

PLANNING COMMITTEE

16th March 2015

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

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

Start: 1.35pm

Finish: 3.27pm

Apologies for absence were received from Councillors Brockbank, English and Hart.

The minutes of the Committee's meeting held on 16th February 2015 were confirmed and signed by the Chairman.

Minutes for Report

PL.751

PUBLIC PARTICIPATION

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

Application 17/2015/15386 : Mrs A Chadwick (objector)

Application 63/2014/15162 : Ms Shelley Coffey (on behalf of the applicant)

Application 63/2014/15306 : Mr J Steel (on behalf of the applicant)

Minute PL??? Enforcement Matter : Mr R Catherwood (objector)

: Mr K Meredith (owner)

PL.752

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

08/2014/15221 Listed building works - Apply new un-illuminated signage boards to existing bank façade HSBC, 15 Main Street, Bentham – Conditional approval.

08/2014/15279 Apply new un-illuminated signage boards to existing bank façade, 15 Main Street, Bentham – Conditional approval.

08/2015/15394 Discharge of conditions 6 and 7 to previous application 08/2014/15179, 1 Thorns Cottages, Wenning Bridge, High Bentham – Conditional approval.

08/2015/15448 Confirmation for compliance of conditions, 08/2000/0812, 08/2006/6134, 08/2006/7019, 08/2009/10103, 08/2011/12085, 08/2012/12793 and 08/2013/13526, Todhill Farm, High Bentham – Compliance response issued.

18/2014/15303 Non-material amendment to approved application 18/2014/14805, The Croft, Clapham – Refusal.

31/2015/15372 Crown lift 1 no. Yew by 12' (adjacent to Burnside House); Crown lift 1 no. Yew by removal of secondary branches over low ground and beck only (rear of Brookside House); fell 1 no. Ash (rear of Brookside House); Pollard 2 no. Laurels in Style Gardens, Burnside House, Giggleswick – No tree preservation order made.

42/2014/15142 Discharge of conditions 4, 9 and 11 of previous planning approval 42/2012/12522, Craven House, Craven Terrace, Hellifield – Conditional approval.

45/2014/15210 Change of use to retail and mail order distribution centre with ancillary office and warehouse - (Retrospective) Daleswear Ltd, New Road, Ingleton – Conditional approval.

45/2015/15392 Discharge of conditions 6, 7, 8, 9, 11, 15, 16 to approved application 45/2014/14606 Reid House, Low Demesne, Ingleton – Split decision.

45/2015/15496 Confirmation of compliance of contamination conditions contained within planning permission referenced 45/2009/10183, 1-19 (inclusive) Whernside Way, Ingleton, LA6 3FJ and ,1-5 (inclusive) Whernside Court, Ingleton – Compliance response issued.

45/2015/15400 Certificate of lawful development for the proposed construction of single storey rear extension to provide ground floor shower and toilet, 1 Burnmoor View, Back Gate, Ingleton – Approval.

62/2015/15379 Application to discharge condition 3 (walling materials), condition 4 (Roofing materials) and part of condition number 5 (windows) of planning consent referenced 62/2014/15167, 1 Constitution Hill, Settle – Conditional approval.

72/2015/15410 Screening opinion for the erection of 2 No 225Kw 48m wind turbines, land at Hile Farm, Wigglesworth – Environmental statement not required.

South Craven Area

17/2015/15393 Non-material amendment to previous application referenced 17/2014/14716 for the re-planning of house Interior; construction of single storey rear extension; re-construction of existing garage and enlargement of existing driveway Aingarth, 11 Beech Hill Road – Conditional approval.

21/2015/15346 Extension to rear of existing dwelling to form garden room, Bradleys Farm, Main Street, Cononley – Approval.

21/2015/15347 Listed building consent for extension to rear of existing dwelling to form garden room, Bradleys Farm, Main Street, Cononley – Conditional approval.

