

PLANNING COMMITTEE

10th February 2014

Present – The Chairman (Councillor Welch) and Councillors Brockbank, Green, Hart, Ireton, Jaquin (substitute for Wheeler), Kerwin-Davey, Mason and Sutcliffe.

Ward Representative - Councillor Turner

Officers – Development Control Manager, Legal Services Manager, Principal Planning Officer (x 2), and Committee Administrator.

Apologies for absence were received from Councillors Barrington, Paul English and Wheeler.

Start: 1.35pm

Finish: 3:31pm

A comfort break was taken between 2.35pm and 2.43pm.

The minutes of the Committee's meeting held on 13th January 2014 were confirmed and signed by the Chairman.

Minutes for Report

PL.706

PUBLIC PARTICIPATION

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

Application 24/2013/14195 : Mr Hargreaves (the applicant)

Application 19/2013/13948, 19/2013/13946 and 19/2013/13947 : Mr Steel (for the applicant)

PL.707

APPLICATIONS FOR PLANNING PERMISSION

a. Delegated Matters

The Strategic Manager for Planning and Regeneration reported the following applications for planning permission, which had been dealt with under delegated authority

08/2010/10536 Mixed use development comprising 3 two storey units for Finance (A2), Office (B1), Industrial (B2) and Warehousing (B8) with 80 space public car park and public wc (outline application), land adjacent to Station Road, High Bentham – Withdrawn.

08/2013/14119 Proposed replacement machinery and equipment store and covered practice area, Bentham Golf Club Ltd, Robin Lane, High Bentham – Conditional approval.

08/2013/14109 Suspension from the branch of a tree of a steel mesh sculpture near Punch Bowl Hotel, Low Bentham – Conditional approval.

08/2013/14066 Proposed rear conservatory, Mewith Head, Mewith, Bentham – Refusal.

08/2013/14151 Single storey extension to rear, Plough Cottage, 2a, 27 Main Street, High Bentham – Prior approval not required.

11/2013/14162 Construction of single storey lean-to extension to existing store/scroe box to provide additional storage for tackle/ equipment shed, Bradley Village Playing Field, off Matthew Lane, Low Bradley – Conditional approval.

11/2013/14025 Proposed extensions and alterations, The Old Barn, Matthew Lane, Low Bradley – Approval.

11/2013/14153 Construction of two-storey side extension and replacement porch and garage, Croft Mount, Silsden Road, Low Bradley – Approval.

11/2013/14132 Demolition of outbuilding and side porch erection of two storey side extension and single storey extension to rear new open style entrance porch to front entrance, Rockland, Skipton Road, Low Bradley – Approval.

11/2013/14206 Reduce height by 3.5m and take off 2.5m of 1 No sycamore, 2 Westview Close, Low Bradley – No Tree Preservation Order (TPO) made.

17/2013/13984 1 No Cherry (1) - Remove 3 branches interfering with telephone wires; 4 No Cherry(1,2,5,11) 2 No Rowan (3,13), 1 No Silver Birch (4) , 5 No Beech (6,7,8,10,12), 1 Sycamore (9) & 1 No Ash (14) - Remove All lower branches capable of sticking in child/adults eye; 1 No Sycamore (15)- Remove all branches overhanging the play area; 3 No Cherry (16,17,18) Remove all branches overhanging the footpath; The Recreation Ground, East View, Carleton – No TPO made.

17/2013/14192 Fell 1 no. Sycamore as a thinning, to promote the Oak tree and Ash regeneration, 27 Beck Side, Carleton – No TPO made.

17/2013/14076 Demolition of existing conservatory to front elevations, demolition of existing sheds to rear elevation, and erection of new front extension and porch, The Coach House Residential Home, Carla Beck Lane, Carleton – Approval.

18/2013/14167 Proposed installation of Tozzi Nord TN535 Domestic Wind Turbine (15m tower and 13.2m rotor diameter), Tewitt Hall Farm, Clapham – Permission not required.

18/2013/14128 Amendment to planning approval 18/2012/13116 comprising of a re-design of the external appearance of the agricultural workings dwelling and changes to the internal configuration, High Moss House, Keasden – Conditional approval.

19/2013/13997 Discharge of Conditions 3, 4 and 5 of previously approved application 19/2012/12553 Coniston Moor, Coniston Cold – Conditional approval.

