

PLANNING COMMITTEE

10th March 2014

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

Officers – Development Control Manager, Legal Services Manager, Planning Assistant (x2) and Committee Officer.

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

Start: 1.35pm

Finish: 4.13pm

The Chairman left the meeting at 2.07pm

The minutes of the Committee's meeting held on 10th February 2014 were confirmed and signed by the Chairman.

The Chairman stated that by reason of possible public perception of conflict arising from his membership of the Council's Policy Committee, and the number of the Council's own applications before the Committee, he would withdraw from the meeting following determination of application 63/2013/14200, the remainder of the meeting would be chaired by the Vice-Chairman, Councillor Hart.

Minutes for Report

PL.709

PUBLIC PARTICIPATION

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

Application 63/2013/14200 : Mr J Stapleton (objector)

: Mr W Benedict (for the applicant)

Application 21/2014/14335 : Mr P Bowland (objector / for objectors)

: Mr A Whelan (for the applicant)

Application 32/2013/14187 : Mr B Sanderson (objector)

: Mr A Whelan (for the applicant)

Applications 66/2013/14186, 08/2013/14196 and 45/2014/14334 : Mr A Whelan (for the applicant)

PL.710

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

08/2013/14169 Discharge of condition 3 to previous approval 08/2013/13808 - Demolition of existing disused farm buildings and erection of two new dwellings, 42 Springfield, High Bentham – Conditional approval.

08/2013/14173 Retrospective application for the change of use of the land and construction of replacement barn as garaging/workshop ancillary to house and some storage associated with owners business, Blossom Barn, Low Bottom – Refusal.

11/2014/14256 Increase the number of car parking spaces within the business park from 121 to 143 (22 additional spaces), Acorn Business Park, Keighley Road, Skipton – Conditional approval.

11/2014/14270 Prior notification for the construction of silage store, Higher House Farm, Green Lane, Silsden – Prior approval not required.

15/2013/14147 Demolition of existing farmhouse, attached barn and associated buildings; construct new farmhouse, dairy building, timber stable block and menage (stables and menage), Longber Farm, Burton In Lonsdale – Conditional approval.

17/2013/13980 Construction of a single storey extension to create a new hygiene room to provide toilet, washing and changing facilities. Also the creation of a new ramp to give access to the School's sports field Carleton Endowed School, Carleton – Conditional approval.

17/2013/14160 Construction of one 2/3 bedroomed log cabin, Wend Nurseries, The Wend, Carleton – Application withdrawn.

17/2013/14181 Single storey extension and canopy to rear elevation, Lane Head Laithe, Carleton – Approval.

17/2013/14183(LB) Single storey rear extension and construction of canopy over rear back door. Lane Head Laithe, Carleton – Conditional approval.

18/2014/14221 Listed Building Consent to demolish existing half glazed rear entrance porch and erect a new rear porch. Internal alterations to create a new kitchen, utility room and cloakroom/WC; replace existing side elevation (west) window with single width white timber door to fit in existing opening, Croft House, Newby, Clapham – Conditional approval.

18/2013/14015 Proposed installation of Tozzi Nord TN535 Domestic Wind Turbine (15m tower and 13.2m rotor diameter), Tewitt Hall Farm, Clapham – Refusal.

22/2013/14171 External works, including new timber fencing and gate to rear yard, new fire door opening and external metal fire escape stairs to rear, new window opening to existing position (rear elevation) and new trade kitchen ventilation, The Bay Horse Inn, 161 Keighley Road, Cowling – Conditional approval.

22/2013/14164 Change of use of existing barn and shippon from EMP9 live/ work units to C3(a), Residential Dean Laithe Farm, Old Oakworth Road, Cowling – Application withdrawn.

22/2014/14254 Erection of 2 detached houses adjacent to Nan Scar and Colne Road, Cowling – Refusal.

22/2013/14174 Proposed extension at rear of garage to form extension to kitchen, new utility room and first floor shower room, 1 Earl Crag View, Cowling – Approval.

22/2014/14264 Removal of 1 No Ash (T4) and removal of 1 No unspecified species, 8 Scar View, Cowling – No TPO made.

