

**PLANNING COMMITTEE**

7<sup>th</sup> April 2014

**Present** – The Chairman (Councillor Welch) and Councillors Barrington, Brockbank, Paul English Green, Harbron, Hart, Ireton, Kerwin-Davey, Mason and Sutcliffe.

**Ward Representative** : Councillor Barrett.

**Officers** – Development Control Manager, Legal Officer - Litigation and Licensing, Principal Planning Officer (x2), Planning Assistant (x2) and Committee Officer. Ms E Dehon (Counsel) and Mr M Tonks (MT Town Planning), were also in attendance for the determination of application 63/2013/14114

An apology for absence was received from Councillor Wheeler.

Start: 1.35pm

Finish: 3.59pm

Councillor English left the meeting at 3.44pm

The minutes of the Committee's meeting held on 10<sup>th</sup> March 2014 were confirmed and signed by the Chairman.

**Minutes for Report**

PL.713

**CHAIRMAN**

The Chairman and Vice-Chairman having both declared interests and indicated they would withdraw from the meeting when consideration was given to application 63/2013/14114, it was

**Resolved** – That Councillor Ireton is appointed to the Chair for the Committee's determination of application 63/2013/14114.

PL.714

**PUBLIC PARTICIPATION**

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

Application 63/2013/14114 : Mr D Parker (for Skipton Town Council)  
: Mr J Claxton and Mr T Lockett (supporters)  
: Mr R Bakes, Mr M Weaving and Ms L McFarland (objectors / for objectors)  
: Mr B Ward (for the applicant)  
Application 32/2014/14387 : Mr P Baker (for Glusburn and Cross Hills Parish Council)  
: Dr J Clark (for the applicant)  
Application 21/2013/14103 : Mr N Sykes (applicant)

PL.715

**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

05/2014/14447 Discharge of conditions No. 4 and No. 7 to previous planning application Ref:

05/2013/13626 for farm workers dwelling, Souber Dairy, Bank Newton – Conditional approval.

08/2013/14213 Replace existing approved agricultural worker's dwelling for a larger unit, Nutgill Lane, Bentham – Refusal.

08/2014/14231 Continue the use for construction of hardstanding off road parking area providing driveway and pedestrian access to the rear of the property as temporarily approved under application 08/2009/9740, Thorns Cottages, Bentham – Conditional approval.

08/2014/14243 Form open wood store to garage by extending the slate roof and curtilage of the property (retrospective) and construction of stone wall within the site New House Barn, Mewith Lane, High Bentham – Conditional approval.

08/2014/14273 Retention of car port and oak windows (amendments to approval 08/2011/12007) Bull Copy, Tatterhorn Road, High Bentham – Conditional approval.

08/2014/14319 Conservatory 5.350m, maximum height 3.300m, height at the eaves 2.700m, Four Winds, 71 Robin Lane, High Bentham – Prior approval not required.

17/2014/14267 Conversion of existing integral garage to form additional living accommodation also changes to the external configuration of window/door openings to the eastern, northern, western and southern elevations, Bridge End, Heslaker Lane, Carleton – Approval.

17/2014/14432 Screening opinion for installation of 1 No. Endurance E-3120 Wind Turbine, Tow Top Farm, Cononley – Environmental impact assessment not required.

18/2014/14275 Resubmission of planning approval 18/2013/13553 to incorporate an increase in floor area and amendments to external appearance and boundary treatments, Green Close House, Clapham – Refusal.

18/2014/14385 Discharge of condition 5 to previous application 18/2013/13460 - new side and rear extensions forming annex and re siting garage/workshop, Stoney Croft, Newby – Conditional approval.

21/2014/14230 Building of a single storey porch extension to the front and a single storey lean-to extension to the rear, 6 Crosshills Road, Cononley – Approval.

21/2014/14302 Discharge of Conditions 3 and 4 of previously approved application 21/2013/14108 - for the build of two new agricultural buildings, land off Moorfoot Lane, Cononley – Conditional approval.

21/2014/14313 Non material amendment to previous approval 21/2013/13874 addition of first floor window to north west elevation, 6 Meadow Croft, Cononley – Conditional approval.

