction in respect of a dwelling known as Barley Croft, Fold Lane, Cowling had been withdrawn from the agenda for this meeting and would now be presented to the Committee on 15<sup>th</sup> December 2014.

### **Minutes for Report**

PL.737

#### **PUBLIC PARTICIPATION**

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

Application 36/2014/14934 : Mr J Ketchell (for Ribblebanks Parish Council)  
: Mr R Mather (objector / for objectors)  
: Mr A Mitchell and Mr S Moon (agent and applicant)\*

\* At the agent's request the Chairman had agreed that the time allocated to the applicant could be split between the applicant and the agent. The spokesperson for objectors had been informed and offered the same facility should objectors wish to split their time between two spokespersons.

PL.738

#### **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

08/2014/15037 Non-material amendment to existing application 08/2010/10837. 1) Change window frames and from wood to uPVC wood grain effect. 2) Increase to bathroom window opening (east elevation) to 600mm wide. 3) Doorway moving to south elevation from north elevation. 4) Proposed facings beneath 2 No. windows on south elevation from timber to stone facings, Toll Gate House, Wennington – Conditional approval.

08/2014/15024 Single storey garden room extension to south elevation, Calf Cop Cottage, Burton Road, Low Bentham – Approval.

08/2014/15098 Change of use of first floor flat to form part of existing ground floor retail premises to provide storage and workroom. Minor internal alteration to provide additional door opening, 31 and 31a Main Street, High Bentham – Conditional approval.

08/2014/14959 Alterations to window and door openings; Replacement of existing balcony structure; Replacement of existing stables style storage building with a new outbuilding for garage, store and artist's studio, Honeysuckle Barn, Mewith, Bentham – Approval.

31/2014/14996 Certificate of Lawful Development for existing use as a single dwelling house, Sandrigg Laithe, Gildersleets Lane, Giggleswick – Approval.

45/2014/15009 First floor extension to existing single storey side extension to provide additional living accommodation, 87 New Village, Ingleton – Approval.

49/2014/15026 Alterations and extensions to existing bungalow and construction of detached double garage, Lingcrest, Austwick – Approval.

49/2014/15074 Installation of 3 No. additional dish antennas of 600mm, replacement of 1 No. existing equipment cabinet with 1 No. new equipment cabinet, installation of 1 No. additional equipment cabinet, plus ancillary works, Lanshaw Farm, Austwick – Prior approval not required.

49/2014/15079 Retrospective application for the retention of facilities building, paved area and boundary fence associated with 5 caravans, Orcaber Farm, Austwick – Application withdrawn.

59/2014/14992 Removal of embankment from current location immediately adjacent to the river and set back along a line between 20 and 100m from its current location, Beauty House, Main Street, Rathmell – Prior approval not required.

59/2014/15010 Removal of stable block, builders yard and outbuildings and construction of 2 No detached dwelling houses, Stable Block, Cross Keys Farm, Main Street, Rathmell – Conditional approval.

59/2014/15000 Retrospective application to extend the curtilage of the garden, Winterscale Heights, Low Bank, Rathmell – Refusal.

62/2014/15023 Fell 1 No Leylandii, 5 Cragdale, Settle – No Tree Preservation Order (TPO) made.

68/2014/15138 Non material amendment to previous application 68/2013/13528 concerning layout of access track, relocation of new window openings in west elevation, retention of openings in south elevation with the addition of two new gable windows to the attic, Trees Farm, Ingleton – Conditional approval.

#### South Craven Area

11/2014/14989 Erection of detached garage, store and home office, Far Fold Barn, High Bradley Lane, High Bradley – Approval.

11/2014/14983 New sunroom to replace existing, internal alterations to existing house, inclusion of new windows, existing windows to be replaced, alterations to existing garage, Meadowcroft, College Road, Bradley – Approval.

11/2014/14984(LB) New sunroom to replace existing, internal alterations to existing house, inclusion of new windows, existing windows to be replaced, alterations to existing garage, Meadowcroft, College Road, Bradley – Conditional approval.