26/2013/14191 Crown lift 4 no. Beech trees to 6M; 20% crown thinning to 4 No. Beech trees, 1 and 1a Shires Lane, Emsay – Conditional approval.

26/2014/14346 Fell 1 No. Spruce & Reduce in height by 0.9m and shape 6 No. Cypress, 3 Shires Croft, Emsay – Permission not required.

30/2014/14218 Proposed reception / office Milton Park, Marton Road, Gargrave – Conditional approval.

30/2013/14137 Demolition of existing detached garage and coal house at side and rear of property and erection of two storey side extension continuing to a single storey rear extension, 21 Skipton Road, Gargrave – Refusal.

30/2013/14136 Construction of two storey extension, 13 Walton Avenue, Gargrave – Approval.

30/2014/14249 2 no. signs erected on two steel legs sunk into the ground, Anchor Farm, Hellifield Road, Gargrave – Conditional approval.

31/2014/14276 Removal of one Lime tree, Harrison Playing Fields, adjacent to Bankwell Road, Giggleswick – No TPO made.

32/2014/14237 Discharge of condition 8 of previous planning approval ref: 32/2013/13975 for installation of 2 no. 9.8 kw wind turbines on 10m tower, overall height of 13.8m, associated underground cabling access and track and associated hard standing, Spring Head Farm, Leys Lane, Glusburn – Conditional approval.

32/2013/14185 Screening opinion for erection of 54 dwellings, land at Ashfield Farm, Cross Hills – Conditional approval.

32/2013/14154 Erect three storey extension to existing office building, Airedale Chemical Co Ltd, Airedale Mills, Skipton Road, Cross Hills – Conditional approval.

32/2013/14170 Continue to use as a coach depot, Steele Coaches, The Old Goods Yard, Skipton Road, Cross Hills – Application withdrawn.

32/2013/14159 Construction of two storey and single storey rear extensions and conversion of existing garage into residential accommodation. 72 Clayton Hall Road, Cross Hills – Approval.

36/2013/14086 Slurry Store West Thornber, Wigglesworth – Conditional approval.

36/2014/14272 Screening opinion for the erection of one 500KW wind turbine at West Thornber, Halton West – Permission not required.

45/2013/14199 Variation of condition 9 of previous planning approval ref: 45/2013/13154 for construction of 5 houses, 2 apartments, 2 garages, car parking area and access road, land between Laundry Lane & New Road, Ingleton – Conditional approval.

49/2014/14234 Construction of portal framed agricultural building Lane Ends Farm, Giggleswick – Conditional approval.

53/2013/14139 Conversion from office to one bedroom holiday let and fitting of external door, Dale End Mill Ltd, Lothersdale – Conditional approval.

53/2013/14141 Listed Building Consent for conversion from office to one bedroom holiday let and fitting of external door, Dale End Mill Ltd, Lothersdale – Conditional approval.

53/2014/14266 To fell and clear all Laurel bushes in the recreation ground, Recreation Ground, Lothersdale – No TPO made.

53/2014/14259 Fell 1 No Elm Tree 3 Brook Terrace, Lothersdale – No TPO made.

53/2014/14287 Discharge of condition no. 8 of planning consent 53/2013/14072 concerning the construction method statement, Woodhead Farm, Lothersdale – Conditional approval.

59/2014/14245 Non material amendment to previous 59/2011/12006 comprising of the construction of a glazed link between rear elevation and office and construction of outbuilding, Butterfield House, Main Street, Rathmell – Conditional approval.

62/2013/14198 Amendment to planning approvals to raise the ground floor levels of 6 proposed

dwellings facing Ingfield Lane, Plots 4-9, Ingfield Lane, Settle – Conditional approval.

62/2013/14197 Proposed alterations incorporating a two storey extension to the front elevation and over the attached garage. single storey extension to the east elevation including alterations to the south elevation to create a larger family home, 3 Falcon Gardens, Settle – Approval.

63/2013/14149 Conversion of single shop into 2 separate units including new shop front and flat at first floor, 2 Romille Street, 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.