21/2014/14430 Screening opinion for installation of 1 No. Endurance E-3120 Wind Turbine Ghyll Head Farm, Moorside, Cononley – Environmental impact assessment not required.

22/2014/14265 Construction of a timber stable block comprising of 2 Stables and 1 Tack Room (Resubmission of withdrawn planning application Ref: 22/2013/1404), Pad Cote Barn, Pad Cote Lane, Cowling Moor, Cowling – Conditional approval.

22/2014/14255 Construction of single storey rear extension with balcony, 12 Pinnacle View, Cowling – Approval.

22/2014/14312 First floor extension and attached single garage (Re-submission of withdrawn application 22/2013/14026), Mill Cross Farm, Cowling Hill, Cowling – Approval.

22/2014/14360 Fell and remove 10 no. Alder (T1, T3, T4, T5,T6,T7,T8,T9,T10 & T11) and 1 no. Ash (T2) due to root system being washed away by beck, The Hawthorns, Ickornshaw, Cowling – No TPO made.

26/2014/14357 EIA Screening opinion for proposed residential development Kirk Lane, Embsay – Environmental impact assessment not required.

28/2014/14228 Establishment of residential curtilage and car parking area, The Old Stables, Skipton Road, Farnhill – Conditional approval.

30/2014/14294 Change of use from woodland to residential garden Coulthurst House, West Street, Gargrave – Conditional approval.

30/2014/14291 Change of Use from office to physiotherapy treatment room Suite C, Canal Wharfe, Eshton Road, Gargrave – Conditional approval.

30/2014/14220 Variation of Conditions 2 and 3 of previously approved application 30/2007/7637 to enable the lodges to be occupied from 6 February to 6 January each year and to remove occupancy restriction to allow two lodges to be occupied as permanent staff accommodation, Milton Park Luxury Lodges, Marton Road, Gargrave – Conditional approval.

30/2013/14176 Proposed two storey extension to provide new family/eating room and utility room with new bedroom and ensuite over, general internal alterations at first floor level, Coulthurst House, West Street ,Gargrave – Approval.

30/2013/14146 Remove 2 No Conifers (1&5) 1 No Larch (8) and 1 No Damson (9) Crown Reduction of 3 No conifers by 40 % (2,3&4) Crown Reduction of 2 No Silver Birch by 20% (6&7) Kirk Syke, 19 High Street, Gargrave – No TPO made.

30/2013/14134 1 No Beech - crown lifting and crown reduction by 30%, 30 High Street, Gargrave – No TPO made.

30/2014/14379 T1 - Salix Alba (Willow) - Removal of deadwood and thinning of crown by up to 25% T2 - Betula Utilis Jacquemontii (Birch) - Crown Lift by 2.5m above ground level T3 - Prunus Cerasifera (Plum) - Fell T4 - Fraxinus Excelsior (Ash) - Crown thin by up to 25% T5 - Cedrus Atlantica (Cedar) – Fell, Westfield House, 13 Marton Road, Gargrave, Skipton – No TPO made.

30/2014/14328 Non Material Amendment to previously approved application 30/2013/13982 - for the change of part flat roof, part orangery type roof to a traditional conservatory roof, 1 Pinfold Croft, Gargrave – Conditional approval.

30/2014/14436 Non Material Amendment of previously approved application 30/2013/14050 for the change of material from render finish as approved to natural stone for full extent of the gable wall, 18 Marton Road, Gargrave – Conditional approval.

31/2014/14217 Outline residential development for 12 houses (all matters reserved), land adjacent to Raines Road, Giggleswick – Refusal.

31/2014/14331 Extensions to implement store Giggleswick School, Eshtons, Raines Road, Giggleswick – Conditional approval.

31/2014/14250 Conservatory to side, Winestones, 4 Lane Ends, Giggleswick – Approval.

31/2014/14247 Loft conversion with 5 No velux roof lights in 2 No sets 4 Raines Garth, Giggleswick – Approval.

32/2014/14326 Minor material amendment to condition 2 of previous planning approval Ref:-

32/2013/13539 comprising of a reduction in the overall scale of the approved building, Cross Hills Tennis Club, Keighley Road, Cross Hills – Conditional approval.

32/2014/14227 Replacement of a timber shed with an outbuilding, Lower Lingah Barn, Cononley Road, Glusburn – Approval.

