

PLANNING COMMITTEE

19th January 2015

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

Ward Representative : Councillor Barrett.

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

Apologies for absence were received from Councillors English, Green, Harbron, Jaquin (substitute Member) and Sutcliffe.

Start: 1.35pm

Finish: 2.38pm

The minutes of the Committee's meeting held on 15th December 2014 were confirmed and signed by the Chairman.

Minutes for Report

PL.745

PUBLIC PARTICIPATION

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

Application 63/2014/14916 : Mr P Baker (Glusburn and Cross Hills Parish Council)
: Mr J Steel (spokesperson for objectors)
: Mr M Magnani (applicant)

PL.746

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

42/2014/15173 Construction of a slurry lagoon, Pan Beck Farm, Hellifield – Conditional approval.

45/2014/15116 Extension and associated alterations to existing single storey dining area, entrance and sun room of Youth Hostel. Addition of solar panels to roof on west elevation, Greta Tower, The Square, Ingleton – Conditional approval.

45/2014/15237 Removal of the B1 restriction to change use of property from a live/work unit to dwelling (use class C3) (Re-submission of previous application 45/2014/14235), Cod Bank Barn, Clapham – Refusal.

45/2014/15189 Fell 2 No Corsican Pine (T25 and T 34) and 1 No Spruce (T30), The Brow, Main Street, Ingleton – Conditional approval.

49/2014/14943 Conversion of barns to dwelling, construction of new garage, construction of garage

to Crow Nest House and formation of new highway access, Crow Nest Barn, Crow Nest Road, Austwick – Refusal.

59/2014/15247 Formation of new garden room extension to side of existing garage with new glazed link to adjoin existing barn, Green Farm Barn, Rathmell – Refusal.

59/2014/15172 Single storey extension to provide weather porch/ WC and installation of solar panels, 3 Gooselands, Rathmell – Approval.

62/2014/15199 Conversion of existing offices to 3no dwelling houses (class 3c) (Prior Approval Application), Kingsley, Station Road, Settle – Prior approval not required.

South Craven Area

11/2014/15242 Retrospective application for agricultural building land off High Bradley Lane, High Bradley Lane, High Bradley – Conditional approval.

11/2014/15183 Single storey porch extension, Wilholme, Primrose Hill, Bradley – Approval.

11/2014/15165 Form new garage with store and playroom over with access to Mill Lane, 6 Hill Crest, Low Bradley – Approval.

17/2014/15214 1 No Ash Tree - Fell and remove - permission refused but granted for the crown reduction of up to 25% Long Acre, Beech Hill Road, Carleton – Refusal.

21/2014/15264 Discharge of Conditions to approved application 21/2014/15006, Throstle Nest Farm, Woodside Lane, Cononley – Conditional approval.

21/2014/15215 Demolition of existing garage and construction of a 2 storey dwelling (Re-submission of previous refused planning application ref: 21/2014/14884), 12 Meadow Croft, Cononley – Refusal.

21/2014/15174 Conversion of redundant barn to dwelling and new garage for adjacent farmhouse, Shackleton Ghyll Farm, 121 Main Street, Cononley – Conditional approval.

22/2014/15163 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 (Resubmission of previous withdrawn application 22/2014/14991), Sandyforth Farm, Cowling – Refusal.

22/2014/15216 Replacement of existing glass conservatory roof with reclaimed blue slate Stoneleigh, Dick Lane, Cowling – Approval.

32/2014/15109 Change of use of small piece of land adjacent to the property to garden, 1 Victoria Road, Cross Hills – Conditional approval.

32/2014/15212 2 x fascia signs and 1 x hanging sign Bella Napoli, 57 Main Street, Cross Hills – Conditional approval.

53/2014/15205 (Listed building works) Revised description: Construction of garden room and covered seating area to the north elevation of the existing Woodhouse Farmhouse, Woodhead Farm, Lothersdale – Conditional approval.

56/2014/15227 Crown lift 2 No Sycamore by 3/4 branches, 2 Langroyd South, East Marton – No tree preservation order made.

69/2014/15213 1 No Sycamore - Crown raise by removing two lowest branches Windyridge,

Church Road, Skipton – Conditional approval.

