

PLANNING COMMITTEE

16th February 2015

Present – The Chairman (Councillor Welch) and Councillors Barrington, Brockbank, Green, Harbron, Hart, Mason, Place, Quinn and Sutcliffe.

Ward Representatives : Councillor Barrett, Heseltine and Mulligan.

Officers – Development Control Manager, Solicitor, Principal Planning Officers (x2), Planning Officer, Planning Assistant and Committee Officer.

Apologies for absence were received from Councillors English and Kerwin-Davey.

Start: 1.35pm

Finish: 6.04pm

Councillor Harbron left the meeting at 3.57pm

Duration of Meeting : In accordance with Council Procedure Rule 9, the Committee agreed that the meeting should continue beyond three hours.

The minutes of the Committee's meeting held on 19th January 2015 were confirmed and signed by the Chairman.

Minutes for Report

PL.748

PUBLIC PARTICIPATION

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

- Application 21/2014/14630 : Ms L Brown (Cononley Parish Parish Council)
: Mr A Wilson (objector / spokesperson for objectors)
: Mr A Cropper (applicant)
- Application 63/2014/14916 : Mr M Weaving (objector)
: Mr C Crieghton (for the applicant)
- Application 63/2014/15244 : Mr R Aldred (objector / spokesperson for objectors)
: Mr M Weaving (applicant)
- Application 26/2014/15324 : Mr T Kent (Embsay with Eastby Parish Council)
: Mr B Shuttleworth (spokesperson for objectors)
- Application 32/2014/15239 : Mr D Ackroyd (objector / spokesperson for objectors)
- Application 63/2014/15335 : Mr R Reynoldson (objector)
: Mr D Eagland (applicant)

PL.749

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

08/2014/15295 Request for EIA screening opinion for a solar farm and ancillary works, land south of Ravens Close, Brow Road, Low Bentham – Environmental statement not required.

31/2014/15277 Retrospective application for alterations to gate and garden wall, Swawbeck Barn, Giggleswick – Approval.

31/2014/15272 Conversion of redundant attached store to provide additional living accommodation and associated external alterations including the insertion of one window opening and french doors to the south elevation, Claphams Yard, Church Street, Giggleswick – Approval.

42/2014/15269 Demolition of existing conservatory and construction of single storey side extension, 7 Aspinall Rise, Hellifield – Approval.

45/2014/15198 Construction of single storey 2 bedroom building with workshop, Stackstead Farm Ingleton – Conditional approval.

45/2014/15238 1 No Beech - (T1) - Crown reduce by 3m and crown clean, 10 New Road, Ingleton – Refusal.

45/2014/15276 Fell 1 No Yew St Mary's Church, Main Street, Ingleton – No tree preservation order made.

59/2014/15248 Listed Building Works Formation of new garden room extension to side of existing garage with new glazed link, Green Farm Barn, Rathmell – 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.

62/2015/15396 Discharge of condition 3 to previous application 62/2014/15104 details of acoustic enclosure, HSBC, Market Place, Settle – Conditional approval.

62/2014/15073 Application for modification of Section 106 Agreement: Affordable housing land at Ingfield Lane, Settle – Conditional approval.

68/2014/15316 Replace an existing agricultural building, Moffinber, Ingleton – Prior approval not required.

72/2014/15254 Construction of two storey side extension, 2 Cowper Terrace, Wigglesworth – Approval.

South Craven Area

11/2014/15292 1 No Sycamore – fell, 4 Lidget Croft, Bradley – No tree preservation order made.

11/2014/15270 Discharge of condition 6 and 7 to approved applications 14983 & 14984 concerning details of replacement windows and materials, Meadowcroft, College Road, Bradley – Conditional approval.

17/2014/15273 Amendments to previously approved application 17/2014/14746 which comprise the addition of 6no. Security bollards, 1.2m high wrought iron boundary fencing, alterations to window and door materials, replacement lighting to existing signage and remove 2 no. window openings to the south east elevation. Carleton In Craven Pharmacy, Old Cobblers Cottage, West Road, Carleton – Conditional approval.