17/2014/15003 1 No Redwood - trim damaged trunk 1 No Pine - trim branches to reduce weight/overhang over the property, Carla Beck House, 7 Carla Beck Lane, Carleton – Conditional

approval.

17/2014/15075 1 No Silver Birch - Crown thin by 30% and crown reduce, 1 Westwood, Carleton – No Tree Preservation Order (TPO) made.

21/2014/15005 3 No Norway Spruce - Fell and remove, Springfield, St Johns Street, Cononley – No TPO made.

21/2014/15066(LB) Replacement of 4no. rotting ground floor single glazed sash windows, Cononley Hall, Main Street, Cononley – Conditional approval.

21/2014/14583 Erection of 4 no. dwellings land rear Church, Main Street, Cononley – Refusal.

21/2014/14922 Erection of external boundary stone wall to divide properties and creation of new access to serve workshop, High Weasel Green Farm, Moorside, Cononley – Conditional approval.

21/2014/15006 Conversion of stone built stable block to holiday let including change of use, Throstle Nest Farm Stable, Woodside Lane, Cononley – Conditional approval.

22/2014/15061 Change of use of agricultural land to form extension to existing menage, Green Syke Farm, Colne Road, Cowling – Conditional approval.

22/2014/14947 Single storey rear extension, 16 Pinnacle View, Cowling – Approval.

22/2014/15062 Construction of replacement stables and livery prior to demolition of existing stables and livery, Green Syke Farm, Cowling – Conditional approval.

22/2014/14991 Installation of 36.6m monopole mast with rotors at 12m long with a overall height to tip of the blade 49m, also the creation of a underground concrete foundation, installation of control cabinet and underground cables, Sandyforth Farm, Cowling – Application withdrawn.

22/2014/14990 Installation of 36.6m monopole mast with rotors at 12m long with a overall height to tip of the blade 49m, also the creation of a underground concrete foundation, installation of control cabinet and underground cables, Park Farm, Park Lane, Cowling – Refusal.

22/2014/14886 Construction of detached dwelling on land adjacent to No.16 Ickornshaw, 16 Ickornshaw, Cowling – Conditional approval.

22/2014/15085 Fell 1 No Norway Maple (1) and 1 No Field Maple (9) both in accordance with the plan, crown reduce and balance 3 No Sycamore (7,9,10), crown thin by 15% 2 No Sycamore (5&6) and crown reduce 3 No Mountain Ash (2,3,4) Shepherds Croft, Pennine Way, Ickornshaw, Cowling – No Tree Preservation Order (TPO) made.

22/2014/15122 Re-submission of previous planning application ref: 22/2014/15048 for prior notification for agricultural storage and emergency shelter for livestock, Lower Summerhouse Farm, Cowling – Prior notice approval.

22/2014/15047 Change of use of farm store to dwelling, The Old Barn, Knoll Hill Farm, Lane House Road, Cowling – Prior approval not required.

28/2014/15004 Fell T1 Ash Box Tree Farm, Main Street, Farnhill – No TPO made.

32/2014/15056 Insertion of 2 additional windows to the ground floor elevation looking out onto the road and 2 no. windows to the first floor elevation overlooking the car park, Bradley Double Lock, Unit 4 Riparian Way, Cross Hills – Conditional approval.

32/2014/14986 Re-submission of previous planning application ref: 32/2014/14668 for

construction of detached dwelling with associated off street parking, Bridge End House, Glusburn Bridge, Glusburn – Refusal.

32/2014/15028 Silage storage building, Birks Farm, Glusburn – Conditional approval.

32/2014/15014 Change of use of land from B1 to C3(a), demolition of existing dilapidated buildings and construction of 2 No. new houses, JI Embroidery, 34 Station Road, Cross Hills – Conditional approval.

32/2014/14890 Construction of a new farm access track, Lingsted Lodge, Lothersdale Road, Glusburn – Conditional approval.