21/2013/13960 Residential development of land off Crosshills Road, Cononley with an illustrative layout of the first phase of the development with house types and details of the means of access to the site, Crosshills Road, Cononley – Withdrawn.

21/2013/14108 Build two new agricultural building for the purpose of housing livestock and storing agricultural machinery and animal feed land off Moorfoot Lane, Cononley – Conditional approval.

21/2013/14102 Construction of oak post structure to provide cover to the patio area and installation of 8 no. solar panels to west elevation of oak post structure. Construction of single storey extension of approved double garage to provide Bio- mass boiler room and pellet store building, High View, Windle Lane, Cononley – Approval.

25/2013/14035 To extend and upgrade an existing grass silage store, including the increase in height to the walls, extension in length and erection of a roof over Mitton House Farm, Elslack – Conditional approval.

25/2013/14036 To extend an existing agricultural building by adding an additional two bays of steel portal frame building extending to 12.2m in length and 13.72m in width, Mitton House Farm, Elslack – Conditional approval.

30/2013/14163 Fell 2 no. Conifer (T1 & T6), 1 No Acer (T8), 1 No Holly (T9); Coppice 1 No Hazel (T7). Light reshape 1 No Beech (T2), 1 No Sorbus (T3), 1 No Apple (T4) and 1 No Acer (T5), 8 Marton Close, Gargrave – No TPO made.

30/2013/14105 Discharge of Condition 9 to previously approved application 30/2011/11736 and Conditions 3 and 10 to previously approved application 30/2013/13368, 1 - 6 Crowgarth, former Cadman's Filling Station, Skipton Road, Gargrave – Conditional approval.

30/2013/14125 Construction of 2 pairs of semi-detached dwellings with associated access and car parking arrangements, (Re-submission of application 30/2013/13938), Smithy Croft, Smithy Croft Road, Gargrave – Conditional approval.

30/2013/14110 Listed Building Consent for replacement conservatory, Storys House, North Street, Gargrave – Conditional approval.

31/2013/14113 Application for solar panels, 40 Sandholme Close, Giggleswick – Approval.

31/2013/14084(LB) Reinstatement front porch, Well House, Bankwell Road, Giggleswick – Conditional approval.

31/2014/14232(LB) Listed building consent for the conversion of existing redundant agricultural buildings to offices (resubmission of application reference 31/2013/14023), Armitstead Hall, Armitstead, Giggleswick – Withdrawn.

31/2014/14233(LB) Listed building consent for the conversion of existing redundant agricultural buildings to event venue and guest accommodation (Resubmission of application reference 31/2013/14019), Armitstead Hall, Armitstead – Withdrawn.

31/2013/14157 Fell 2 No Sycamore trees (Acer Pseudoplatanus) T1 & T2 and lightly shape 1 No Holly tree (Ilex Aquifolium), Park House, Bankwell Road, Giggleswick – NO TPO made.

32/2013/14041 New build dwelling attached to number 17 Spencer Close, 17 Spencer Close, Cross Hills – Withdrawn.

32/2013/14135 Listed building consent for conversion of loft to bedroom, Barclays Bank Plc, Main Street, Cross Hills – Conditional approval.

32/2014/14262 Non material amendment to previous planning approval ref: 32/2013/13989 to change proposed three bay window to two bay, Holme House, Colne Road, Glusburn – Conditional approval.

32/2013/14133 Conversion of loft to bedroom, Barclays Bank plc, Main Street, Cross Hills – Approval.

45/2013/14080 New dwelling for agricultural worker, Summerlands Farm, Clapham – Conditional approval.

45/2013/14079 Replacement of existing permanent mobile home with a new dwelling, Enter Lane, Ingleton – Conditional approval.

53/2013/14095 Re-Submission of lapsed planning permission 53/2010/10706 for extension of farmhouse and change of use of attached barn to additional living accommodation and separate live- work unit, construction of replacement garage, Out Laithe Farm, Lothersdale – Conditional approval.

53/2013/14072 Installation of a single wind turbine on an 18.4m tower with an overall height of

24.9m and associated underground cabling, Woodhead Farm, Lothersdale – Conditional approval.

56/2013/14092 Construction of a two storey detached dwelling with attached garage and associated hard standing, land At Church Lane, East Marton – Refusal.

62/2013/14150 Change of use of property to separate commercial unit on the ground floor (currently café/ bar) and residential flat on 1st and 2nd floors not necessarily associated with each other (i.e removal of condition no. 2 from decision 5/62/362 as the reasons given no longer applies), 13 Duke Street, Settle – Conditional approval.