17/2014/15326 T1 - Cherry - Reduce by no more than 4 feet, T2 Cypress reduce by 2 feet, T3 Birch reduce leader to suitable point, T4 Birch reduce height by 10 feet, T5 Birch reduce leader to suitable point, T6 Cypress reduce by 6 feet, T7 Birch reduce by 12 feet and T8 Birch reduce leader by no more than 20 feet and draw in canopy to shape, Brown House, West Road, Carleton – No tree preservation order made.

21/2014/15307 T1 - Cherry - slightly reduce in size by taking away branches from the house and over the road and crown clean. T2 - Apple - selectively prune taking away small branches in the crown. T3 - Lilac - Fell. T4 - Himalayan Cedar- Fell 122 Main Street, Cononley – No tree preservation order made.

24/2014/15318 Removal of two self seeded young Sycamores, Village Green, Draughton – No tree preservation order made.

24/2015/15368 Request for screening opinion for 1 no. 100kW 35m wind turbine, Greystones, Bank Lane, Silsden – Environmental statement not required.

25/2014/15291 Removal of existing UPVC conservatory and stone built extension on the south elevation and replace with extension beneath stone slate roof, existing ridge height to be raised by 920mm, Old School House, Church Lane, Elslack – Approval.

32/2014/15274 Construction of first floor extension, Smithy Croft, Skipton Road, Cross Hills – Approval.

32/2014/15211 Remodelling and extension of existing restaurant premises, including change of use from flat to restaurant, to include new wine bar, Bella Napoli, 57 Main Street, Cross Hills – Conditional approval.

32/2014/15290 Discharge of Condition No. 1 of previous planning application ref: 32/2014/14440, Columbia, Newby Street, Cross Hills – Conditional approval.

53/2014/15296 Demolition of ex commercial building and construction of 6 No, Two storey dwellings and parking spaces (Re-submission of previous planning application Ref: 53/2014/14329), Pennine Haulage Brow Garage, Rook Street, Lothersdale – Withdrawn.

53/2014/15267 1 No Sycamore - Crown lift by removing lower Branches, Kynance, Lothersdale – No tree preservation order made.

66/2014/15251 Subdivision of existing dwelling into two, 8 Park Row, Sutton-in-Craven – Conditional approval.

69/2014/15252 Listed Building Works Replacement of existing front door with timber door with double glazed panels, Elmtree House, Thornton In Craven, Skipton – Conditional approval.

69/2014/15257 T1 Larch (Incorrectly identified as Scots Pine) and T2 Scots Pine – fell, Peel House, Colne and Broughton Road, Thornton In Craven – No tree preservation order made.

Skipton Area

26/2014/15312 Alterations and extension to property by increasing to roof height to provide 2 no. bedrooms and single storey extension to rear 17 Shires Lane, Emsay – Approval.

30/2014/15263 Demolition of existing outbuildings and construction of residential annexe and garage and change of use of land to residential curtilage, land at the rear of 40 Eshton Road, Gargrave – Conditional approval.

30/2014/15289 Demolition of existing garage and conservatory; construction of new attached single storey garage to side, 17 Skipton Road, Gargrave – Approval.

30/2014/15297 Replacement of existing glazed conservatory with stone built ground floor extension and erection of detached double garage, Newlands Croft, Skipton Road, Gargrave – Approval.

30/2014/15315 Prior approval application for demolition of two outbuildings to the back of the

house, stone roof and stone walls, 1 River Place, Gargrave – Prior approval not required.

34/2014/15253 Prior approval application for proposed change of use of agricultural building to a dwelling house (Use Class C3) and for associated operational development, New Laithe Barn, Holme Lane, Halton East – Prior approval not required.

63/2014/15232 Proposed installation of new solar photovoltaic system to existing roofs, combined with the installation of a new Biomass boiler installation to replace existing boiler system, Skipton Girls' High School, Gargrave Road, Skipton – Conditional approval.