22/2014/15319 Proposed single storey side extension, Greenburn Laithe, Cowling Hill Lane, Cowling – Approval.

22/2014/15298 Conversion and external alterations to garage to form kitchen to existing dwelling, Lyndale Barn, Scar View, Cowling – Approval.

32/2015/15385 Application for change of use from retail to physiotherapy practice including internal alterations and installation of new shopfront, 26 Main Street, Cross Hills – Conditional approval.

53/2014/14958 Outline application for residential development (circa six dwellings), land at Lothersdale, adjacent to High Fold – Refusal.

56/2015/15354 Create new window opening to first floor on the South East (side) elevation, Marton Bridge Barn, East Marton – Approval.

56/2014/15300 Create new window opening to first floor and addition of Juliette balcony on the South East (side) elevation, Marton Bridge Barn, East Marton – Approval.

66/2015/15419 Confirmation of compliance of condition no. 25 of planning permission referenced 66/2009/9947, 41 - 66 inclusive Greenroyd Mill, Sutton-in-Craven – Compliance response issued.

73/2015/15349 Replacement of existing double glazed painted timber window frames with painted engineered Grandis timber frames and double glazing. Lane House Cottage, Skipton Road – Approval.

73/2015/15350 Listed building consent for replacement of existing double glazed painted timber window frames with painted engineered Grandis timber frames and double glazing, Lane House Cottage, Skipton Road, Silsden – Conditional approval.

73/2015/15342 Fell 2 no. Holly trees and 1 no. Eucalyptus tree stream next to, Aireview Cottage, Skipton Road, Kildwick – No tree preservation order made.

Skipton Area

30/2015/15383 Prior approval notification for single storey conservatory to rear measuring 4 metres beyond rear wall; maximum height of extension 2.8 metres from ground level; maximum height at eaves 2.2 metres measured from ground level, 6 Neville Road, Gargrave – Prior approval not required.

30/2015/15435 Application to discharge condition numbers 3 and 4 of listed building consent referenced 30/2014/15206 Storys House, North Street, Gargrave – Conditional approval.

30/2015/15420 Non-material amendment to previous approval 30/2014/15289 for single storey garage to side. Amendments concern re-positioning of door and increase in depth of garage, 17 Skipton Road, Gargrave, Skipton – Conditional approval.

63/2014/15323 4 No. new 3 bed family dwellings with associated parking, land off Burnside Crescent, Skipton – Conditional approval.

63/2014/15134 Application for change of use of bus depot to non-food retail, former Bus Depot, Broughton Road, Skipton – Conditional approval.

63/2014/15301 Demolition of existing rear outbuildings and construction of a single storey extension to form utility and separate bike store. External alterations include raising the chimney stack; installation of roof lights to the rear roof slope; forming new window opening to the side elevation; conversion of window to door in the rear elevation and replacement windows from Upvc to timber sash windows, 20 Lambert Street, Skipton – Approval.

63/2015/15365 Proposed extension and alteration to existing bungalow, Strathspey, Raikeswood Drive, Skipton – Approval.

63/2014/15245 Revised description: Proposed extension, adaptations and alterations including trees identified as T1, T2, T3 and T4 to be pruned and trimmed to remove any decayed branches, 1 Cawder Ghyll, Skipton – Approval.

63/2015/15333 First floor side extension above existing garage, Beechside House, Kingsway, Skipton – Approval.

63/2015/15366 Conversion of existing garage to living accommodation with associated internal

alterations and single storey rear extension, 8 Regent Drive, Skipton – Approval.

63/2015/15352 Construction of wooden decking to rear of the property, 13 Aldersley Avenue, Skipton – Approval.

63/2015/15384 Application for listed building consent for new business signage, Black Horse Hotel, 16-18 High Street, Skipton – Conditional approval.

63/2015/15382 Application for advertisement consent for new signage, Black Horse Hotel, 16-18 High Street, Skipton – Conditional approval.

