

PLANNING COMMITTEE

6th May 2014

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

Ward Representative : Councillor Barrett.

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

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

Start: 1.35pm

Finish: 4.11pm

Councillor Hart left the meeting at 2.55pm

Councillor Ireton left the meeting at 3.51pm

The minutes of the Committee's meeting held on 7th April 2014 were confirmed and signed by the Chairman.

Minutes for Report

PL.717

PUBLIC PARTICIPATION

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

Application 18/2014/14488 : Mr M Porter (objector / for objectors)

Application 21/2014/14463 : Ms P Padbury (objector / for objectors)

Application 32/2014/14460 : Ms Elaine Brown (for the applicant)

Applications 63/2014/14371 and 14373 : Town Councillor Wohlrapp (for objectors)
: Mr M Finch (for the applicant)

PL.718

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

04/2013/14116 Application for removal of condition no. 3 of planning consent ref: 5/4/77 to remove the agricultural occupancy condition, Copsy House, Clapham – Conditional approval.

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.

08/2014/14386 Erection of four new properties, Townhead Farm, Burton Road, Lower Bentham – Conditional approval.

08/2014/14438 Two storey extension to hot food takeaway, Bentham Balti, 10 Main Street, Bentham – Conditional approval.

08/2014/14351 Conversion of existing garage/ studio outbuilding to one 3 bedroom dwelling - Resubmission of 08/2013/13803, Lake House, Burton Road, Lower Bentham – Conditional approval.

08/2014/14452 Removal of conditions 9,10,11 and 13 to previous application 08/2011/12007 to allow residential occupation of the holiday cottages, Bull Copy Cottages, Tatterhorn Road, High Bentham – Conditional approval.

11/2014/14462 Crown clean 1 No willow (T1), 1 No Sycamore (T3) and 1 No Maple (T7) fell 1 No Willow (T2) and 1 No Sycamore (T4) Reduce by 1/3 over extended limbs 1 No Ash (T5) crown thin by 10% and lift to give 1.5m clearance 1 No Cherry (T6) crown clean and crown lift to statutory highway height 5.8 metres to 1 No group of 20 trees (A1) - Comprising of Birch, Rowan and Whitebeam crown clean and thin and crown lift to highway clearance 5.8 metres to 1 No group of 20 trees (A2) - comprising of Acer and Whitebeam, Bradley Playing Fields, Ings Lane, Bradley – No Tree Preservation Order (TPO) made.

11/2014/14473 Fell 3 No Ash trees (T1, T2 and T3) fell 1 No Cherry (T7) crown clean 2 No Ash (T4 and T5) crown thin by 10% 1 No Cherry (T6), Bradley Playing Fields, Matthew Lane, Bradley – No Tree Preservation Order (TPO) made.

11/2014/14355 Approval of the following reserved matters; access, appearance, landscaping, layout and scale to previous planning application ref: 11/2013/13756 for an agricultural worker's dwelling, New Hall Farm, Back Lane, Low Bradley – Conditional approval.

11/2014/14359 Replacement detached dwelling house, Sunnyridge, Matthew Lane, Bradley – Conditional approval.

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.

17/2014/14410 3 No Spruce (T1,T2 and T3) - Fell Applegarth, Beech Hill Road, Carleton – Conditional approval.

17/2014/14288 Erection of a conservatory, Ivy Cottage Farm, Main Street, Carleton – Approval.

17/2014/14325 Conversion of existing stables to holiday use and construction of detached garage and 2 no. stables and tack room to serve residential use of barn and proposed new access road,

Carleton Biggin Farm, Pale Lane, Carleton – Conditional approval.

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.

18/2014/14396 Change of use from residential to part residential and bed and breakfast to provide 3 No letting bedrooms including external alterations to principal elevation, Bridge Cottage, Clapham – Conditional approval.

19/2014/14419 Extension of existing agricultural building, Ghyll Syke Cottage, Bell Busk – 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.

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

21/2014/14363 Crown thinning and crown reduction by 30% of 1 no. unspecified tree, 84 Main Street, Cononley – No Tree Preservation Order (TPO) made.