56/2014/15041 Discharge of condition no. 4 of previous planning application Ref: 56/2014/14507 (Listed Building application for works to building), Ingthorpe Grange, Ingthorpe Lane, West Marton – Conditional approval.

56/2014/15077(LB) Resurfacing sections of existing forecourt and landscaping works to forecourt, Ingthorpe Grange, Ingthorpe Lane, West Marton – Conditional approval.

66/2014/14924 Draw back branches to boundary of 2 No Cherry (T1 and T4) and 1 group of Hazel (G2) crown lift to 4 metres 1 No Alder (T3), 15 Willow Way, Sutton-in-Craven – Conditional approval.

66/2014/15032 Fell 1 No Sycamore, The Croft, West Lane, Sutton-in-Craven – Conditional approval.

66/2014/14971 Prune trees overhanging North Road Fell and remove 1 No Conifer and 1 No Holly, Alistair House, North Road, Sutton-in-Craven – No TPO made.

66/2014/14905 Single storey extension to provide laundry room, 11 Crofters Mill, Sutton-in-Craven – Approval.

66/2014/15068 Non material amendment to previous planning applications Ref: 66/2013/13537 and 66/2014/14652, Little Croft, West Lane, Sutton-in-Craven – Conditional approval.

69/2014/14956 Construction of detached four bedroom dwelling, Lane End Farm, Cam Lane, Thornton in Craven – Refusal.

73/2014/15007 Internal and external alterations to Great Slack Farm to form 2 dwellings, Great Slack Farm, New Lane, Low Bradley – Conditional approval.

73/2014/15008 Listed building consent for internal and external alterations to Great Slack Farm to form 2 dwellings, Great Slack Farm, New Lane, Low Bradley – Conditional approval.

73/2014/15043 Fell & remove 15 No Conifers, Holly Tree House, Kirkgate, Kildwick – No TPO made.

#### Skipton Area

19/2014/15055 Siting of glazed seating shelter on rear terrace, Esh Bottom, Bell Busk – Approval.

19/2014/15044 Fell 1 No ornamental flowering cherry, 3 Coniston Cold – No Tree Preservation Order (TPO) made.

26/2014/15020 Single storey extension to rear, 13 Low Bank, Emsay – Approval.

30/2014/15050 Erection of lean-to greenhouse, Old School House, Church Street, Gargrave –

Approval.

30/2014/15090 *Betula jacquemontii* (Birch) - crown thin and small reduction in height, Corner Garth, Marton Close, Gargrave – No TPO made.

30/2014/15108 Application to discharge conditions 4 and 5 of planning permission reference 30/2013/14017, Low Green Farm, Gargrave – Conditional approval.

30/2014/15107 Application to discharge condition no. 3 of listed building consent referenced 30/2014/14827, 74 High Street, Gargrave – Conditional approval.

63/2014/15035 Erection of new house on land adjacent to 34 Aireview Terrace. Re-submission of application reference 63/2014/14607, 34 Aireview Terrace, Broughton Road, Skipton – Refusal.

63/2014/15011 Application for change of general commercial to A4 Category for retail unit Unit 1, Including Rooms G13 to G16, G19, G20, part basement and outside area, Town Hall, High Street, Skipton – Conditional approval.

63/2014/14970 Change of use to 2nd floor to dwelling/flat above restaurant/café/shop and internal alterations, 4-6 High Street, Skipton – Conditional approval.

63/2014/14994 Construction of a single detached garage, 98 Moorview Way, Skipton – Approval.

63/2014/15060 Proposed extension and modernisation of bungalow, Strathspey, Raikeswood Drive, Skipton – Approval.

63/2014/15019 Replacement of existing wooden single glazed window frames with double glazed Upvc windows, 6c West Bank Road, Skipton – Approval.

63/2014/15016 Alterations to existing garage to create two single garages and bin store and internal utility room with home office to lower ground floor below. Extension to kitchen to provide bay window at rear of property. First floor extension over part of garage to provide two en-suite bathrooms, 16 Tarn Moor Crescent, Skipton – Approval.

