

PLANNING COMMITTEE

4th June 2018

Present – The Chairman (Councillor Sutcliffe) and Councillors Baxandall, Brockbank, Harbron, Lis, Morrell, Place, Rose, Shuttleworth, Solloway (substitute for Heseltine), Thompson and Whitaker.

Officers – Legal Services Manager, Planning Manager, Planning Officers and Committee Administrator.

Ward Representatives : Councillor Brown (Applications 2018/19016/HH and 2017/18569/FUL).
Councillor Mulligan (Application 2017/18569/FUL)
Councillor Myers (Application 30/2017/17787)
Councillor Dawson (Application 2017/18672/FUL)

An apology for absence was received from Councillor Heseltine.
Councillor Solloway left the meeting at 2.55pm
Councillor Brockbank left the meeting at 6pm
The Chairman (Councillor Sutcliffe) left the meeting at 6pm

Start: 1.45pm

Finish: 6:28pm

Duration of Meeting : In accordance with Council Procedure Rule 9, the Committee agreed that the meeting should continue beyond three hours.

The minutes of the Committee's meeting held on 8th May 2018 were confirmed and signed by the Chairman.

Exclusion of the Public –

Resolved – The Committee resolved to take the item numbered \$PL.865 in closed session under Schedule 12A of the Local Government Act 1972 (paragraph 5) on the basis that legal advice was required and that a claim to legal privilege could be maintained regarding it. The Committee were satisfied that the public interest in keeping the information confidential outweighed the public interest in declaring it.

Minutes for Report

PL.861

APPLICATIONS FOR PLANNING PERMISSION

a. Declarations of Interest

Members were invited to declare any interests in the business before the Committee and the following declarations were declared:

Application 30/2017/17787 : Councillors Harbron and Solloway both declared a disclosable pecuniary interest under Appendix A to the Council's Code of Conduct and left the room and did not take part in the discussion or vote.

b. Lobbying

Members indicated that they had been lobbied, as follows, on applications to be determined at this meeting:-

Application 2018/19016/HH : Non declared.

Application 2017/18569/FUL : Non declared.

Application 2018/18981/OUT : The Chairman and Councillor Lis indicated that they had received lobbying against the application;

Application 30/2017/17787 : Councillors Baxandall, Brockbank, Morrell, Place, Rose and Shuttleworth indicated that they had received lobbying against the application.

Application 2018/19062/FUL : Non declared.

Application 2018/19086/VAR : Non declared.

Application 2018/19227/COU : Non declared.

Application 2017/18672/FUL : Non declared.

Application 2017/18456/FUL : Non declared.

PL.862

PUBLIC PARTICIPATION

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

Application 2018/19016/HH : Ms J Wareing (for Farnhill Parish Council)
Ms S Nelson (objector)
Mr S Bye (applicant)

Application 2017/185669/FUL : Mr K Midgley (for Kildwick Parish Council)
Mr P Silverton (for objectors)
Mr M Binns (for the applicant)

Application 30/2017/17787 : Mr P Ward and Ms C Bradley (for Gargrave Parish Council)
Mr Morton and Mr Beck (for the applicant)

Application 2018/19062/FUL : Ms J Wilson (Stirton with Thorlby Parish Council)
Mr R Hodgkiss (for the applicant)

Application 2018/19086/VAR : Ms F Tiplady (for the applicant)

Application 2017/18672/FUL : Mr J Fattorini (objector/for objectors)
Mr S Ali (applicant)

Application 2017/18456/FUL : Mr D Adams and Mr R Clark (objector / for the objector)
Mr W Cartwright (for the applicant)

PL.863

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:-

63/2016/16853 Application to discharge condition no. 5 of planning permission referenced 63/2016/17641 granted 3 February 2017. DOC satisfactory

63/2016/17465 Residential development for 67 houses with associated off street parking, access roads and cycle circuit track. Approved with Conditions

2017/00001/FUL TEST CASE-Non-material amendment to allow chane to the window material: Previously approved on planning reference 16/99999/FUL dated 31/12/2016. Refused

2017/18185/CND Application to discharge condition no 2 of original planning consent reference 42/2016/17564. DOC satisfactory

2017/18339/CPE Application for certificate of lawful development for an existing use of land for residential purposes. Refused

2017/18733/HH New detached garage. Approved with Conditions

2017/18848/FUL Change of use of agricultural land to equestrian and extension of existing horse arena and hard standing. Approved with Conditions

2017/18861/FUL Proposed 2 No residential units in the grounds of Wellbeck House. Application Withdrawn

2018/18873/FUL 3 no. new dwellings on land associated with an existing property (Holly Tree House). Dwellings proposed are 1no. five bedroom house with an attached 3 car garage and 2no. three bedroom houses with attached single car garages (arranged as a semi-detached unit). Application proposal includes new associated driveways, parking, boundary fences/walls and associated gardens. Approved with Conditions