63/2014/14222 Change of Use of play area to domestic curtilage, and construction of boundary fence, 86 Otley Road, Skipton – Conditional approval.

63/2013/14123 First floor extension to existing house above existing garage to create and additional bedroom and en-suite bathroom, 15 Park Wood Crescent, Skipton – Approval.

63/2013/14189 UPVC double glazed conservatory on the west facing wall, 2 Tile Close, Skipton – Approval.

63/2013/14193 Installation of 1 no. fascia sign to south elevation, Canalside House, Belle Vue Square, Broughton Road, Skipton – Conditional approval.

63/2014/14283 Removal of 1 No Leylandii, 14 Brougham Street, Skipton – No TPO made.

63/2014/14298 5% crown lift, remove dead wood and re-shape of one Ash tree, Hillside, 18 Grassington Road, Skipton – No TPO made.

63/2014/14216 Screening opinion for an EIA in advance of a planning application, Acre Field, Skipton – Conditional approval.

66/2013/14184 Retrospective application for the retention of unauthorised works comprising of the partial change of use of an agricultural barn to form additional residential accommodation, the installation of UPVc windows, 6no. rooflights and roller shutter doors to agricultural barn. Extension of existing farm dwelling into agricultural buildings and alterations of existing agricultural buildings, Crag Farm, Crag Lane, Sutton-in-Craven – Conditional approval.

66/2013/14194 Construction of a porch to front elevation, 1 Rowan Garth, Sutton-in-Craven – Approval.

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

73/2014/14225 Coppice 65 No Alder, 13 No Birch and 28 No Willow trees in field near 10 Main Road, Kildwick – No TPO made.

b. Applications

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

Permission Granted

08/2013/14196 Residential development of two detached bungalows (all matters reserved), land off Lakeber Drive, High Bentham.

Summary of Conditions

1. No development shall commence until approval of the details of the layout, scale and appearance of the building(s), all access arrangements and the landscaping/boundary treatments (hereinafter called "the reserved matters") has been obtained from the local planning authority in writing.

An application for the approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission.

The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

2. The approved plans comprise the site location plan received by the Local Planning Authority on the 18th 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.

3. The permission hereby granted is an outline approval for two single storey bungalows.

4. The application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.

5. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

6. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

7. Before the development hereby permitted is first commenced full details of the means of foul water drainage/disposal shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details.

8. Any built development shall not be constructed within an access strip (6m wide and 3 metres either side of the centre line of the sewer) to the public sewers that cross the site in accordance with the minimum distance specified in the current issue of "Sewers for Adoption". A modification of the site layout or a diversion of the affected public sewer at the applicant's expense may be necessary. To establish whether a sewer diversion is feasible the applicant should discuss at an early stage with United Utilities as there may be a lengthy lead in period if any such works are acceptable.

Informatives

1. No deep rooted shrubs or trees should be planted within the vicinity of the public sewers and overflow systems.

2. A separate metered supply should be fitted to each unit at the applicant's expense with all the internal pipework complying with current water supply (water fittings) regulations 1999.

3. The applicant should contact United Utilities Sewer Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.

4. The garages may contain asbestos and removal of such material from the site should be carried out in an appropriate manner by a suitably qualified company.
5. The application site is on sloping land with retaining walls to the boundary. Any development should be carried out in a fashion that does not impact on these structures. Should the proposed development require works that are close to retaining walls the Council may require a method statement indicating how the properties would be constructed to maintain the integrity of the retaining walls.

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. (*)

32/2013/14186 Outline planning permission for the construction of 2 three bedroomed semi detached properties with all matters reserved, land off Burnroyd Avenue, Glusburn.

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 3 years from the date of this permission.

3. The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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.

5. Unless otherwise approved in writing by the local planning authority, no building or other obstruction shall be located over or within 3.0 (three) metres either side of the centre line of the water main, which crosses the site. Or alternatively, measures to divert or otherwise formally close the water main that is laid within the site have been implemented in accordance with details that have been submitted to and approved by the local planning authority.