63/2014/15111 G1 - 6 No Sycamore - section fell, G1- 1 No Ash - section fell, grazing land at Greatwood Allotments, East Castle Street, Skipton – No TPO made.

63/2014/15164 Application to discharge of condition no. 3 of planning permission ref. 63/2014/15019 referring to window details, 6c West Bank Road, Skipton – Conditional approval.

65/2014/15025 Two storey rear extension to provide additional storage (resubmission of previous application 65/2014/14546), Crossroads Barn, Stirton Lane, Stirton – Conditional approval.

**b. Applications**

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

**Permission Granted**

**42/2014/15051 Reserved matters to previous application 42/2012/12585 (outline application for two semi-detached dwellings with associated parking) for proposed appearance and landscape, land at Mart Farm Barn, Haw Grove, Hellifield.**

Summary of Conditions

1. The development hereby approved shall be begun either before the expiration of 3 years from the date of the outline planning permission, or before the expiration of 2 years from the date of the permission herein whichever is the later.
2. The approved plans comprise Plan Numbers 574:10 received on 15<sup>th</sup> September 2014 and details contained within the 'Design and Access Statement' document received on the 15<sup>th</sup> September 2014. Also approved plans numbers 574:11 Rev A, 574:12 & 574:13 received on 29<sup>th</sup> October 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 approved landscape planting scheme shall be implemented in the first planting season following completion of the development or first occupation/use, whichever is the soonest, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies by the same species. The replacement tree or shrub must be of similar size to that originally planted.
4. Notwithstanding the details submitted with the application, prior to the first use of building materials on the site samples of the external walling and roofing materials shall have been submitted to and approved in writing by the Local Planning Authority. Development shall subsequently be carried out in accordance with approved details

#### Informatives

1. Attention is drawn to the planning conditions attached to the outline planning permission Ref 62/2011/12180 regarding the highway authority requirements.
2. 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 site or another suitable location and not brought to or delivered to the Council Offices unless specific arrangements to do so would have made with the relevant planning case officer.
3. 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 6pm Monday – Friday, 8am to 1pm Saturday with no working on Sundays and Bank Holidays

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. (\*)

**63/2014/15083 Internal and external alterations; application to clarify outstanding items relating to previous applications referenced 63/2014/14530 and 63/2014/14532, Craven District Council, Town Hall, High Street, Skipton.**

#### 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 of the following:-

- Drawing No. L(500) 006 received by Craven District Council on 31st March 2014.
- Drawing No's P(00) 010 Rev B, P(00)011 Rev A, P(00) 012 Rev A, P(00) 013 & P(00) 014 received by Craven District Council on 3rd October 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 barrel drop (located to the west of the proposed toilet block) details of the external finish shall be provided to and approved in writing by the Local Planning Authority. The barrel drop 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 PPC louvers features shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

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. The new accessible route to the entrance shall be paved in regular 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 and requested amended design approaches.

(Councillor Harbron drew the Committee's attention to his membership of Skipton Town Council which he understood had reached an agreement in principle to occupy office space at Skipton Town Hall.)

**63/2014/15084 Listed building consent for internal and external alterations; application to clarify outstanding items relating to previous applications referenced 63/2014/14530 and 63/2014/14532, Craven District Council, Town Hall, High Street, Skipton** – The Secretary of State to be informed that the Committee 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 3 years beginning with the date of the Decision Notice.
2. The approved plans comprise of the following:-
  - Drawing No. L(500) 006 received by Craven District Council on 31st March 2014.
  - Drawing No's P(00) 010 Rev B, P(00)011 Rev A, P(00) 012 Rev A, P(00) 013 & P(00) 014 received by Craven District Council on 3<sup>rd</sup> October 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 barrel drop (located to the west of the proposed toilet block) details of the external finish shall be provided to and approved in writing by the Local Planning Authority. The barrel drop 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: -

- The PPC Louvers.
- Roller Shutters.
- New internal glazed double doors.
- New sub floor above basement stairs to provide structural base for development above.