63/2015/15341 1 No Cherry - Reduce in height by 50% 2 West Bank Road, Skipton – No tree preservation order made.

63/2014/15255 Internal alterations to office and associated external alterations (replacement of existing sliding doors with window openings), Dechra Pharmaceuticals Ltd, Snaygill Industrial Estate, Keighley Road, Skipton – Conditional approval.

63/2014/15262 Proposed extensions to existing building to improve existing storage facilities, Northern Paper Board Ltd, Ings Lane, Skipton – Conditional approval.

63/2014/15287 Formation of temporary access for construction (resubmission of withdrawn application 63/2014/15126), Skipton Girls High School, Gargrave Road, Skipton – Conditional approval.

63/2014/15283 Replacement of the existing ATM machine HSBC, 61 High Street, Skipton – Conditional approval.

63/2014/15281 Proposed development to include erection of security fencing, security gates, accessibility remodelling, landscaping and safeguarding works, Aireville School, Gargrave Road, Skipton – Conditional approval.

63/2014/15268 Resubmission of 63/2014/14982 for new windows and balconies to facilitate prior approval ref: 63/2014/14721, Caroline House, Providence Place, Skipton – Conditional approval.

63/2014/15235 Change of use of part ground floor and full first floor to Fish and Chip restaurant / takeaway, The Old Fire Station, Coach Street, Skipton – Conditional approval.

63/2014/15308 Change of use of ground floor premises from offices (B1) to physiotherapy practice (D1) ground floor only, 28 High Street, Skipton – Conditional approval.

63/2014/15222 Change of use of land to caravan storage rear of 25 -31 Ings Avenue, Broughton Road, Skipton – Conditional approval.

63/2014/15258 External alterations to dwelling to provide additional living accommodation at first floor level by remodelling the existing roof and addition of utility room to west elevation, 4 Raikes Avenue, Skipton – Approval.

63/2014/15243 Demolition of detached single garage and existing small side extension and construction of single storey side extension, 8 Bowling View, Skipton – Approval.

63/2014/15275 Construction of single detached garage/workshop, Havenstone, 28 Shortbank Road, Skipton – Approval.

63/2014/15240 Listed building consent for fascia signage and external hanging sign, 36 High Street, Skipton – Conditional approval.

63/2014/15236 Application for listed building consent for works in association with the change of

use of part ground floor and full first floor to Fish and Chip restaurant / takeaway, The Old Fire Station, Coach Street, Skipton – Conditional approval.

63/2014/15286 Listed Building consent for replacement ATM machine HSBC, 61 High Street, Skipton – Conditional approval.

63/2014/15241 Advertisement consent for 1x fascia sign, 1x projecting sign and window vinyl, 36 High Street, Skipton – Conditional approval.

63/2014/14749 Discharge of Condition No's 6, 7 and 18 of planning permission referenced 63/2013/13949, High Trees, The Bailey, Skipton – Conditional approval.

63/2014/15249 Application for non-material amendment to previous application referenced 63/2011/11855 to construct 3 no. two bedroom and 1 no. one bedroom apartments, Craven Buildings, Craven Street, Skipton – Conditional approval.

b. Applications

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

Permission Granted

18/2015/15338 New highway access and revised layout to approved application 18/2014/14488 (change of use from touring caravans, caravan storage and holiday cottages to holiday static caravans and lodges), Flying Horse Shoe Caravan Site, Station Road, Clapham.

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 P6/P/10 (general arrangement, layout), 365-01 (planting proposals) together with the accompanying Landscape Management Plan and Softworks Specification, and the arboriculturist's report produced by BHA Trees Ltd, that were received by Craven District Council on 5th January 2015. The development shall be completed in accordance with the approved plans and other application details 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 Lodges hereby permitted shall be of the Ikon or Contemporary design only as indicated in the planning statement received by Craven District Council in relation to planning application 18/2014/14488 on 20th March 2014 and the supplementary details received by Craven District Council on 22nd April 2014 (also in relation to planning application 18/2014/14488) unless otherwise agreed in writing by the Local Planning Authority.
4. The approved planting scheme, that includes replacement planting for trees that are to be felled, 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 a similar size to that originally planted.