22/2014/14425 Removal of 1 no. Birch (Incorrectly described in application actually Alder), land on north side of garden rising from Ghyll Bank, overhanging 2 Nan Scar, Cowling – No Tree Preservation Order (TPO) made.

22/2014/14305 Construction of new dwelling and carport, refurbishment of summerhouse, conversion to library, repointing of water tower and repair of boundary wall summer house and water tower, The Paddock, Carr Head, Cowling – Conditional approval.

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 and T11) and 1 no. Ash (T2) due to root system being washed away by beck, The Hawthorns, Ickornshaw, Cowling – No TPO made.

22/2013/13842 Discharge of conditions 3, 6, 13 and 14 of previous planning approval ref: 22/2011/11513, Dean Laithe Farm, Old Oakworth Road, Cowling – Conditional approval.

22/2014/14306 Listed Building Consent for the construction of new dwelling and carport, refurbishment of summerhouse, conversion to library, repointing of water tower and repair of boundary wall summer house and water tower, The Paddock, Carr Head, Cowling – Conditional approval.

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

26/2014/14339 Construction of single storey side extension with balcony to form additional residential accommodation and alterations to existing parking arrangements to provide 3 off street parking spaces, 1a Moorland Rise, Embsay – Approval.

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

28/2014/14337 Alterations to the existing roof comprising of raising the ridge height and converting the roof space to additional residential accommodation, insertion of two 4no. bi-folding doors, 2no. dormer windows and velux roof light to the rear elevation, the insertion of a dormer window, 3no. velux roof lights to the front elevation, the insertion of windows to the side elevations at first floor level and the removal of 1no. chimney, Craglands, Arbour – 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 condition 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 and 4) Crown Reduction of 2 No Silver Birch by 20% (6 and 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.

30/2014/14405 Re-submission of previous application ref: 30/2013/14137 for demolition of existing detached garage and coal house at side and rear of the property and erection of two storey extension continuing to a single storey rear extension, 21 Skipton Road, Gargrave – Refusal.

30/2014/14358 Demolition of existing side attached garage, construction of two storey side and rear extension providing a garage and extended residential accommodation, 22 North Street, Gargrave – Approval.

30/2014/14366 Two storey side extension to provide additional bedroom and en-suite over additional sitting room, utility and shower / wc together with single storey rear sun room extension, 7 Airedale Avenue, Gargrave – Approval.

30/2014/14426 Listed Building Consent for the demolition of existing side attached garage, construction of two storey side and rear extension providing a garage and extended residential accommodation, 22 North Street, Gargrave – Conditional approval.

30/2014/14528 Crown clean 1 No Lime (T1) fell and remove 1 No Sycamore (T17) reduce over extended branches by 1/3 1 No Ash remove deadwood group of 6 No Ash (A2 and A3) crown clean group of 3 No Beech (A1) labelled as identified by the reference, Taira Gardens, Church Street, Gargrave – Conditional approval.

30/2012/12938 Tree Works x 1 Willow, 3 Water Street, Gargrave – Not determined.

30/2014/14529 Reduce by 1/3 - 4 No Cherry (T2, T6, T7 and T12), 2 No Lime (T8 and T10) fell - 2 No Lime (T3 and T11), 3 No Cherry (T4, T9 and T15) and 2 No Birch (T19 and T20) thin by 10% - 1 No Horse Chestnut (T5) and 2 No Lime T13 and T14) crown clean 1 No Birch (T21) fell 1 group of 4 No Birch (A4), Taira Gardens, Church Street, Gargrave – No Tree Preservation Order made.

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.

32/2014/14347 Fascia sign on gable end of the industrial unit, Naylors Brewery Ltd, 9 Midland Mills Industrial Estate, Station Road, Cross Hills – Application withdrawn

32/2014/14394 Re-submission of previous planning application ref: 32/2013/14168 for advertisement consent for 2 no. free standing boards, Naylors Brewery, Midland Mills, Station Road, Cross Hills – Conditional approval.

32/2014/14372 Construction of detached four bedroom dwelling with double garage and associated car parking arrangements, Bridge End House, Glusburn Bridge, Glusburn – Application withdrawn.