Skipton Area

30/2014/15144 First floor extension over existing single storey extension to provide additional bedroom and store, and garden room to the rear, 2 Church Street, Gargrave – Approval.

30/2014/14899 Certificate of Lawful Development for existing use as a single dwellinghouse, Greenleys Riding Centre, Marton Road, Gargrave – Approval.

30/2014/15206 Application for listed building consent for replacement of existing conservatory, Storys House, North Street, Gargrave – Conditional approval.

63/2014/15036 Proposed erection of 10 No dwellings consisting of 6 No 2 bed houses and 4 No 3 bed houses with associated parking provisions and private gardens, Greatwood Avenue, Skipton – Conditional approval.

63/2014/15182 Installation of 6 retractable bollards (Resubmission of withdrawn application 63/2014/14977), Marks and Spencer Simply Food, Thanets Yard, Skipton – Conditional approval.

63/2014/15093 Change of use from shop (A1) to drinking establishment (A4), Unit 16 High Corn Mill, Chapel Hill, Skipton – Conditional approval.

63/2014/15132 Change of use from retail unit (A1) to café with deli counter (A3), 66 High Street, Skipton – Conditional approval.

63/2014/15229 Proposed first floor side extension, 76 Moorview Way, Skipton – Approval.

63/2014/15143 Erection of dividing fence to height of existing hedge approx 2.2 metres (retrospective), 1 Beechwood Drive, Skipton – Refusal.

63/2014/15192 Garden room to side of existing garage, 44 Rockwood Drive, Skipton – Approval.

63/2014/15196 1 No Maple - Crown thin by 10%, remove deadwood and shorten the limbs touching the house and balance, 2 Pine Close, Skipton – Conditional approval.

63/2014/15153 1 No Horse Chestnut – Fell, 8-10 Parkwood Close, Skipton – Refusal.

63/2014/15195 1 No Sycamore - Remove, 5 No Lime remove epicormic growth at base of trees, St Stephens RC Church, Castle View Terrace, Skipton – No tree preservation order made.

63/2014/15246 1 No Ash - crown lift by a maximum of 3 metres and formative pruning, gardens 16-18, Middletown Allotments, East Castle Street, Skipton – No tree preservation order made.

63/2014/15261 Reduce Elder and Hawthorn to give a clearance of 4m, Prune 2 No Ash, 1 No Sycamore and 1 No Beech to give 5m clearance and crown reduce Sycamore and Ash Willow to give a clearance of 5m, Aireville Park, off Stirton Road, Skipton – No tree preservation order made.

65/2014/14635 To discharge conditions 3, 16 and 17 of Planning Application Ref: 65/2014/13928, and conditions 4, 5, 10 and 12 (Part) of Planning Application Ref: 65/2014/14976, former Nicholas Smith Garage Site, Gargrave Road, Skipton – Conditional approval.

65/2014/15200 Application for advertisement consent for 3 no. signs folded aluminium panels to display company details in vinyl graphics, Britannia Willis and Skipton Self Store and Simply Shredding, Gargrave Road, Skipton – Conditional approval.

65/2014/15207 Removal of existing rear lean-to stair enclosure and construction of extension to

provide garden room 6 Aireville Grange, Skipton – Approval.

65/2014/15110 Application for engineering works to form hardcore access tracks in Ganderine Field display area Ganderine Field, Craven Cattle Marts Skipton, Ling Fields, Gargrave Road, Skipton – Conditional approval.

b. Applications

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

Permission Granted

62/2014/15123 Change of use from B2 (General Industrial) to D2 as a 'crossfit' gym, Unit 5, Riparian Court, The Crossings, Riparian Way, Cross Hills.

Summary of Conditions

1. The D2 use hereby permitted shall only be undertaken by the applicant Matteo Magnani for a temporary period of two years starting with the date of this planning permission. Should the applicant cease operating from these premises within the temporary period, the use shall revert to a B2 use at that time. Otherwise the use shall revert to a B2 use after the temporary two year period has ended.
2. The approved plans comprise Drawing No 02 received by Craven District Council on 10th 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.

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

Note : A motion to refuse the above application and an amendment to defer consideration were both lost.

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

PL.747

PLANNING ENFORCEMENT

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

Minutes for Decision

- None -

Chairman.