5. With the exception of the approved warden's caravan (No. 20), the lodges and caravans on the site shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence.
6. The owners/operators shall maintain an up-to-date register of all the names of all owners/occupiers of individual caravans and lodges on the site and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.
7. Prior to the first use of any of the static caravans or lodges hereby approved details shall be submitted to and approved in writing by the Local Planning Authority of the bin storage and refuse arrangements for the site, and of the gas tank storage area. The development shall then be carried out in accordance with these approved details and retained as such thereafter.
8. The static caravan identified as warden's accommodation (No. 20) shall be used as warden's accommodation only and its' occupation shall be limited to a person solely or mainly employed as a warden in connection with the use of the land as a caravan site.
9. The warden's static caravan (No. 20) approved by this consent shall not be residentially occupied if the managers accommodation approved and implemented under planning approval reference 18/2009/10122 is built and occupied. In such circumstances the warden's static caravan shall be used only as holiday accommodation only in accordance with the requirements of conditions 6 and 7 of this planning permission.
10. The lighting shall be installed on the site in accordance with the details submitted to the Local Planning Authority, these are a letter from Colin Holmes dated 10th January 2015, an email from Colin Holmes dated 27th January 2015 and the associated annotated 'general arrangement, layout plan' drawing number P6/P/10 received by Craven District Council on 5th January 2015, and shall be retained as such thereafter.
11. 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:
 - (i) The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
 - (ii) The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
 - (iii) Any gates or barriers shall be erected a minimum distance of 4.5 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
 - (iv) 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.
 - (v) The final surfacing of any private access within 4.5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
12. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 60 metres measured along both channel lines of the major road 'Station Road, Clapham' from a point measured 2 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Informatives;

1. You are 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 condition 12 above.
2. An explanation of the terms used in Condition 13 above is available from the Highway Authority.
3. The applicant is advised that the Local Planning Authority has previously taken the view that the wall dividing the northern and southern part of the application site is a listed building by virtue of being an original curtilage structure to the former Flying Horseshoe Hotel (now converted to apartments). Listed Building Consent would therefore be needed for the proposed intention to demolish a small part of this wall. This grant of planning permission should not be construed as meaning that an application for Listed Building Consent will be automatically granted. Such an application for Listed Building Consent would assess the impact that these proposed demolition works would have on the architectural and historic interest of the wall.

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. (*)

19/2014/14948 and 14951 Proposed extension to rear of dwelling to form pool room, gym, games and changing room with glazed link to the house; construction of a paved area, retention of retaining wall and steps and planting woodland (re-submission of refused application 19/2013/13946), Stainton Cotes, Moorber Lane, Coniston Cold.

Summary of Conditions

For the planning application 19/2014/14948

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 678.01 001 Rev A, 678.01 005 Rev A, 678.01.006 Rev A, 678.01 007 Rev A, 678.01 008 and 678.01.200 Rev B received by the Local Planning Authority on the 11 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. The woodland planting shall be carried out in strict accordance with the scheme submitted by JCA Ltd and dated 3 February 2015. The proposed planting shall be implemented in the first available planting season by 31st December 2015 following the grant of permission and the aftercare proposals within the approved scheme shall subsequently be strictly adhered to.
4. No development shall commence on construction of the pool complex until details of all the materials to be used on the external elevations have been submitted to, and approved in writing by, the Local Planning Authority. The development shall then be constructed in accordance with the approved details.

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

6. The domestic curtilage of the property shall be restricted to the land identified on the attached curtilage plan and does not extend to the woodland included in the application site edged red on drawing 678.01 001 Rev A.

7. The boundary of the curtilage referred to in condition 6 above, abutting the woodland to the north of the dwelling shall be physically defined prior to the first occupation of the extension in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The method of defining the curtilage boundary shall thereafter be retained in accordance with the approved scheme.