32/2014/14314 Demolition of existing concrete block stables and replacement with traditional stone building and conversion of existing stone out- buildings to form a residential annexe to the main farmhouse, Binns Lane Farm, Binns Lane, Glusburn – Conditional approval.

32/2014/14307 Change of Use from B1 use to mixed A3 and A4 use to provide additional function room Naylors Brewery, Midland Mills, Station Road, Cross Hills – 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.

45/2014/14376 Change of use to bed and breakfast accommodation, Harling House, Rarber Top Lane, Ingleton – Conditional approval.

45/2014/14235 Removal B1 Restriction to previous application - 45/2000/0224 Cod Bank Barn, Clapham – Refusal.

45/2014/14401 Propose a first floor extension and increase the size of the extension by 1 metre (approved under previous application 45/2013/13224), 2 Malt Dubs Close, Ingleton – 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.

53/2014/14388 Three storey extension to north elevation, Stone Gappe Hall, Lothersdale –

Approval.

53/2014/14389(LB) Three storey extension to north elevation, Stone Gappe Hall, Lothersdale – Conditional approval.

56/2014/14349 Retrospective application for the change of use from B1 business units to health and beauty spa (sui-generis), Serenity Spa, Units 3-5, off Roundell Drive, West Marton – Conditional 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 Cattleside 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.

62/2014/14297 Retrospective planning application for the construction of a dry stone boundary wall, 3 Mill Close, Settle – Approval.

62/2014/14442 Illuminated business signs, Royal Oak Hotel, Market Place, Settle – Conditional approval.

62/2013/14087 Discharge Of Conditions 3,4,5,7,9,10,12,15,18,19,22,23,24 and 25 of previous planning approval Ref: 62/2013/13590 for residential development of 37 dwellings, Falcon Park, land south of Ingfield Lane, Ingfield Lane, 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.

63/2014/14374 Outline application with all matters reserved for a small residential development consisting of three x three bed and one x four bed houses, site to rear of 64 Burnside Crescent, Skipton – Conditional approval.

63/2014/14350 Construction of two storey extension to provide additional classrooms, Skipton Girls High School, Gargrave Road, Skipton – Conditional approval.

63/2014/14393 Replacement of the front windows on the ground floor and the replacement of the 2 no. entrance doors located on ground floor, White Rose Of Yorkshire Ltd, 56 Brougham Street, Skipton – Conditional approval.

63/2014/14343 Construction of new classroom block, and enclosing open void under assembly hall Ermysteds Grammar School, Gargrave Road, Skipton – Conditional approval.

63/2014/14223 Proposed two storey facility for the construction department and the re cladding and refurbishment of the existing, Wherside teaching block, Aireville Campus, Gargrave – Conditional approval.

63/2014/14420 Change of Use from former office and retail unit into six one person flats with ancillary facilities for young people and office facilities for the care provider, Butterfield Of Skipton, 3 Cross Street, Skipton – Conditional approval.

63/2014/14413 Change of use of Unit 1A, Albion Place, Skipton for a Class A3 use (food and drink), Unit 1a, Albion Place, Jerry Croft, Skipton – Conditional approval.

63/2014/14411 Change of Use from a respite care home (Class C2) to dwelling house (C3), 24 Gargrave Road, Skipton – Conditional approval.

63/2014/14408 Change of use of existing Granny Annexe to form an independent apartment through internal alterations, The Old Chapel, Chapel Hill, Skipton – Conditional approval.

63/2014/14441 Single storey rear extension, 6 Alexandra Court, Skipton – Approval.

63/2014/14466 Single-storey rear extension, 13 Carleton Avenue, Skipton – Approval.

63/2014/14417 Proposed single garage, 114 Burnside Avenue, Skipton – Approval.

63/2014/14479 Single storey rear extension to provide sun room resubmission of previous application 63/2014/14260, 182 Moorview Way, Skipton – Refusal.

63/2014/14421 Construction of two-storey extension, double carport and store, and formation of turning space, 46 Raikeswood Drive, Skipton – Approval.

63/2014/14439 Construction of single storey rear conservatory, 29 Hall Croft, Skipton – Approval.