63/2014/15311 Application to discharge condition numbers 4, 5, 6, 7 and 10 of planning permission referenced 63/2014/14530 and condition numbers 3, 4, 5 and 6 of planning permission referenced 63/2014/14532, Craven District Council, Town Hall, High Street, Skipton – Split decision.

63/2014/14698 Discharge of remaining Conditions 3, 4, 5, 10, 15, 17, 19, 20, 21 and 26 of Planning Approval Reference 63/2014/14656, Eller House, Broughton Road, Skipton – Split decision.

63/2015/15380 Application for discharge of conditions 3 and 4 of planning permission referenced 63/2014/13222, High Fields, Chapel Hill, Skipton – Conditional approval.

63/2015/15433 Application to discharge condition numbers 3 and 4 of planning permission referenced 63/2012/14075 granted 10 January 2014, Garth House, Keighley Road, Skipton – Conditional approval.

63/2015/15407 Application to discharge condition no. 3 of planning application referenced 63/2014/14567, 1 Providence Place, Court Lane, Skipton – Conditional approval.

65/2015/15388 Outline application for construction of new warehouse and associated forecourt/parking area, Willis of Skipton, Stirton Depot, Gargrave Road, Skipton – Conditional approval.

65/2015/15337 Retrospective application for replacement boundary fence (Resubmission of previously refused application 65/2014/14829) including a reduction to the existing height to 1.1m, 5 Aireville Grange, Gargrave Road, Skipton – Approval.

65/2015/15434 Application for non-material amendment to planning permission referenced 65/2012/12909 granted 01 November 2012, Aireville Grange Farm, Stirton – Conditional approval.

b. Applications

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

Permission Granted

62/2014/15162 Application for removal of condition no. 23 of planning permission 63/2013/13748, land bounded by A65 White Hills Lane and Raikes Road, Skipton.

Summary of Conditions

1. No development shall take place without the prior written approval of the Local Planning Authority of all details of the following reserved matters:-

- (a) appearance;
- (b) landscaping;
- (c) layout; and
- (d) scale

Thereafter the development shall not be carried out otherwise than in strict accordance with the approved details.

2. An application for the approval of the reserved matters shall be made to the local planning authority before the expiration of 2 years from the date of this permission.

3. The development hereby permitted shall be begun not later than 2 years from the date of approval of the last of the reserved matters to be approved.

4. The details submitted in accordance with condition 1 shall include all building facing materials and finishes; surface material finishes for the highways, footpaths, private drives and all other hard surfaces; screen walls, fences and other means of enclosure; existing and proposed ground levels, proposed finished floor levels and building heights. The submitted reserved matters shall accord with the parameters and objectives laid out in the Design and Access Statement dated June 2013 and accompanying the planning application. The development shall be carried out in accordance with the approved details.

5. A detailed scheme for landscaping, including the planting of trees and/or shrubs shall be submitted to the Local Planning Authority as part of the submission of reserved matters; such scheme shall specify types and species, a programme of planting and the timing of implementation of the scheme, including any earthworks required.

6. The plans and particulars submitted in accordance with condition 5 above shall include:

(a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;

(b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and to which paragraphs (c) and (d) below apply;

(c) details of any proposed topping or lopping of any retained tree;

(d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site;

In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

7. Before any equipment, machinery or materials are brought on to the site for the purposes of the development, the erection of fencing for the protection of the retained trees and hedgerows shall be undertaken. The fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of Craven District Council.

Informative: The fencing in relation to condition 7 should be erected in accordance with BS5837:2012 'Trees in Relation to Construction'. The fencing should be sufficiently strong to withstand impacts likely to be caused during any building operations undertaken in the vicinity. The recommendations BS5837:2012 should be consulted and employed. Standards indicate that the minimum recommended for fencing erected is to be at least 2.3m in height, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting either herras fencing or chain link in accordance with the plan on page 13 figure 2 of the above British Standard].