32/2014/14309 Proposed conservatory, 5 Airedale View, Cross Hills – Approval.

32/2014/14308 Proposed rear conservatory, 68 Clayton Hall Road, Cross Hills – Approval.

32/2013/14212 Crown Lift & Dead Wood 4 No Sycamore (T3, T6, T29, & T36), 1 No Horse Chestnut (T5) Crown Lift - 8 No Sycamore (T13, T14, T15, T17, T21, T27, T33 & T34), 9 No Horse Chestnut (T7, T8, T10, T11, T23, T26, T28, T32 & T35) 1 No Beech (T18) Fell - 2 No Sycamore (T30 & T31) 4 No Horse Chestnut (T4, T12, T22 & T37) Crown Lift & reduce large over extended limb back to growing point - 1 No Horse Chestnut (T9) Crown Lift & reduce back over extended limbs over road by 20 ft 1 No Beech (T20) 1 Group of trees - Crown Lift all to 5 metres from ground level field adjoining, Colne Road and Carr Head Lane, Glusburn – Conditional approval.

32/2014/14369 Discharge of condition 9 of previous planning permission Ref: 32/2013/14009 comprising of details relating to the finished colours of the external materials, 1 Old Hall Road, Glusburn – Conditional approval.

42/2014/14246 Erection of picket fencing 1.9m tall falling to 1.6m, 15 Hammerton Drive, Hellifield – Refusal.

45/2014/14236 Change of use of rooms 23-32 to D1 for use as childrens day care provision, Ingleton Middle School, Back Gate, Ingleton – Conditional approval.

45/2014/14274 Change of use from commercial and domestic premises to full residential use, Post Office, 8 High Street, Ingleton – Refusal.

45/2014/14301 Listed building consent to remove existing defective pebble-dashing on the north elevation and to re-dash to match the existing east elevation, The Laurels, Croft Road, Ingleton – Conditional approval.

49/2013/14130 Change of use of 105 square metres of pasture to domestic garden, Accerhill Hall, Lawkland – Refusal.

53/2014/14239 Single storey extension to the rear of existing dwelling house, 8 Rook Street, Lothersdale – Approval.

53/2014/14214 Flue system and cowl (external fitting) to exit directly through the roof, Curlew Cottage, Springs Farm, Lothersdale – Approval.

59/2013/14161 Proposed extension to provide additional office and staff accommodation (retrospective), change of use of former equestrian building for material, plant and vehicle storage (partially retrospective) and amendments to curtilage (retrospective) and construction of timber storage block, Holly Dene Farm, Rathmell – Refusal.

59/2014/14248 Amendment to planning approval 59/2005/5997 to include change of internal layout, amendments to external appearance, installation of solar panels to roof and installation of air source heat pump Far Cappleside Barn, Rathmell – Conditional approval.

59/2014/14327 Construction of 2no. terrace dwellings with associated car parking, land opposite 3 Hesley Lane, Rathmell – Withdrawn.

59/2014/14354 Proposed garden room extension and solar panels, 17 Gooselands, Rathmell –

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.

62/2014/14281 Single storey rear extension, 3 Prospect Terrace, Settle – Approval.

62/2014/14289 Listed building application for works to replace handrail with DDA compliant handrail, Settle Station, Station Road, Settle – Conditional approval.

63/2014/14292 Extension to join existing premises, Jacs Ltd, Unit 1, Snaygill Industrial Estate, Keighley Road, Skipton – Conditional approval.

63/2013/14201 Change of use and alterations together with extension of former textile manufacturing building to residential (C3 use 8 no. units) and A1 non food retail use, access, parking and landscaping - resubmission of 63/2013/13735 Eller House, Belle Vue Mills, Broughton Road, Skipton – Conditional approval.

63/2014/14260 Single storey garage rear extension to provide sun room, 182 Moorview Way, Skipton – Refusal.

63/2014/14330 First floor extension over existing side extension and new single storey rear extension, 7 Princes Drive, Skipton – Approval.

63/2014/14280 Two storey side and rear extension and off road parking in front garden, 7 Regent Road, Skipton – Approval.

63/2014/14215 Hip to gable, roof lift, dormer conversion and window installed into gable, 18 Gargrave Road, Skipton – Approval.