63/2014/14428 Two storey rear extension to provide bathroom over kitchen, 20 Aireview Terrace, Broughton Road, Skipton – Approval.

63/2014/14395 Replace existing rear ground floor window with patio doors (PD rights removed by condition 6 of 63/2007/7456), 9 Toller Court, Skipton – Approval.

63/2014/14361(LB) Rear roofing works to existing outbuildings, Red Lion, 27 High Street, Skipton – Conditional approval.

63/2014/14409(LB) Conversion of granny annexe to form independent apartment through internal alterations, The Old Chapel, Chapel Hill, Skipton – Conditional approval.

63/2014/14342 Installation of 1 no. fascia sign to shopfront, Unit 2, Albion Place, Jerry Croft, Skipton – Conditional approval.

63/2014/14356 Installation of 2 no. fascia signs, 6 Jerry Croft, Skipton – Conditional approval.

63/2014/14456 Installation of 1 no. fascia sign, 5 Jerry Croft, Skipton – Conditional approval.

63/2014/14406 Advertisement consent for the retention of 2 sets of illuminated letters fitted over store entrances on separate elevations of new build retail complex, Unit 2, Maple Grove Development, 9 High Street / Jerrys Croft Place, Skipton – Conditional approval.

63/2014/14448 Retention of 1 no. fascia sign, 3a Albion Place, Jerry Croft, Skipton – Refusal.

63/2014/14478 Installation of 4 no. fascia signs Chevin Cycles Skipton Limited, 11 High Street,

Skipton – Conditional approval.

63/2014/14392 Advertisement consent for new external signage to replace existing signage, White Rose Of Yorkshire Ltd, 56 Brougham Street, Skipton – Conditional approval.

63/2014/14445 Fell 1 No small Wild Cherry and 1 No medium Cherry, 87 Gargrave Road, Skipton – No Tree Preservation Order made.

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.

68/2014/14367 Construction of sun lounge on side of property, Woodlands Cottage, Westhouse, Ingleton – Approval.

66/2014/14505 Proposed Feed Store Longhouse Farm, Ellers Road, Sutton-in-Craven – Prior approval not required.

66/2014/14364 T2: Fell 1 no. Sycamore 11 Greenroyd Court, Sutton-in-Craven – Conditional approval.

66/2014/14285 Construction of a first floor side extension and a single storey rear extension, 47 The Hawthorns, Sutton-in-Craven – Approval.

66/2014/14341 Construction of two storey side extension, 32 Manse Way, Sutton-in-Craven – Approval.

66/2014/14362 New stone bungalow (re-submission of previous planning application ref: 66/2013/13376), Salt Pie Cottage, 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.

69/2014/14383 1 No Lawson Cypress - fell across the road, 9 Booth Bridge Lane, Thornton in Craven – No TPO made.

69/2014/14517 Discharge of Conditions No. 6, 10 and 12 of planning application ref: 69/2010/11257 for the conversion of barn into workspace with associated living accommodation, Scales Hill, Thornton in Craven – Conditional approval.

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

18/2014/14488 Change of use from touring caravans, caravan storage and holiday cottages to holiday static caravans and lodges, Flying Horseshoe Caravan Site, Station Road, Clapham.

Summary of Conditions

1. The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The approved plans comprise FS/P/01 and FS/P/02 received by the Local Planning Authority on the 19th March 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 Lodges hereby permitted shall be of the Ikon or Contemporary design only as indicated in the planning statement received on the 20th March 2014 and the supplementary details received on the 22nd April 2014 unless otherwise agreed in writing by the Local Planning Authority.
4. Notwithstanding the details on the submitted plans no development shall commence until full 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.
5. Development of the site shall be carried out in accordance with the conclusions of the Arboriculturalist's report received by Craven District Council on the 19th March 2014.
6. With the exception of the approved warden's caravan (No21), the lodges and caravans on the site shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence.
7. The owners/operators shall maintain an up-to-date register of all the names of all owners/occupiers of individual caravans and lodges on the site and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

8. Prior to the first use of any of the static caravans or lodges hereby approved details shall be submitted to and approved in writing by the Local Planning Authority of the bin storage and refuse arrangements for the site. The development shall be then carried out in accordance with these approved details and retained thereafter.