2018/18912/HH Proposed sun room extension (Resubmission of previous application 2017/18199/HH). Approved with Conditions

2018/18913/LBC Proposed sun room extension (Resubmission of previous application 2017/18200/LBC). Approved with Conditions

2018/18922/MMA Application to vary condition 2 of original planning consent reference 18/2016/17399 to alter access. Approved with Conditions

2018/18926/FUL Construction of 1 detached bungalow and associated works. Approved with Conditions

2018/18931/FUL Change of use of land to residential and the construction of a garage. Approved with Conditions

2018/18953/HH Replacement domestic outbuilding for utility and hobby use. Approved with Conditions

2018/18955/CND Application to discharge condition no 4 of original planning consent reference 2017/18303/VAR. DOC satisfactory

2018/18963/CND Application to discharge condition no 4 and 5 of original planning consent reference 15/2017/18123 and condition no 3 and 4 of listed building consent reference 15/2017/18134. DOC satisfactory

2018/18966/TPO Various work to trees as per report ref.12802 including the felling of 2 Sycamore trees, crown lifting for vehicle access, Removal of fractured stems and various woodland management. Split Decision

2018/18968/CND Application to discharge condition 3 of original planning consent reference 48/2016/16752. DOC satisfactory

2018/18971/FUL Change of use of first and second floors above existing restaurant from storage/former living accommodation associated with restaurant to 3 No. apartments. Replacement of window with door, and new external staircase, to south west elevation. Approved with Conditions

2018/18975/LBC Replacement of external door to rear elevation. Approved with Conditions

2018/18976/LBC Demolition of boiler house and replacement with a single storey extension on north-western gable elevation, building of a single storey extension on south-eastern side elevation, insertion of first floor window in previously walled up window opening on north-eastern rear elevation and the insertion of conservation skylight in north-west facing bathroom roof. Approved with Conditions

2018/18977/HH Replacement of all existing timber windows with powder coated aluminium windows, and replacement and enlargement of existing sliding patio door on north elevation with powder coated aluminium bi-fold door. Approved with Conditions

2018/18982/OUT Outline application (Including means of Access) with all matters reserved for the proposed development of 4 No domestic dwellings. Approved with Conditions

2018/18983/OUT Outline application with all matters reserved for proposed development for 1 No domestic dwelling. Approved with Conditions

2018/18985/LBC 9 Rake out old pointing and replace with 1:3 natural hydraulic lime and sand mortar (NHL 5 Lime). Approved with Conditions

2018/18993/HH Construction of garage and adjoining workshop outbuilding and associated landscaping. Approved with Conditions

2018/19011/HH Demolition of existing garage outbuilding and construction of a new garage and store. Blocking off existing entrance onto Green Lane and the formation of a new gated entrance with dropped crossing leading to a new drive and turning. Approved with Conditions

2018/19022/VAR Application to remove conditions 8, 9, 10 and 11 of planning permission referenced 5/42/119/B to replace existing windows with a white uPVC in a wood grain finish. Approved with Conditions

2018/19030/HH Replace existing wood-framed single-glazed conservatory with white uPVC units on the existing dwarf wall and to infill the existing open-sided front door porch area with white uPVC units. Approved with Conditions

2018/19021/HH Single storey rear extension. Approved with Conditions

2018/19051/HH Erection of 2-storey extension at the rear of the property to create a garage (replacing existing vehicular hardstanding area) with office/studio at first floor level. Approved with Conditions

2018/19026/FUL Proposed replacement of existing kitchen extract system including associated minor internal and external works, and the retention of existing timber framed pergola. Approved with Conditions

2018/19027/LBC Listed building works application for proposed replacement of existing kitchen extract system, including associated minor internal and external works, and the retention of existing timber frame pergola. Approved with Conditions

2018/19077/HH Two storey side extension and rear box dormer (resubmission of refused application reference 2017/18343/HH). Approved with Conditions

2018/19034/FUL New location and size of stand alone garage and addition of solar PV panels into the roof (flush fitting) of main barn (amendment to previously approved scheme referenced 2017/18170/FUL). Approved with Conditions

2018/19038/FUL Erection of proposed detached double garage adjacent to the existing Howgates barn dwelling, with relocation of existing access off Skipton Road. Approved with Conditions

2018/19058/FUL Conversion and extension of barn to form one dwelling. Approved with Conditions

2018/19081/FUL Demolition of single storey outbuildings and construction of 4 No terraced dwellings (amendments to planning consent reference 63/2015/16303). Approved with Conditions

2018/19043/HH Demolition of boiler house and replacement with a single storey extension on north-western gable elevation; single storey extension on south-eastern side elevation. Insertion of first floor window in previously walled up window opening on north-eastern rear elevation. Insertion of conservation skylight in north-west facing bathroom roof. Approved with Conditions