6. No development shall take place until details of the proposed means of disposal of foul and surface water drainage (which should where possible be based on Sustainable Drainage (SUDS) principles), including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority. The development shall thereafter be implemented in accordance with the approved details.

7. Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved

surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

8. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by WDP ref:KL2533/SA and the following mitigation measures detailed within the FRA:

- (a) Finished floor levels are set no lower than 300mm above existing ground levels.
- (b) The flood proofing/resilient measures detailed within the FRA are incorporated into the development.

The mitigation measures shall be fully implemented prior to occupation and subsequently 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. 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 requirement:

- (a) The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Details number E6.
- (b) Any gates or barriers shall be erected a minimum distance of 4.5m 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 specification of the Highway Authority and maintained thereafter to prevent such discharges.
- (d) The final surfacing of any private access within 4.5m of the public highway shall not contain any loss materials that is capable of being drawn on the existing or proposed public highway.

(10) No building works shall commence until such time as a replacement sandbag store has been provided.

Informatives

1. The garages may contain asbestos and removal of such material from the site should be carried out in an appropriate manner by a suitably qualified company.

2. A mains connection has been proposed for foul drainage disposal. You are strongly advised to satisfy yourself, prior to determination, that there is capacity in both the receiving sewer and sewage treatments works to accommodate the discharge proposed. Please contact the sewerage undertaker, Yorkshire Water, to attain this information. If capacity is not available, an alternative means of foul drainage disposal may need to be explored or improvement works to resolve the capacity issue secured as part of the planning permission. If a non-mains solution is to be considered we should be re-consulted, prior to determination, and given the opportunity to comment further.

3. 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 Country Council, the Highway Authority, is available at the County Council's offices. The local offices of the Highway Authority will also be pleased to provide the detailed construction specification referred to in this condition.

4. The hours of operation during construction phase of development and delivery of construction materials or equipment to the site and associate with the construction of the

development hereby permitted should be limited to 0730 hours to 1800 hours on Monday to Fridays and 0730 hours to 1300 hours on Saturday. No work should take place on Sundays or Bank/Public Holidays.

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

45/2014/14334 Demolition of 16 no. existing garages and the erection of 6 no new dwellings for affordable rent with associated parking – re-submission of 45/2013/14182 due to inaccurate land ownership certificate, land off Burnmoor Crescent, Ingleton.

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 100 rev C, 101 and 200 Rev A received by the Local Planning Authority on the 11th February 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 window to the kitchen/living/dining area of flat 4 in the first floor northern elevation of the development hereby approved shall be obscured to level 5 and be non-opening. Once in place the glazing shall be retained as such thereafter.
4. The development shall not begin until a scheme for the provision of 100% affordable housing 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 100% 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 arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing;
 - (c) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - (d) 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.
5. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system
6. No development shall take place until details of the proposed surface water drainage arrangements, which where possible should be based on Sustainable Drainage (SuDS) principles, have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.
7. Before the development hereby permitted is first commenced full details of the means of foul water drainage/disposal shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details.

8. Prior to the first use of building materials on the site details and/or samples of all new materials to be used in the external surfaces of the buildings, including proposed external walling and roofing materials, the colour, texture and finish of the render, and the design and colour of all window frames, doors, rainwater goods, and the details of hard surfaced areas, shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently be carried out in accordance with approved details.

9. All external faces of windows and doors shall receive reveals of at least 100mm deep from the external face of the walls.

10. Prior to the commencement of development details of proposed ground levels, proposed floor levels of any dwellings, paths, drives, and parking areas, and the height of any retaining walls or boundary fencing within the development site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed strictly in accordance with the approved plans.

11. 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.

12. No occupation of the units hereby permitted shall commence until details of the landscaping of the site including wherever possible the retention of existing trees and hedges have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme 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 similar size to that originally planted.

13. No development, including site clearance, shall commence until a scheme for the protection of all trees/hedges being retained as part of the approved landscaping scheme or immediately adjacent to the site has been submitted to, and approved in writing by, the Local Planning Authority. The protection measures shall be retained for the duration of the works, and only removed once the development is complete and all machinery and works material removed from the site.