63/2014/14226 Demolition of existing detached garage and conservatory structure to rear of property, construction of new side and rear extension, widening of existing driveway to create parking spaces for 2 cars, renewal of dashed render finish to property as a whole, 58 Burnside Crescent, Skipton – Approval.

63/2014/14238 Proposed two storey side extension and single storey rear extension, 29 Regent Drive, Skipton – Approval.

63/2014/14284 Proposed first floor extension over existing garage, 12 Regent Avenue, Skipton – Approval.

63/2013/14205(LB) Alterations and extension works to former textile manufacturing building, Eller House, Belle Vue Mills, Broughton Road, Skipton – Conditional approval.

63/2014/14240 Installation of 2 no. new fascia signs, 1 no. projecting sign and 1 no. roundel logo Pizza Express, Unit 1, 9 High Street, Skipton – Conditional approval.

63/2014/14279 Retrospective application for the installation of 6 no internally illuminated fascia signs, Unit D/H, Westgate Shopping Centre, Swadford Street, Skipton – Conditional approval.

63/2014/14295 Installation of 1 no. fascia sign Yeomans Outdoor Leisure, Caroline Square ,85-87 High Street, Skipton – Conditional approval.

63/2014/14317 Extension 4.77m x 5.37m. maximum height 4.00m, height at eaves 2.64m, 19 Tarn Moor Crescent, Skipton – Prior approval not required.

63/2014/14324 Discharge of Condition 3 of previously approved application 63/2013/14057 for the installation of security measures, Canalside House, Belle Vue Square, Broughton Road, Skipton – Conditional approval.

63/2014/14282 Discharge of Condition 17 of previously approved application 63/2011/11814, 9 High Street and site to rear of Town Hall, off Jerry Croft, Skipton – Conditional approval.

63/2014/14353 Non material amendment to previously approved application 63/2013/13222 for alterations to footprint, windows and doors, High Fields, Chapel Hill, Skipton – Conditional approval.

65/2014/14290 Build new timber portal framed building to relocate Craven College Small Animal Care Unit Craven Cattle Marts Ltd, Lingfields, Gargrave Road, Skipton – Conditional approval.

66/2014/14303 Proposed two-storey extension - re-submission of planning application 66/2013/14179 Mar Brook, North Road, Sutton-in-Craven – Approval.

66/2014/14310 Construction of two-storey extension, 2 Cryer Row, Sutton-in-Craven – Approval.

66/2013/14126 Listed building consent for the replacement of 1 no. window and replacement of 2 no. stable doors, Wood Top Farm, West Lane, Sutton-in-Craven – Conditional approval.

66/2014/14304 Listed building consent sought for the replacement of timber windows, Prospect House, North Road, Sutton-in-Craven – Refusal.

66/2014/14257 Fell four Horse Chestnut (T5, T6, T7, T8); one Red Horse Chestnut (T4); one Sycamore (T1) and deadwood one Sycamore (T2) Lumb Clough Wood, Sutton-in-Craven – Conditional approval.

69/2014/14336 Fell 1 No Beech tree, Merlinwood, Skipton Road, Thornton in Craven – Conditional approval.

69/2014/14380 Fell 2 No. Sycamore trees 1 and 2 Rock House, Skipton Road, Thornton in Craven – No TPO made.

72/2014/14269 Engineering works to form earth banked slurry lagoon (submerged) and removal of existing ring type slurry lagoon stores x 2, Hard Head Farm, Rathmell – Conditional approval.

73/2014/14437 Discharge of condition no. 7 of previously approved permission 73/2012/12431 concerning the provision of a method statement detailing the process of adaptation and alteration to the exterior of the present building, Priest Bank Road, Kildwick – Conditional approval.

## **b. Applications**

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

### **Permission Granted**

**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.**

## Summary of Conditions

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without

modification) no development consisting of the enlargement, improvement or other alteration of the dwellinghouse nor the erection of any garages or ancillary buildings, nor the erection of boundary walls or fences, shall be carried out within the curtilage of the dwelling-house without the prior consent of the District Planning Authority.

2. The workshop shall be used only for purposes as defined within class B1 of the Town and Country Planning (Use Classes) Order 1987 unless otherwise agreed in writing by the District Planning Authority.