9. Prior to their installation on the site, details of any lighting outside of caravans and lodges, hereby approved, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include:

- (i) the location and height of any external lighting;
- (ii) the details of the light fittings;
- (iii) the colour of the lights;
- (iv) the lux levels; and
- (v) the details of any louvers on the light fittings.

The approved lighting details shall be installed prior to the first use of the site and retained in an effective state thereafter.

10. The static caravan identified as warden's accommodation (No 21) shall be used as warden's accommodation only and its' occupation shall be limited to a person solely or mainly employed as a warden in connection with the use of the land as a caravan site unless otherwise agreed in writing by the local planning authority.

11. The warden's static caravan (No21) approved by this consent shall not be residentially occupied if the manager's accommodation approved and implemented under consent reference 18/2009/10122 is built and occupied. In such circumstances the warden's static caravan shall be used as holiday accommodation only in accordance with the requirements of conditions 6 and 7 of this planning permission.

Informative : The Planning Committee, whilst supporting the application, considered that there may be a better access available directly onto Station Road (subject to planning permission) and advise that this alternative access should be fully investigated in terms of the impact on highway safety and the impact on trees prior to the commencement of works approved by this application.

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. (*)

63/2014/14371 Conversion of the east wing of Belle Vue Mills into 39 no. apartments (Class C3 use) over existing commercial units together with associated new residential facilities on part ground floor, with associated provision of a new entrance lobby and roof terraces, Belle Vue Square, Broughton Road, 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 development hereby permitted shall be carried out wholly in accordance with the following plans:

Drawing Nos: 2012-232/102, 201, 202, 203, 204, 205, 206, 210, 211, 215 and 216 and the supporting information received by the Local Planning Authority on 19th 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. Prior to the first use of the building materials on site samples/details of all materials to be used in the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include samples of the materials to be used in the construction of the entrance porch and amended fenestration including proposed shutters. The details as approved shall be implemented in full and retained thereafter.

4. Prior to the commencement of development improved detailed design drawings to precisely explain the finished design and appearance of specified aspects of the proposal (that are identified below) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details.

Further improved information is required with respect to: -

- a. The entrance lobby and canopy,
- b. The new landscape planter, and
- c. The roof terraces.

5. Notwithstanding the details shown on the approved plans, the development shall not begin until revised details that amend the position of the roof terraces in a more visually regular and consistent pattern (as requested by English Heritage in their letter dated 14 March 2014) have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

6. 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. In the case of onsite provision the scheme shall include:

- a. the numbers, type, tenure and location on the site of the affordable housing provision to be made in the development and shall be, in matters of tenure and type, in accordance with the findings of the North Yorkshire Strategic Housing Market Assessment 2011 or any replacement thereof;
- b. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- c. the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing;
- d. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- f. 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.

With respect to any alternative provision that is made in lieu of on-site provision the scheme shall include full details of the alternative contribution to be made including:

- a. the timing for the provision of the alternative contribution and its phasing in relation to the occupancy of the market housing;
- b. where applicable the arrangements for the transfer of the off-site affordable housing to an affordable housing provider or the management of the affordable housing;
- c. where applicable the arrangements to ensure that such off-site provision is affordable for both first and subsequent occupiers of the affordable housing; and

d. where applicable the occupancy criteria to be used for determining the identity of occupiers of the off-site affordable housing and the means by which such occupancy criteria shall be enforced.

Informative : Following discussions between the applicant and the LPA, it is agreed that the scheme submitted to meet the affordable housing requirement may comprise a commuted sum (part of which would be offset against open space requirements) in lieu of on-site provision secured through a Section 106 Planning Obligation.

7. The roof lights hereby approved shall be 'Conservation' roof-lights which shall fit flush with the plane of the roof slope unless otherwise agreed in writing by the Local Planning Authority.

8. No external plant, air conditioning units or other equipment shall be installed on the exterior of the building without the prior approval of the Local Planning Authority.

9. Upon the commencement of the first occupation of any part of the residential development hereby approved the proposed measures set out in the Transport Statement' dated April 2014 shall be fully implemented and subsequently complied with thereafter.