14. Should any unexpected significant contamination be encountered during development, the local planning authority shall be notified in writing immediately. A Remediation Strategy shall be submitted to, and approved in writing by, the local planning authority. The approved remediation measures shall be implemented in accordance with the timescales in the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy, a Validation Report shall be submitted within agreed timescales to, and approved in writing by, the local planning authority. The site shall not be brought into use until such time as all the validation data has been approved in writing by the local planning authority at the agreed timescales. The Remediation Strategy and Validation Report shall be prepared in accordance with current best practice.

15. 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:

- (a) The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway 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(es) extending 45 metres into the site from the carriageway of the existing or proposed highway shall be at a gradient not exceeding 1 in 20.

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

- (a) have been constructed in accordance with the submitted drawing (Reference Drawing No. 7307/100 (rev C)
- (b) 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.

17. 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:

- (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.

Informatives

1. The applicant is 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.
2. No construction works should be carried out on the site outside of 7:30 am to 6:00pm Monday to Friday and 8:00am to 1:00pm Saturday.
3. Adequate security must be in place during the construction phase. This should include robust perimeter fencing of the site and a monitored alarm system for the site cabins, including those cabins housing materials.

Security of plant equipment and security of any fuel storage should be demonstrated.

There should be a dedicated secure area in which contractors can park their vehicles, which may have a significant value of tools stored in them when the contractor is working on site. Theft from such vehicles in these circumstances is not uncommon and should be addressed.

The name of the contractor and signage with an emergency contact telephone no. should be displayed at several places on the perimeter fencing. This allows the public to report suspicious circumstances.

4. There should be no access or egress by any vehicles between the highway and the application site until precautions have been taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site. These facilities should include the provision of wheel washing facilities where necessary. These precautions shall 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 implementation of the development.

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. (*)

63/2013/14200 Construction of a flood storage reservoir on Waller Hill Beck and associated works, installation of flood walls at Ginnel Mews, Devonshire Place, Morrisons Supermarket and Spindle Mills, Waller Hill Beck, Ginnel Mews, Devonshire Place, Spindle Mill and Morrisons Culvert, Skipton.

Summary of Conditions

1. The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission

2. The approved plans comprise the Environmental Statement and drawings TW_101, WH_101, TW_102, TW_103, WH_103, TW_MS_103, TW_SM_103, TW_DP_103, TW_GM_103, WH_206, WH_302, WH_303, WH_501, WH_601, WH_602, WH_603 and WH_604 received by the Local Planning Authority on the 17th 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.

3. No works shall commence on the construction of the flood walls to the town centre sites until full details of the external appearance of the walls including the materials and details of the coursing and pointing have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

4. Prior to their first installation on site, and in accordance with the submitted plans, details of the coping stones for the flood walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details and retained as such thereafter.

5. No development shall commence until details of the landscaping of the sites including wherever possible the retention of existing trees and hedges have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme 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 similar size to that originally planted.

6. No development, including site clearance, shall commence until a scheme for the protection of all trees/hedges being retained as part of the approved landscaping scheme has been submitted to, and approved in writing by, the Local Planning Authority. The protection measures shall be retained for the duration of the works, and only removed once the development is complete and all machinery and works material removed from the site.

7. Notwithstanding the details on the approved plans and supporting information no fences shall be installed to the Waller Hill Beck, Morrisons Culvert, Devonshire Place or Ginnel Mews sites until details of the fencing including its design, height and finish have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved plans and retained as such thereafter.

8. Notwithstanding the details on the approved plans and supporting information no installation of the new bridge, access ramps and stairs to the bridge at Ginnel Mews shall occur until full details of the installation including the design, size, finish and construction of the bridge and the associated works have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved plans and retained as such thereafter.

9. Prior to the commencement of development to the town centre site developments a Bat work method statement shall be submitted to and approved in writing by the Local Planning Authority (as recommended in the report by bl-ecology dated the 21st August 2013). The development shall then be carried out wholly in accordance with the approved document.

10. 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:

(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) 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.

(c) 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.