3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any subsequent Order, the garage(s) shall not be converted into a habitable room(s) without the express written approval of the Local Planning Authority.

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. (\*)

**42/2014/14271 Conversion of existing detached two storey building into a self contained dwelling, The Old Chapel, Gisburn Road, Hellifield.**

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 site location plan received on the 20<sup>th</sup> January 2014 and Drawing O.C/02 rev A received by the Local Planning Authority on the 10<sup>th</sup> 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking or re-enacting that Order with or without modification) no development consisting of the enlargement, improvement or other alteration of the dwellinghouse nor the erection of any garages or ancillary buildings, nor the erection of boundary walls or fences, shall be carried out without the prior written permission of the Local Planning Authority.

4. The detailing of the windows (including rooflights) shall be of the same form of construction, materials and finish as those on the existing building.

5. Prior to the first occupation of the new dwelling hereby approved the conservatory shall be removed from the site in accordance with drawing O.C/02 Rev A received on the 10<sup>th</sup> February 2014.

6 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) 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.

7. The development hereby permitted shall not begin until splays are provided giving clear visibility of 60 metres measured along both channel lines of Gisburn Road, Hellifield from a point measured 2 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.

8. Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on O.C./02/A for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Informative : You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

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. (\*)

**53/2013/14158 Conversion of office store to dwelling (re-submission of application ref: 53/2013/13988), Rook Street, Lothersdale.**

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 01 received by Craven District Council on 16<sup>th</sup> January 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. All external faces of windows and doors shall receive reveals of at least 100mm deep from the external face of the walls.
4. Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on Proposed Ground Floor Plan for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

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. (\*)



### **Notification to Secretary of State**

**63/2014/14333 Demolish unsafe lean-to, alter internal door and frame to suit external location, rebuild dwarf walls to accommodate concrete pad to give level access to the hall, install steel bollards and rails to give edge protection to level access, Town Hall, High Street, Skipton – Secretary of State to be notified that the Council is minded to grant consent**

#### Summary of Conditions

1. The proposed development hereby permitted shall be begun not later than the expiration of 3 years beginning with the date of the Decision Notice.
2. The approved plans comprise Drawing No. STH-LBC02 & STH-LBC01 received by Craven District Council on 11<sup>th</sup> February 2014 and document titled "Schedule of works" (annotated by the case officer for clarification) received by Craven District Council on the 20<sup>th</sup> 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.
3. The materials to be used in the construction of the external dwarf walls hereby permitted shall match those used in the existing building.
4. The bollards and rails hereby approved shall be painted 'black' unless otherwise agreed in writing by the Local Planning Authority.
5. Prior to it first being applied, full details of the paint finish to be used on the external door and frame shall be submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details.

Informative : English Heritage has recommended that the porch is photographically recorded prior to its demolition.

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

### **Delegated Authority**

**32/2014/14387 Re-submission of previous planning application 66/2013/13634 for residential development, site to rear (west) Malsis School, Colne Road, Glusburn – the Strategic Manager for Planning and Regeneration was authorised to approve this outline application subject to the conditions listed below, and subject also to the applicant first entering into a Section 106 Legal Agreement to ensure the permitted development, including any reserved matters submission, is restricted to 'enabling development' only and that mechanisms are in place to ensure that funds generated from the development are only used for repairing the hall, including ancillary additions and associated curtilage buildings of heritage value as set out in the repair and maintenance schedule produced by Trident Building Consultancy and dated January 2014.**

#### 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

(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 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. Any reserved matters application should be accompanied by a full financial viability assessment to comprehensively demonstrate to the satisfaction of the Local Planning Authority that the extent of development proposed is limited to the 'enabling development' necessary to finance the repairs identified in the Repair and Maintenance Schedule produced by Trident and dated January 2014.
5. The development hereby permitted shall not be carried out other than wholly within the site boundaries identified on Drawing No SK009 and the amended Access Arrangement Plan (drawing 7239/01) dated 24 September 2013 received by the Local Planning Authority 24<sup>th</sup> February 2014.
6. The details to be submitted in accordance with condition 1 above shall include all buildings facing and roofing materials and finishes, surface material finishes for the highways, footpaths, drives and other hard surfaces, screen walls, fences and other means of enclosure (including the boundary treatments to the boundaries of the site), existing and proposed ground levels, proposed finished floor levels, building heights and landscaping proposals.
7. 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) Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
  - (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.
8. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 60 metres westerly & 100m south easterly measured along both channel lines of the major road Carr Head Lane from a point measured 2 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.
9. No development shall take place until a scheme for the disposal of foul and surface water drainage based upon sustainable drainage principles including details of any balancing works, off-site works and mitigation against the risk of overland flows on the site have been submitted to an approved in writing by the local planning authority. The development thereafter shall be implemented in accordance with the approved scheme.
10. 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 the completion of the approved drainage works.