Informative : For the avoidance of doubt, this permission does not authorise the retention of the oil storage tank or new access road to the woodland. These works were not included in the description of the development proposal and the approved plans do not provide sufficient information on these works for a decision on their merits to be issued.

For the listed building application.19/2014/14951

1. Works to which this consent relates shall be begun not later than the expiration of 3 years beginning with the date of the Decision Notice.

2. The approved plans comprise drawings 678.01 001 Rev A, 678.01 005 Rev A, 678.01.006 Rev A, 678.01 007 Rev A, 678.01 008 and 678.01.200 Rev B received by the Local Planning Authority on the 11 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. No development shall commence until details of all the materials to be used on the external elevations have been submitted to, and approved in writing by, the Local Planning Authority. The development shall then be constructed in accordance with the approved details.

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

Statement of Positive Engagement : In dealing with these applications 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
- 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. (*)

63/2014/15250 Application to vary condition no. 1 of the reserved matters planning consent referenced 63/2014/14688, 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,
- 200 Rev C received by the LPA on 18 August 2014, and
- 100 Rev J received by the LPA on 24 November 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 (or any superseding permission) 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 (or any superseding permission or condition). 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.

3. This permission does not authorise the stopping up or diversion of the public right of way crossing the site. No works are to be undertaken which create any obstruction, either permanent or temporary to the public right of way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of Way Manager at County hall Northallerton on 08458 727374 to obtain up to date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposal for altering the route.

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

(Councillor Harbron drew the Committee's attention to his Membership of Skipton Town Council, and role as custodial trustee in respect of the above site. He understood that the site was no longer within the ownership of the Trust.)

63/2015/15335 Change of use of premises from shop (A1) to drinking establishment (A4), 1 Victoria Square, Skipton.

Summary of Conditions

1. The change of use 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 15335/1 & 15335/2 (annotated by the case officer for clarification) received by the Local Planning Authority on the 12th & 26th January 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 A4 use hereby approved shall not be open for business on any day of the week outside of:
 - Monday – Thursday 12am – 11pm
 - Friday - Saturday 12am – 12pm
 - Sunday and Bank Holidays 12am – 10pm
4. Prior to the commencement of the external painting of the shop frontage, details concerning the proposed paint finish to be used externally shall be submitted to and approved in writing by the Local Planning Authority. The frontage shall be painted using only the approved finish.
5. Other than the sale of bread based snacks for on-site consumption by visitors to the establishment that are cooked using a toaster or grill, no hot food shall be sold from the premises at any time whatsoever.
6. No amplified music shall be produced or played within or outside of the premises.

Informative :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. (*)

Delegated Authority

63/2014/14916 Partial demolition, extension and refurbishment of the existing Guyson International advanced manufacturing facility and the redevelopment of part of the site for non- food bulky goods retail, with new access from Keighley Road and associated parking, Guyson International Ltd, Keighley Road, Skipton – the Development Control Manager was authorised to approve this application subject to the following conditions, and subject also to the applicants first entering into a Section 106 Legal Agreement to provide the following:

- A commuted sum of (£15,000) to facilitate re-configuration of the traffic lights at the junction of Keighley Road/Carleton Road.
- A commuted sum of (£20,000) to facilitate widening and improvement of footpath and cycle linkages between the application site and Skipton town centre.

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 development shall not be carried out other than wholly in accordance with the drawing nos:- CAD 102, 104, 105, 110, project 7342 (000) 005 revision H, 007 revision H, 008 revision F, 011 revision D, and 012 revision C received on the 4th August 2014 - MR14-032/102 rev C received by the Local Planning Authority on 2nd December 2014 - 006 revision C, 016 revision C, 017 revision C, 018 revision C, 021 revision H, 022 revision G, 023 revision F, Drawing nos. MR14-032/101 revision B and the amended Design and Access Statement received on 27th January 2015

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. Notwithstanding any details specified on the approved plans and supporting documentation prior to their first use on site details of types and colours of all external materials, including hard surfacing shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

4. The retail units hereby granted permission shall be limited to the sale of non-food bulky goods comprised of DIY and gardening products; furniture and floor coverings; electrical goods; pet products; and motoring/bike accessories and for no other purpose.