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

9. No development shall take place until details of the proposed means of foul and surface water drainage, including details of any balancing works and off-site works, has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed the approved surface water drainage scheme shall be based on Sustainable Drainage Systems (SUDS) principles. The development shall thereafter be implemented in accordance with the approved scheme.

10. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in the NPPF or any future guidance that replaces it. The scheme shall include:

- (a) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 40% provision of housing units and shall be, in matters of tenure and type, in accordance with the findings of the North Yorkshire Strategic Housing Market Assessment 2011 or any replacement thereof;
- (b) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- (c) the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing;
- (d) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- (e) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

11. No development shall take place until 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.

12. There shall be no excavation or other groundworks, except for investigative works or the depositing of material on the site, until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway 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.

13. 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 programme approved in writing with the Local Planning Authority in consultation with the Highway Authority before the first dwelling of the development is occupied.

14. There shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the accesses to the site have been set out and constructed in accordance with the published Specifications of the Highway Authority and the following requirements:

(a) The details of the access shall have been approved in writing by the Local Planning Authority.

(b) The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.

(c) Any gates or barriers shall be erected a minimum distance of 5 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.

(d) That part of the access 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.

(e) 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.

(f) 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.

(g) Provision of tactile paving.

All works shall accord with the approved details.

15. 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 90 metres measured along both channel lines of the major road (Raikes Road) from a point measured 2.4 metres 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.

16. 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 120 metres measured along both channel lines of the major road (White Hills Lane) from a point measured 2.4 metres 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.

17. 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 metre 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.

18. There shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:

(a) The details of the required highway improvement works, listed below, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

(b) A programme for the completion of the proposed works has been submitted.
The required highway improvements shall include:

(i) Provision of tactile paving

(ii) Footways on Raikes Road and White Hills Lane (see illustrative site layout, and Appendix D of the Transport Assessment), footpath steps adjacent to bridge on White Hills Lane and rationalisation of 30mph (Raikes Road)

19. 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 under condition number 18:

(a) Footways on Raikes Road and White Hills Lane (see illustrative site layout, Appendix D of the Transport Assessment)

(b) footpath steps adjacent to bridge on White Hills Lane and

(c) rationalisation of 30mph (Raikes Road)

20. There shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

(a) tactile paving

- (b) vehicular, cycle, and pedestrian accesses
- (c) vehicular and cycle parking
- (d) vehicular turning arrangements
- (e) manoeuvring arrangements
- (f) loading and unloading arrangements

21 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:

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

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

22 Prior to the commencement of development a construction traffic management plan to demonstrate how highway safety risks and disruption to other road users is to be controlled shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the requirements of the approved construction traffic management plan.

Informatives

1. 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 will 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 & Public Rights of Way Manager at County Hall, Northallerton, on 0845 8 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 proposals for altering the route.
2. 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.
3. "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"
4. All species of birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended). It is illegal to kill, injure, or take any wild bird, or damage or destroy the nest or eggs

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 Jaquin drew the Committee's attention to his position as a member of Skipton Town Council and the relationship with the Tarn Moor Trust.)

(Councillor Harbron also drew the Committee's attention to his membership of Skipton Town Council, and the relationship with the Tarn Moor Trust, bearing in mind his previous involvement he withdrew from the meeting for the discussion and vote on the above application.)

(The Chairman drew the Committee's attention to his position as a member of North Yorkshire County Council. With the agreement of the Committee he undertook to raise with Council Leadership Team the need for Policy Committee to ensure that a policy is put in place to address the absence of a policy on educational contributions.)

63/2014/15306 Application to vary condition no. 2 of planning consent ref. 63/2013/13350 by substituting revised house types for those approved on Plots 1-3, 59-61 and 100-103, Eisey Croft, north of Moorview Way, Skipton.