11. Where appropriate the development shall not take place or be completed until all mitigation measures that relate to the application site and were set out in the Ecological Appraisal undertaken by Envirotech and submitted to the Local Planning Authority on 30th August 2013 under application nos. 32/2013/13633 and 13634 have been carried out.

Informative : This planning permission has only been granted on the basis of 'enabling development' will secure a method to finance repairs to the listed buildings at Malsis School. Development that would be allowed under any reserved matters application will therefore only be the 'enabling development' that has been demonstrated as necessary through the submission of a full financial viability assessment at reserved matters stage to finance the repairs identified in the Repair and Maintenance Schedule produced by Trident and dated January 2014.

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**

**66/2013/14114 Hybrid planning for employment led mixed use development comprising of outline consent for a mix of B1, B2, B8, C1, A3, A4 And A5 uses together with associated car parking, landscaping etc, detailed planning consent for company headquarters and distribution centre (B8), eight business innovation units (B1, B2, B8), retail supermarket (A1) including petrol station and associated parking, re-profiling of the existing ground to create a development plateau, internal roads and footways and associated roadside landscaping, a new roundabout providing access to the site from the A629 bypass, a new mini roundabout providing access to the site from Carleton Road, a sustainable drainage system (sud) including two balancing ponds, water pumping station and electricity sub station, diversion of existing and installation of new services (sewage, mains electricity, gas supply etc), land north of A629 and west of Carleton Road, Skipton.**

### **Reasons for Refusal**

1. The proposed supermarket would have a significant adverse impact on the vitality and viability of the Town Centre and would therefore conflict with the advice in the National Planning Policy Framework which specifically advises at paragraph 27 that the application should be refused.
2. The proposed design of the industrial units, including Healthcare House and supermarket are not considered to reinforce local distinctiveness, particularly given their prominence within the site and furthermore the siting of the supermarket and business innovation units adjacent to the cemetery would by virtue of their size, scale, mass, design would have a severely adverse and detrimental impact on the visual amenities and tranquillity of this part of the designated conservation area and would therefore conflict with the guidance in the National Planning Policy Framework and policies EMP5, ENV2, and R2 of the Craven Outside The Yorkshire Dales National Park Local Plan.
3. Due to lack of structural planting and absence of space within the detailed site layout to accommodate structural planting it is considered that the proposal would therefore fail to maintain and enhance the landscape and would therefore conflict with advice in the NPPF and saved policies EMP5, ENV2 and R2 of the Craven District Outside the Yorkshire Dales National Park Local Plan.

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the

requirements of paragraphs 186 and 187 of the National Planning Policy Framework. In particular the Council has

- engaged in pre-application discussions
- requested amended design approaches / information to address the planning issues -which have arisen in relation to dealing with this application.
- accepted additional information / changes to the scheme post validation. (\*) (SV)

(The Chairman, Councillor Welch, indicated that a member of his family was employed in a managerial position by Wm Morrisons Supermarket plc which had objected to the above application, he declared an interest under the Council's Code of Conduct and withdrew taking no part in the determination of the application.)

(The Vice-Chairman, Councillor Hart, indicated that a member of his family had a business in Skipton, he declared an interest under the Council's Code of Conduct and withdrew taking no part in the determination of the application.)

(Councillor Harbron drew attention to his employment, he declared an interest under the Council's Code of Conduct and withdrew taking no part in the determination of the application.)

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

(SV : Indicates site visit held)

PL.716

### **PLANNING ENFORCEMENT**

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 1<sup>st</sup> to 28<sup>th</sup> February 2014.

### **Minutes for Decision**

- None -

Chairman.