63/2013/14028 Removal of existing 2 no. shop front display windows, Install 2 no. new aluminium shop front display windows and replacement fascias, Co-operative Funeral Service, 38 Keighley Road, Skipton – Conditional approval.

63/2013/14166 Replacement of two storey wooden bay window with aluminium framed window Bizzie Lizzies, 36 Swadford Street, Skipton – Conditional approval.

63/2013/13954 New light industrial unit, Aire Valley Workshop, Keighley Road, Skipton – Conditional approval.

63/2013/14106 Change of use of ground floor flat to additional retail space and alterations to Listed Building, The Old Smithy, Raikes Road, Skipton – Conditional approval.

63/2013/14121 Change of use from A1 (retail) to A3 (food establishment) and replacement shop front, 35-35a Swadford Street, Skipton – Conditional approval.

63/2013/14138 Variation of Condition 2 of previously approved application 63/2013/13583 for the replacement of existing windows and creation of new window openings together with the addition of balconies and disabled access to existing office building, 1 Providence Place, Skipton – Conditional approval.

63/2013/14075 Retrospective application for the retention of unauthorised detached garage/store not constructed in line with approved plans under planning reference 63/2012/13075, Garth House, Keighley Road, Skipton – Approval.

63/2013/14142 Two storey side extension, single storey rear extension and alterations, 54 Princes Drive, Skipton – Approval.

63/2013/14140 Single storey rear and side extension, 52 The Close, Skipton – Approval.

63/2013/14057(LB) Installation of security measures to vacant office building, installation of 2 no. name plaques and individual 1 letter signage and logo, Canalside House, Belle Vue Square, Broughton Road, Skipton – Conditional approval.

63/2013/14107 Listed Building Consent for change of use of ground floor flat to additional retail space and alterations to listed building, The Old Smithy, Raikes Road, Skipton – Conditional approval.

63/2013/14203 Installation of 1 no. non-illuminated fascia sign and 1 no. non-illuminated projecting or hanging sign, Stead & Simpson plc, 48 High Street, Skipton – Permission not required.

63/2013/14210 T1-Sycamore crown lift to 5.3 metres; T2- Ash crown lift by removal of lowest five branches only, dead wood and crown clean; T4-Oak, dead wood, crown clean Raikes House, 32 Raikes Road, Raikes Road, Skipton – Conditional approval.

63/2013/14211 T3-Cherry, Fell very supressed; C1-Collection of Cherry and Cotoneaster, thin and repollend the main one, Raikes House, 32 Raikes Road, Raikes Road, Skipton – No TPO made.

63/2013/14037 Discharge of Condition 6 of previously approved application AP/63/2011/11814 comprising of the proposed illumination of the building, 9 High Street and site to rear of Town Hall, off Jerry Croft, Skipton – Conditional approval.

63/2013/14148 Discharge of Condition 4 of previously approved application 63/2011/11814, 9 High Street and site to rear of Town Hall, off Jerry Croft, Skipton – Conditional approval.

63/2013/14155 Non material amendment of previously approved application 63/2011/11814 for the installation of new external seating area, 9 High Street, Skipton – Conditional approval.

63/2013/14112 Non Material Amendment of previous approval 63/2012/12634 for alteration to the fenestration, conversion of garage to living accommodation, removing a section of the front wall on the drive way and widen the access gate at the rear of the property, Bankside, 64 Raikeswood Road, Skipton – Conditional approval.

65/2013/14204 Non Material Amendment to previous planning approval 65/2013/13928, for the addition of a sub-station, change of colour of render, small changes to window, door and rooflight and external stairs specification and positions, and addition of rendered panels to provide required cover to external staircase, former Nicholas Smith Garage Site, Gargrave Road, Skipton – Conditional approval.

66/2013/14120 Proposed two storey side extension, 69 West Lane, Sutton-in-Craven – Approval.

69/2014/14224 Fell 1 No Cypress due to storm damage, Throstle Nest, Old Road, Thornton in Craven – No TPO made.

69/2013/14088 Proposed roof replacement (from mono pitch to dual pitch) and part change of use to garden room, Peel House, Thornton in Craven – Approval.