Summary of Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings: Plan Numbers 1380SPL/ECS/HT01; 1380SPL/ECS/HT02; 1380SPL/ECS/HT03; 1380SPL/ECS/HT04 and 1380SPL/ECS/ HT05 received on 10 December 2014 and 1214SPS/ECS/PL01 Revision W; received on 26 February 2015 The approved drawings also comprise drawings 1214 SPS/ECS-SS01 Revision C, 1214 SPS/ECS SS02 Revision C, 1214 SPS/ECS SS03 Revision C, 1214 SPS/ECS AB01 Revision A, 1214 SPS/ECS, AB02 Revision A, 1214 SPS/ECS HT01 Revision A, 1214 SPS/ECS 1214 SPS/ECS HT02 Revision A, 1214 SPS/ECS HT03 Revision A 1214 SPS/ECS HT04 Revision A, 1214 SPS/ECS HT05, 1214 SPS/ECS CP01 Revision B and 1214SPS/ECS MP01 Revision D all received on 22 April 2013 and approved under reference 63/2013/13550 approved on 25 April 2013. 1214 SPS/ECS The development shall be completed in accordance with the approved plans except where conditions attached to this permission indicate otherwise or where alternative details have been approved following an application for a non material amendment.
2. The building materials for the external walling, roofing materials and the design details of all boundary walls, fences and hard surfaced areas, including the surface treatment of the public footpaths, shall be carried out in accordance with the details approved in writing by the Local Planning Authority under Discharge of Conditions application reference 63/2014/14758. Or alternatively, in accordance with other details that have first been submitted to and approved in writing by the Local Planning Authority prior to their first use.
3. No barge boards, fascia boards or soffit boards shall be used in the carrying out of the development hereby approved and the roof(s) shall have slated verges.
4. The development shall be carried out in accordance with the details submitted to the Local Planning Authority, and approved by Discharge of Conditions application reference 63/2014/14758, showing existing and proposed ground levels, proposed floor levels, levels of any paths, drives, garages and parking areas. Or alternatively, in accordance with other details that have first been submitted to and approved in writing by the Local Planning Authority prior to their first use.
5. The development hereby approved shall be carried out in accordance with the scheme submitted to the Local Planning Authority, and approved by Discharge of Conditions application reference 63/2014/14758, for the soft landscaping of the open areas of the site. Or alternatively, in accordance with other details that have first been submitted to and approved in writing by the Local Planning Authority prior to their first use. Any alternative details submitted

under the requirements of this condition must include details of position, numbers, species and sizes of trees and shrubs to be planted and arrangements for the future maintenance of the landscaped areas.

6. The approved landscaping 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.

7. The development hereby approved shall be carried out in accordance with the Highway Specification details required by condition 8 of Planning Ref. 63/2014/13350 and subsequently approved by Discharge of Conditions application reference 63/2014/14758. Or alternatively, in accordance with other details that have first been submitted to and approved as acceptable in writing by the Local Planning Authority prior to their first use.

8. 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 details submitted to the Local Planning Authority, and approved by Discharge of Conditions application reference 63/2014/14758.

9. There shall be no movement by construction or other vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until that part of the access has been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements: 1) The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6. 2) That part of the access extending 6 metres into the site from the carriageway of the existing or proposed highway shall be at a gradient not exceeding 1/20. 3) 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. 4) The final surfacing of any private access within 6 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. All works shall accord with the approved details.

10. 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 33 metres measured along both channel lines of each major road from a point measured 2m down the centre line of each side road. The eye height will be 1.05m and the object height shall be 0.26m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

11. There shall be no access or egress by any vehicles between the highway and the private drives 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 metre 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.

12. Within three months of the date of this permission:

- a. The details of the required highway improvement works, listed below, shall be submitted to and approved in writing by the Local Planning Authority.
- b. A programme for the completion of the proposed works has been submitted.