11. 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 160 metres measured along both channel lines of the A6069 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.

12. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall 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 and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

13. 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:

- (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.

14. 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 HCV 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.

15. No demolition/development shall take place/commence on the Waller Hill Beck site until a Written Scheme of Archaeological Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. Community involvement and/or outreach proposals
- c. The programme for post investigation assessment
- d. Provision to be made for analysis of the site investigation and recording
- e. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- f. Provision to be made for archive deposition of the analysis and records of the site investigation
- g. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

No demolition/development shall subsequently take place other than in accordance with the approved Written Scheme of Investigation and the development shall not be first brought into use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

16. Unless otherwise agreed in writing by the local planning authority, no obstruction shall be located over or within 3.0 (three) metres either side of the centre line of any sewers and water main(s), which cross the sites.

17. Prior to the commencement of development to the works on the Waller Hill Beck storage reservoir site, a programme for the restoration of the land once the development has been completed shall be submitted to and approved in writing by the Local Planning Authority. Included within this programme shall be a timetable for the restoration of the site and the materials and methods to be used in the restoration. The site shall then be restored in accordance with these approved details.

18. Unless conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved by a further application, the proposed

development shall be carried out wholly in accordance with the Environmental Action Plan submitted as part of the Environmental Statement.

Informatives

1. 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
2. The applicant's attention is drawn to the provisions of the Wildlife and Countryside Act, 1981, and related European legislation and is advised that it is a criminal offence to knowingly remove or destroy the habitats of protected species which may be found on the site. The applicant is advised that the granting of this planning permission does not authorise the loss or destruction of a protected species or its habitat and works affecting such a species or habitat are likely to require a licence with DEFRA (0117 372 8291 www.defra.gov.uk) or Natural England depending on the protected species involved. Should such a habitat be discovered during the construction works the applicant is advised to contact Natural England. Applicants are also advised that it is a criminal offence to disturb any wild bird listed in Schedule 1 of the Wildlife and Countryside Act while it is (a) nest building, (b) at a nest containing eggs or young, or (c) there is a dependent young bird at the nest. The typical nesting period for British birds is mid February to mid July though this can begin earlier and run later. Typical affected habitats include scrub grassland and any sites containing trees but applicants are advised that birds may nest in any location that suits them.
3. The application sites are in a number of different ownerships and the applicants should ensure that they have the appropriate permissions to carry out the work prior to its commencement.
4. 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.
5. Yorkshire Water has advised that there is no company infrastructure in the main part of the site, however, Devonshire Place/ Ginnel Mews area has foul and surface water sewers (discharging into watercourse) and live water mains within the red line site boundary which are likely to be affected by defence works. They have therefore requested plans which show the site surveyed position of all sewers and water main(s) in relations to the works being carried out and Method Statements to show how Yorkshire Water assets will be protected during the proposed works on site.

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. (*)

(Councillor Mason declared an interest under Paragraph 15 of the Members' Code of Conduct indicating that the Stapleton family whose land would be affected by the above development were very well known to him.)

Delegated Authority

21/2014/14335 Construction of four 2 bedroom dwellings with associated car parking, Meadow Croft, Cononley – the Strategic Manager for Planning and Regeneration was authorised to approve this application subject to the conditions listed below, and subject also to no new relevant material planning considerations being raised in the remainder of the statutory consultation period.

Summary of Conditions

1. The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The approved plans comprise of Drawing No's 3215 (1) 002G, (2) 001/A, 003/B, 004/A, 010/B, 012/B & 013/B received by Craven District Council on 11th February 2014. The development hereby approved 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 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 100% 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 arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing;
 - (c) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - (d) 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.
4. Prior to the first use of building materials on the site details and/or samples of all new materials to be used in the external surfaces of the buildings, including proposed external walling and roofing materials, the colour of the render, and the design and colour of all window frames, doors, rainwater goods, and the details of hard surfaced areas, shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently be carried out in accordance with approved plans.
5. All external faces of windows and doors shall receive reveals of at least 100mm deep from the external face of the walls.
6. No barge boards, fascia boards or soffit boards shall be used in the carryout of the development hereby approved.
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 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. No excavation works or removal of top soil within the site shall take place until a detailed design for the foundations together with a method statement for their construction has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only take place in accordance with the approved detailed scheme.