10. Prior to the first occupation of the development hereby permitted, a scheme shall be submitted to and approved in writing by the Local Planning Authority to demonstrate how future residents of the proposed development will be given the opportunity to access and use the available parking facilities at Glista Mill. The development shall subsequently be operated in accordance with the requirements of the approved scheme.

Informative : To avoid any potential statutory noise nuisance complaints construction works should be limited from 07.30 to 18.00 Monday to Friday, 08.00 to 13.00 Saturday and no Sunday or Bank Holiday working.

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. (*)

63/2014/14373 Listed building consent for the conversion of the east wing of Belle Vue Mills into 39 no. apartments (Class C3 use) over existing commercial units together with associated new residential facilities on part ground floor, with associated provision of a new entrance lobby and roof terraces, Belle Vue Square, Broughton Road, Skipton.

Summary of Conditions

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

2. The development hereby permitted shall be carried out wholly in accordance with the following plans:

Drawing Nos: 2012-232/102, 201, 202, 203, 204, 205, 206, 210, 211, 215 and 216 and the supporting information received by the Local Planning Authority on 19th 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. Prior to the first use of the building materials on site samples/details of all materials to be used in the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include samples of the materials to be used in the construction of the entrance porch and amended fenestration including proposed shutters. The details as approved shall be implemented in full and retained thereafter.

4. Prior to the commencement of development improved detailed design drawings to precisely explain the finished design and appearance of specified aspects of the proposal (that are identified below) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details. Further improved information is required with respect to: -

- a. The entrance lobby and canopy,
- b. The new landscape planter, and
- c. The roof terraces.

5. Notwithstanding the details shown on the approved plans, the development shall not begin until revised details that amend the position of the roof terraces in a more visually regular and consistent pattern (as requested by English Heritage in their letter dated 14 March 2014) have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

6. The roof lights hereby approved shall be 'Conservation' roof-lights which shall fit flush with the plane of the roof slope unless otherwise agreed in writing by 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. 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. (*)

Delegated Authority

32/2014/14460 Re-submission of planning application ref: 32/2013/13633 for residential development land to east of Malsis School, Colne Road, Glusburn – the Strategic Manager for Planning and Regeneration was authorised to grant outline consent subject to the conditions listed below, and subject also to

- a. the applicant first entering into a Section 106 Legal Obligation to secure the provision of approved alternative sporting provision to compensate for that lost through the development; and
- b. Sport England withdrawing any valid objections following finalisation of the above legal agreement.

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 Local Planning Authority before the expiration of 3 years from the date of this permission.
3. The development hereby permitted shall be begun not later than 2 years from the date of approval of the last of the reserved matters to be approved.
4. The development approved by this outline planning permission is constrained to the parameters described in the Design and Access Statement and 'Masterplan Scheme' received by the Local Planning Authority on 12th March 2014.
5. 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 including an assessment of the implementation of the detailed scheme upon existing protected trees.
6. Unless otherwise approved in writing by the local planning authority (LPA) there shall be no excavation or other groundworks, except for investigative works or the depositing of material on the site, until the following drawings and details have been submitted to an approved in writing by the LPA:
 - a. Detailed engineering drawings to a scale of not less than 1:250 and based upon an accurate survey showing:
 - i. The proposed highway layout including the highway boundary
 - ii. Dimensions of any carriageway, cycleway, footway and verges
 - iii. Visibility splays
 - iv. The proposed buildings and site layout including levels
 - v. Accesses and driveways
 - vi. Drainage and sewerage system
 - vii. Lining and signing
 - viii. Traffic calming measures
 - ix. All types of surfaces, kerning and edging
 - b. Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:
 - i. The existing ground level
 - ii. The proposed road channel and centre line levels
 - iii. Full details of surface water drainage proposals
 - c. Full highway construction details including:
 - i. typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths
 - ii. when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
 - iii. kerb and edging construction details
 - iv. typical drainage construction details

- d. Details of the method and means of surface water disposal
- e. Details of all proposed street lighting.
- f. Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features
- g. Full working drawings for any structures which affect or form part of the highway network.
- h. A programme for completing the works.
- i. The development shall only be carried out in full compliance with the approved drawings and details unless agreed otherwise in writing by the Local Planning Authority in consultation with the Highway Authority.