73/2013/14190 Fell 1 no. Ash, Aireview Cottage (to the side of driveway), Grange Road, Kildwick – Conditional approval.

b. Applications

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

Permission Granted

24/2013/14195 Outline application for construction of two family homes on former quarry site (re-submission of previous planning ref: 24/2013/13815), former quarry to rear of Draughton House, Draughton.

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:-

- appearance;
- landscaping;
- layout; and
- 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 development hereby permitted shall not be carried out other than wholly in accordance with the drawings and supporting information received by the local planning authority on 19th December 2013. 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.
 5. 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.
 6. 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.
 7. The plans and particulars submitted in accordance with condition 6 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), 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.
8. 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.
 9. 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 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:
 - a. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.

b. 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.

c. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority and maintained thereafter to prevent such discharges.

d. The final surfacing of any private access within 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.

10. Prior to the commencement of the development hereby approved full engineering details and an earthworks design report (to ensure ground stability within and adjacent to the application site) that has been undertaken by an appropriately qualified and competent person shall be submitted to the local planning authority. All subsequent works shall be undertaken in accordance with the submitted details.

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 9 above.

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. All species of birds, their nests and eggs are protected under the Wildlife & 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. In particular the Council has engaged in pre-application discussions and requested amended design approaches / information to address the planning issues which have arisen in relation to dealing with this application.

Permission Granted in Part (Split Decision)

63/2013/14207 Installation of 4 no. fascia signs and 3 no. projecting or hanging signs, 9 High Street, Skipton

The following elements of the proposed scheme were approved, subject to the conditions now submitted and amended by the Strategic Manager for Planning and Regeneration, as appropriate, to reflect the decision now made.

- a. Hanging sign at the entrance to the Museum Yard.
- b. Directional signage within the Museum Yard.

The proposed combined projecting signs at the corner of Jerry Croft and the High Street car park were refused and the Strategic Manager for Planning and Regeneration was authorised to formulate reasons based on the signs unacceptable intrusion in the Conservation Area by reason of their size and colour scheme.

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

Permission Refused

19/2013/13948 Change of use from adjoining field to proposed extended formal gardens and landscaping, Stainton Cotes, Moorber Lane, Coniston Cold

Reasons for Refusal

1. The use of the woodland to the north of Stainton Cotes for formal residential garden would result in an unsustainable development that would not preserve or enhance the natural environment and would therefore conflict with the Core Principles in the National Planning Policy Framework. Furthermore the proposal would result in the extension of the domestic curtilage of Stainton Cotes into the surrounding countryside that would be sporadic development for which there is no overriding functional requirement and would moreover be in a form that would have an adverse impact on the amenities of the countryside and would therefore conflict with Saved Local Plan Policy ENV1.

2. The proposed development would introduce formal gardens in an elevated position to the rear of Stainton Cotes which would be harmful to the setting of the listed building by drawing attention to and making a feature of the gardens which drew prominence from the simplicity and rural setting of the woodland . The significance of the heritage asset would be harmed by the proposed inappropriate and unacceptable development within its setting and is contrary to 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. (SV) (*)

19/2013/13946 Proposed swimming pool to rear of dwelling house, Stainton Cotes, Moorber Lane, Coniston Cold.

Reasons for Refusal

The proposal would result in development in the open countryside outside the domestic curtilage of Stainton Cotes. This would be sporadic development for which there is no overriding functional requirement and would moreover be in a form that would have an adverse impact on the countryside and would therefore conflict with Saved Local Plan Policy ENV1. Furthermore the construction of a swimming pool, snooker room and media room/cinema would result in an unsustainable form of development that would not preserve or enhance the natural and built

environment and in the absence of any public benefits would not conserve the heritage asset and would therefore conflict with the Core Principles 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. (SV)

19/2013/13947 (Listed Building) Proposed swimming pool to rear of dwelling house, Stainton Cotes, Moorber Lane, Coniston Cold.

Reasons for Refusal

The proposed development by virtue of its scale, massing and form would be an incongruous and inappropriate extension to the listed building. The significance of the heritage asset would be harmed and the proposal would be contrary to 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. (SV)

Application Withdrawn

19/2013/14021 Retrospective application for extension of garden into agricultural land; and to retain the garage that was not built in accordance with planning permission 19/2004/4843, Stainton Lodge, Moorber Lane, Coniston Cold.

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

PL.708

PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 1st November to 31st December, 2013.

Minutes for Decision

- None -

Chairman.