5. The total gross floor space of the retail units hereby permitted shall not exceed a combined total of 4240 m² including any mezzanine floor space and the external sales area proposed at unit 1.

6. The retail units hereby granted planning permission shall not be occupied until the extension of the existing factory has been completed and brought into use.

7. All soft landscape works shall be carried out in accordance with the approved drawings and shall be implemented during the first planting season following completion of the development hereby permitted and shall thereafter be retained and maintained as such. Any trees or shrubs planted in accordance with this condition shall, in the event of their death within 5 years from their date of planting, be replaced by similar specimens as soon as is practicably possible and no later than the end of the planting season following their death.

8. The development hereby permitted shall not be commenced until such time as a scheme to ensure that there is no increase in surface water run-off has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.

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

10. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

11. Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007 no fascias, banners, projecting signs or other forms of advertisements shall be attached to the exterior of the building without the prior approval of the Local Planning Authority.

12. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other ground works, except for investigative works, or the depositing of material

on the site until the site access has been set out and constructed to binder course level and the following requirements:

- (i) The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- (ii) The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- (iii) Any gates or barriers shall be erected a minimum distance of 3 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- (iv) 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 20.
- (vi) 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.
- (vii) 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.

Informative : You are 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.

13. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 45 metres measured along both channel lines of Keighley Road from a point measured 4.5 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

14. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until visibility splays providing clear visibility of 2 metres x 2 metres measured down each side of the access and the back edge of the footway of the major road have been provided. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Informative : An explanation of the terms used above is available from the Highway Authority.

15. Unless otherwise approved in writing by the Local Planning Authority, the retail development hereby approved shall not be occupied until:

- (i) A scheme for the provision of the required highway improvement works, listed below has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- (ii) An independent Stage 2 Safety Audit has been carried out in accordance with HD19/03 - Road Safety Audit or any superseding regulations.
- (iii) A programme for the completion of the proposed works has been submitted.

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

The required highway improvements shall include:

- a. Provision of tactile paving
- b. Works on Keighley Road i.e. access, pedestrian island and the means by which a new footway widened for shared use footway between site and Cawder Bridge (connection to canal towpath) is to be secured.

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

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

Works on Keighley Road i.e. access and pedestrian island.

Informative : There must be no works in the existing highway until an Agreement under Section 278 of the Highways Act 1980 has been entered into between the Developer and the Highway Authority.

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

- (i) Have been constructed in accordance with the approved drawing.
- (ii) 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.

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

- (i) On-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
- (ii) On-site materials storage area capable of accommodating all materials required for the operation of the site.

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

19. Unless otherwise approved in writing by the Local Planning Authority, there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until details of the routes to be used by HGV construction traffic have been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. Thereafter the approved routes shall be used by all vehicles connected with construction on the site.

20. Prior to the retail development hereby approved being brought into use, a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:

- (i) The appointment of a travel co-ordinator
- (ii) A partnership approach to influence travel behaviour
- (iii) Measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site
- (iv) Provision of up-to-date details of public transport services

- (v) Continual appraisal of travel patterns and measures provided through the travel plan
- (vi) Improved safety for vulnerable road users
- (vii) A reduction in all vehicle trips and mileage
- (viii) A programme for the implementation of such measures and any proposed physical works
- (ix) 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.

21. Other than within the external sales area (Project Centre) adjoining Unit 1 (which may be used for the display of produce, equipment and materials for sale), no materials, produce, equipment or waste materials shall be stored outside the buildings except for waste materials contained within bins for periodic removal. There shall be no obstruction of the delivery/vehicle manoeuvring areas.

22. Prior to its installation on site details of the external lighting in and around the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. There shall be no lighting to the southern elevation of the southernmost retail unit. The development shall thereafter be implemented in accordance with the approved details.