7. No dwelling to which this planning permission relates shall be occupied until the carriageway and any footway/footpath from which it gains access is constructed to basecourse macadam level and/or block paved and kerbed and connected to the existing highway network with street lighting installed and in operation. The completion of all road works, including any phasing, shall be in accordance with a programme approved in writing with the Local Planning Authority in consultation with the Highway Authority before the first dwelling of the development is occupied.

8. 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 5 metres into the site from the carriageway of the existing or proposed highway shall be at a gradient not exceeding 1 in 20.
- e. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority and maintained thereafter to prevent such discharges.
- f. The final surfacing of any private access within 5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- g. Provision of tactile paving in accordance with the current Government guidance.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

9. 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 60m looking east & 100m looking west measured along both channel lines of the major road A6068 from a point measured 2.4m 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.

10. There shall be no access or egress by any vehicles between the estate road and the individual houses (except for the purposes of constructing the initial site access) until visibility splays providing clear visibility of 2 metres x 2 metres measured down each side of the house access and the back edge of the footway of the estate road have been provided. The eye height will be 1.05 metre and the object height shall be 0.6 metres. Once created, these

visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

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 in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- a. tactile paving
- b. vehicular, cycle, and pedestrian accesses
- c. vehicular and cycle parking
- d. vehicular turning arrangements
- e. manoeuvring arrangements
- f. loading and unloading arrangements.

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 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.

16. 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.

17. No development approved by this permission shall take place until it has been demonstrated that the final proposed layout has been designed with consideration of overland flow routes.

18. No development approved by this planning permission shall take place until such time as a scheme to attenuate surface water runoff to the Greenfield rates as set out in the FRA, has been submitted to, and approved in writing by, the local planning authority.

19. Where appropriate the development shall not take place or be completed until all mitigation measures set out in the Ecological Appraisal undertaken by Envirotech and submitted to the Local Planning Authority on 30th August 2013 have been carried out.

20. No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

21. The details submitted in pursuance of Condition no. 20 shall be preceded by the submission to the Local Planning Authority for approval in writing, and subsequent implementation, of a scheme of archaeological investigation to provide for:

- a. The proper identification and evaluation of the extent, character and significance of archaeological remains within the application area
- b. An assessment of the impact of the proposed development on the archaeological significance of the remains
- c. Proposals for the preservation in situ, or the investigation, recording and recovery of archaeological remains and the analysis and publishing of the findings, it being understood that there shall be a presumption in favour of their preservation in situ wherever possible.

The proposals shall be approved in writing by the local planning authority and implemented before any development authorised by this permission shall commence.

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

a. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 40% of housing units comprised in the development (subject to financial viability) and shall be, in matters of tenure and type, in accordance with the findings of the North Yorkshire Strategic Housing Market Assessment 2011 or any replacement thereof;

b. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;

c. the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing;

d. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and

e. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

23. The development shall not begin until a scheme to deliver a Community Use Agreement for the general communities use of the schools existing and proposed sporting facilities has been

submitted to and approved by the Local Planning Authority. The details of the approved scheme shall subsequently be implemented and complied with thereafter.

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

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

b. An independent Stage 2 Safety Audit has been carried out in accordance with HD19/03 – Road Safety Audit or any superseding regulations.

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

i. Provision of tactile paving

ii. Bus stop infrastructure on both sides of the A6068

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

21/2014/14463 Construction of 16 parking spaces, Meadow Croft, Cononley.

Reasons for Refusal

Due to the close proximity of the proposed car parking spaces to the habitable rooms of local residents, the orientation of the spaces, and in some instances an envisaged slightly raised level of the parking spaces in relation to the adjacent residential accommodation, it is considered that the proposal would result in unacceptable harm to the living conditions of these properties therefore conflicting with the guidance contained within the National Planning Policy Framework and Saved Policy H20 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. (*)

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

PL.719

PLANNING ENFORCEMENT

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

Minutes for Decision

- None -

Chairman.