The required highway improvements shall include: 1) Provision of tactile paving, and 2) Bus stop improvements.

13. The development shall not be brought into use until the scheme of highway improvement works submitted under condition 12 (b) (2) have been constructed in accordance with the details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the safety and convenience of highway users.

14. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition number 7 have been constructed in accordance with the submitted drawing Reference 1214SPSIECSIPL01 Rev O, and are available for use. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

15. The development hereby approved shall be carried out in accordance with the details required by condition 16 of Planning Ref. 63/2014/13350 and subsequently approved by Discharge of Conditions application reference 63/2014/14758 (that relate to details of a) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway b) on-site materials storage area capable of accommodating all materials required for the operation of the site). The approved areas shall be kept available for their intended use at all times that construction works are in operation unless other alternative details have first been submitted to and approved as acceptable in writing by the Local Planning Authority prior to their first use.

16. Routes to be used by HCV construction traffic shall be in accordance with the details required by condition 17 of Planning Ref. 63/2014/13350 and subsequently approved by Discharge of Conditions application reference 63/2014/14758. The approved routes shall be used by all vehicles connected with construction on the site unless other alternative details have first been submitted to and approved in writing by the Local Planning Authority prior to their first use.

Informatives.

1. 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.

2. 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.

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.

Consideration Deferred

63/2015/15386 Construction of bungalow, garage and hardstanding (resubmission of withdrawn application referenced 17/2014/15327), Ivy Cottage Farm, Carla Beck Lane, Carleton – pending receipt of details of the proposed ground levels and proposed floor levels of the proposed dwelling, garage, drive and parking area. (*)

(Councillor Mason informed the Committee that the objectors to the above application were known to him, as was the applicant, having spoken in his capacity as ward representative he left the meeting for the discussion and voting thereon.)

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

PL.753

PLANNING ENFORCEMENT

a. Casework

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 1st to 28th February 2015.

b. Car and Kitchen, Market Place, Settle

Further to Minute PL.727/14-15, the Strategic Manager for Planning and Regeneration submitted a report seeking a decision on whether formal enforcement action should be taken in respect of a new unauthorised profiled steel sheeting roof with verge flashings installed on the rear elevation of premises known as Car and Kitchen, Market Place, Settle.

Members were reminded that at Minute PL.727 the Committee had resolved that the owner of Car and Kitchen be given six months from the date of the meeting (28th July 2014)to provide

- evidence as to the building's ability or otherwise to take a slate roof
- details of possible treatments for the existing unauthorised roofing material, and
- details of alternative roofing materials to that currently in place.

The owner's structural engineer had concluded that the existing roof timber purlins were not strong enough to hold roof slates without major strengthening works, and the owner had now provided details of a non reflective paint which could be used on the steel sheeting.

Given the weakness of the roof structure it was no longer recommended that the owner should be required to install a new blue slate roof, however, it was considered that better alternative solutions were available to painting the existing roof material, namely the use of a plastic blue slate roof, visually, such a material would be a far better solution to the profiled roof sheets currently in place.

It was recommended that formal enforcement action be taken requiring the removal of the roof erected in April 2013 and replacement using a plastic imitation blue slate. An alternative approach would be to require the applicant to paint the roof sheets in a slate grey. It was also pointed out that the Committee could resolve that it did not consider that the roofing material's impact on the historic environment was so great to justify any further action.

A sample of profiled steel sheeting, half painted in slate grey, provided by the applicant was displayed at the meeting, together with examples of plastic roof slates. Additional information submitted by the owner was also circulated at the meeting.

Resolved – That for the reasons indicated below, no further action is taken on this matter.

Reasons for Decision : In arriving at the above decision Members indicated that when taking into account the ability of the building to take a heavier roof structure, they did not consider that the roofing, as carried out by the owner, caused sufficient harm to the Conservation Area and listed building to warrant enforcement action.

Minutes for Decision

- None -

Chairman.