23. Following completion of any measures identified in the Remediation Strategy approved by Craven District Councils Environmental Health Officers a Validation Report shall be submitted to the Local Planning Authority. The Validation Report shall be prepared in accordance with current best practice and the site shall not be brought into the use hereby granted planning permission, until such time as the validation report has been approved in writing by the Local Planning Authority.

24. The mitigation measures set out in the submitted 'White-clawed Crayfish and Bat Activity Surveys' document produced by Brooks Ecological and submitted to the Council on 4th August 2014 shall be fully implemented during the construction phase and subsequent occupation of any part of the retail development hereby approved.

Informatives

1. Precautions should be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site. Facilities should include the provision of wheel washing facilities where considered necessary. These precautions should 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 construction period.
2. 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.
3. Please note that no consent has been granted for the erection of any form of advertisement as part of this planning permission.
4. Operating times of the demolition and then construction site should be limited from 7:30am to 6:00pm Monday to Friday, 08:00am to 1:00pm Saturday and no Sunday or Bank Holiday working. The objective being; to minimise disturbance from the site affecting nearby property.
5. The developer should note that condition Nos. 3,7,9,10,11,14,15,17,18,19, 21 and 22 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. County Highways, the Environment Agency etc. for comment and/or recommendations prior to their formal submission to the District Council for approval.

Please note that in order to assist the Council and enable the Local Authority to deal effectively with your application to discharge conditions it is requested that a schedule is submitted with any subsequent application that identifies the condition numbers and the relevant plans, reports, documentation etc. that relates to that condition.

Statement of Positive Engagement : In dealing with these applications 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.
- 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. (*)

Permission Refused

21/2014/14630 Re-submission of previous planning application ref: 21/2013/13960 for the proposed erection of up to 10 dwellings, with community open space, vehicular and pedestrian access, highway safety improvements, local residents off street parking and landscaping, Crosshills Road, Cononley – the Development Control Manager was authorised to formulate appropriate reasons for refusal based on the Committee's view that the harm that would be caused to the heritage asset (Cononley Conservation Area) by the proposed development outweighs its benefits and the presumption in favour of development. In formulating the reasons the Development Control Manager was asked to have regard to the appeal decision dated 21 October 2014 in respect of property at Crag View, Cononley.

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.
- 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. (*) (SV)

63/2014/15244 To develop land on the east side of the canal to provide a garden for hotel guests, a shelter for visitors and animals and two disabled parking spaces, land off access road to High Laithe Farm, Snaygill, Skipton – the Development Control Manager to formulate appropriate reasons for refusal based on the following grounds

- a. Unacceptable impact of the proposed development on the amenity of neighbouring property / residents at Low Snaygill.
- b. The proposal would introduce a formal / semi-formal garden feature which would not be compatible with the nature of the landscape on the eastern side of the canal.

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

(Councillor Mason informed the Committee that an objector to the above application was known to him.)

26/2014/15324 Construction of 14 no. dwellings and new access (resubmission of refused application 26/2014/14631), Laurel Croft and Main Street, Emsay.

Reasons for Refusal

1. The Local Planning Authority considers that clear visibility of 30 metres cannot be achieved along the public highway in a westerly direction from a point 2.4 metres from the carriageway edge measured down the centre line of the junction of Laurel Croft/Main Street 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 & Conservation Area) 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 development would "significantly and demonstrably" harm the Emsay 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. In particular the Council has advised the applicant / agent with respect to the reasons why the application cannot be supported in its current form. (*)

32/2014/15239 Variation of condition no. 5 of previous planning application ref: 32/2014/14727 to enable extended hours of use of the facility by the school and local community, South Craven School, Holme Lane, Cross Hills.

Reason for Refusal

In the absence of evidence to satisfy the Local Planning Authority that the extended opening hours would not harm the amenities of local residents it has not been demonstrated that the adverse impacts significantly or demonstrably outweigh the benefits contrary to the advice 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. In particular the Council has advised the applicant / agent with respect to the reasons why the application cannot be supported in its current form and provided advice with respect to a resubmission. (*)

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

PL.750

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 January 2015.

Minutes for Decision

- None -

Chairman.