9. The site shall be developed with separate systems of drainage for foul and surface water on and off the 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 has been completed in accordance with details to be submitted to and approved by the local planning authority.

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 requirement:

- (a) The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Details number E6.
- (b) Any gates or barriers shall be erected a minimum distance of 4.5m 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 specification of the Highway Authority and maintained thereafter to prevent such discharges.
- (d) The final surfacing of any private access within 4.5m of the public highway shall not contain any loss materials that are capable of being drawn on the existing or proposed public highway.

12. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (as amended), or any superseding order, the areas shown on Drawing no. 3215(1)002G (Site Layout) for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

13. Notwithstanding the details shown on the approved plans full details on the proposed boundary treatments including height, materials, specifications of materials and/or planting shall be submitted to the Local Planning Authority for approval.

14. Prior to the commencement of development details of proposed ground levels, proposed floor levels of any dwellings, paths, drives, and parking areas, and the height of any retaining walls or boundary fencing within the development site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed strictly in accordance with the approved plans.

15. The development hereby permitted shall be implemented in accordance with the recommendations of the Phase 1 Habitat and Protected Fauna Survey dated 23 October 2013 that was prepared by Whitcher Wildlife Ltd.

16. Should any unexpected significant contamination be encountered during development, the local planning authority shall be notified in writing immediately. A Remediation Strategy shall be submitted to, and approved in writing by, the local planning authority. The approved remediation measures shall be implemented in accordance with the timescales in the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy, a Validation Report shall be submitted within agreed timescales to, and approved in writing by, the local planning authority. The site shall not be brought into use until such time as all the validation data has been approved in writing by the local planning authority at the agreed timescales. The Remediation Strategy and Validation Report shall be prepared in accordance with current best practice.

Informatives

1. All bats and their roost are fully protected under Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulations 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 consulted@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.

2. 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 Country Council, the Highway Authority, is available at the County Council's offices. The local offices of the Highway Authority will also be pleased to provide the detailed construction specification referred to in this condition.

3. No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development.

4. Applicants are advised to contact the County Councils Access and 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.

5. The garages may contain asbestos and removal of such material from the site should be carried out in an appropriate manner by a suitably qualified company.

6. The hours of operation during construction phase of development and delivery of construction materials or equipment to the site and associate with the construction of the development hereby permitted should be limited to 0730 hours to 1800 hours on Monday to Fridays and 0730 hours to 1300 hours on Saturday. No work should take place on Sundays or Bank/Public Holidays.

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

Permission Refused

66/2013/14186 Outline planning permission for the construction of 2 three bedroomed semi detached dwellings with associated parking (all matters reserved), land adjacent to 13 Harper Grove, Sutton-in-Craven - the Strategic Manager for Planning and Regeneration to formulate appropriate reasons for refusal based on the site's importance as an informal amenity area and open space within the existing development. (*)

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.

Withdrawn from the Meeting

The Development Control Manager reported that because of a recent change in Government guidance which he considered may have a bearing on the determination of the following application, he had withdrawn it from the agenda for this meeting.

21/2013/14103 Variation of condition 6 to previous planning approval ref: 21/2008/2896 for proposed extension to dwelling, conversion of barn to dwelling with new double garage and conversion and extension of former cottage to provide workshop facilities, High Weasel Green Farm, Moorside, Cononley.

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

PL.711

PLANNING ENFORCEMENT

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

PL.712

ADDITIONAL MEETING

The Development Control Manager explained that the intention had been to ask the Committee to consider setting a date for an additional meeting to be used, if required, for determination of an application for the development of a site known as the South Skipton Site, however it had now been concluded that this may not be necessary. After a brief discussion it was

Resolved – That an additional meeting is not arranged at this time, and that officers are asked to endeavour to bring the application in respect of the South Skipton Site to a scheduled meeting of the Committee.

Minutes for Decision

- None -

Chairman.