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

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 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.

**65/2014/14874 Retrospective application for the erection of an amenity building for tourism use. Resubmission of application reference 65/2014/14449, Niffany Farm, Broughton Road, Skipton.**

Summary of Condition : The approved plans comprise Drawings 0001.2 and 0001.4 received by the Local Planning Authority on 18 July 2014 and the amended plan 0001.3 dated 16/09/2014. The revisions to the south elevations shown on drawing 0001.3 (dated 16/9/2014) shall be implemented within 3 months of the date of this permission and shall be so retained thereafter.

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. Additional and amended details have now been received following discussions with the applicant's agent. (\*)

**Delegated Authority**

**36/2014/14934 Installation of an additional 1 no. wtn 250kw wind turbine with a tip height of 45m including underground cabling and temp access, West Thornber, Wigglesworth** – the Development Control Manager was authorised to approve this application with the conditions listed below, subject to prior receipt of confirmation from the Joint Radio Company (the body which assesses the potential for wind turbines to cause interference to radio systems operated by Energy Industry Companies) that it has no objection to the proposed development; the Development Control Manager was also authorised to attached any conditions to prevent interference to radio systems as necessary to take account of advice received from the Joint Radio Company.

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 Drawing No MOON – 001, 002 and 250 – 00 -30 -300 received by the Local Planning Authority on 5<sup>th</sup> 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.
3. Within 25 years of the date of this planning permission, the turbine shall be permanently removed and a scheme for the restoration of the site to its former condition shall have been submitted to and approved in writing by the Local Planning Authority. This scheme shall then be implemented in accordance with a timetable approved within the scheme for the restoration of the site.
4. If the turbine hereby permitted fails to produce any electricity for a continuous period of 6 months the operator of the development shall notify the local planning authority in writing no later than one month after the end of that period. The wind turbine and its associated equipment shall be removed from the site no later than 12 months from the end of that period, and the site restored, in accordance with a decommissioning and restoration scheme, including a timetable for its implementation, which shall have been submitted to the local planning authority for written approval not later than 3 months after the date of the notification to the local planning authority.
5. The wind turbine hereby permitted shall precisely match the existing adjacent turbine (permitted under planning ref. 36/2012/12044) in terms of its external appearance, colour and finish.
6. All electricity and transmission lines leading from the turbine shall be laid underground in accordance with the details provided in the plans hereby approved.
7. The development shall not begin until a site specific scheme to prevent the potential for excessive noise (amplitude modulation) nuisance caused by blade ‘swish’ or ‘thump’ has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be undertaken by appropriately qualified persons(s) that have previously been approved in writing by the Local Planning Authority, and shall establish measures to prevent excessive amplitude modulation. Such measures could include the automatic shutdown of the wind turbine at times when weather conditions indicate that the turbine may unacceptably impact on the amenities of adjoining neighbours (for example, at times of high wind speed when the wind is blowing in the direction from the turbine to affected nearby residents). The approved scheme shall subsequently be implemented in full and retained for the life of the approved wind turbine.

Informative : 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 39(1) of the Conservation (Natural Habitats) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is via the Bat Conservation Trust on 0845 1300 228.

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

Craven District Council

- information to address the planning issues which have arisen in relation to dealing with this application.
- accepted additional information. (\*) (SV)

(Councillor Mason informed the Committee that the applicant for the above development was slightly known to him.)

(As appointed Members to Ribblesbanks Parish Council which had objected to the above application, Councillors Brockbank and Kerwin-Davey declared interests under Appendix B of the Council's Code of Conduct.)

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

(SV Indicates site visit held.)

PL.739

### **PLANNING ENFORCEMENT**

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 1<sup>st</sup> to 31<sup>st</sup> October 2014.

### **Minutes for Decision**

- None -

Chairman.