2018/19045/FUL Extension to existing classroom at Keasden Head. Create a timber extension to be 50.1sqm with a veranda of 27sqm for the use of tables for eating at for the mental health/disabled visitors for educational visits. Approved with Conditions

2018/19046/FUL Construction of single storey extension. Approved with Conditions

2018/19054/FUL Proposed agricultural building. Approved with Conditions

2018/19056/HH Single storey extensions to front and rear, demolition of garage, store and shed and replacement with combined garage/store. Block-paving of front lawn to form additional parking area. Approved with Conditions

2018/19070/LBC Phase one repairs remedial to listed building. Approved with Conditions

2018/19057/FUL Change of use of land from agricultural to equestrian and siting of stable block for domestic use - not commercial. Approved with Conditions

2018/19063/HH Second storey extension over existing single storey side extension (Resubmission of 2017/18773/HH). Refused

2018/19064/MMA Minor material amendment to original planning consent reference 32/2016/17604 for the enlargement of Unit 1 footprint and reduction of Unit 2 footprint, and the addition of 3 windows to Unit 1. Approved with Conditions

2018/19069/CND Application to discharge condition no. 3 (external materials), condition no. 5 (render to sunroom) and condition no. 6 (surface water) of planning approval referenced 62/2016/16543 granted 19 February 2016. Conditions complied with

2018/19067/FUL Build new domestic double garage with store & workroom over Approved with Conditions

2018/19071/HH To erect a timber shed in the rear garden. The shed would be 2.4m x 1.8m floor area and 1.90m high to the ridge. This would replace an existing timber shed (now rotting), in the same location. Approved with Conditions

2018/19076/HH Rear sunroom extension. Approved with Conditions

2018/19083/HH Extension of existing residential annexe. Approved with Conditions

2018/19098/HH Erection of a 2.4m x 2.4m corner studio to be sited in NE corner of garden. Approved with Conditions

2018/19084/FUL Internal alterations to improve boarding house facilities, minimal historic fabric alterations, new platform lift and disabled ramp. Approved with Conditions

2018/19085/LBC Internal alterations to improve boarding house facilities, minimal historic fabric alterations, new platform lift and disabled ramp. Approved with Conditions

2018/19115/HH Proposed 2 storey extension and erection of detached garage to replace existing detached garage. (Re-submission of planning consent reference 2017/18371/HH). Approved with Conditions

2018/19089/CND Application to discharge condition 12 of original planning consent reference 12/2017/17952. Conditions not complied with.

2018/19090/HH Two-storey extension to the south elevation. Approved with Conditions

2018/19092/HH Single storey side and two/single storey rear extensions including first floor side extension and the erection of detached garden room. (Resubmission of previously approved application ref: 2017/18264/HH). Approved with Conditions

2018/19096/HH Demolition of existing conservatory and construction of replacement conservatory with balcony. Approved with Conditions

2018/19097/ADV SIGN A - 1 x new set of 20mm chisel-faced perspex housename letters finished gold with signwritten secondary detail. SIGN B - 1 x new aluminium bullnose fascia sign with applied vinyl detail. New trough light to illuminate. SIGN C - 2 x new aluminium fascia signs with applied 20mm chisel-faced housename letters. New trough lights to illuminate. SIGN D - 1 x new double sided pictorial sign to existing bracket. New linolites to illuminate. SIGN E - 1 x new brass lantern. SIGN F - 5 x new led floodlights. SIGN G - 3 x new aluminium bullnose amenity/chalk boards. SIGN H - 2 x new frosted window vinyl's fixed to the inside of front elevation windows. SIGN I - 2 x new A1 lockable poster cases. Approved with Conditions

2018/19099/HH Proposed replacement of existing conservatory structure with new garden room structure, enlarge window to South elevation and to form a glazed UPVC porch to the existing main entrance on the South elevation. Approved with Conditions

2018/19102/CND Application to discharge condition no.s 5 and 7 of original planning consent reference 12/2017/17952. DOC satisfactory

2018/19104/TPO T1 - Sycamore - Fell. T2 - Oak - Remove bottom limb and shorten 2nd limb. Split Decision

2018/19106/VAR Application to vary condition no. 1 (plans) and remove condition no. 2 allowed on appeal reference APP/C2708/W/17/3168417. Declined to Determine

2018/19113/HH Construction of single storey porch extension with first floor terrace, installation of doors at first floor level to access terrace. Approved with Conditions

2018/19116/FUL Proposed erection of 9 no. dwellings (outline consent appeal reference APP/C2708/W/16/3144209, CDC ref 26/2015/16037). Application Withdrawn

2018/19157/LBC Replacement of existing timber window frames with aluminium frames. Approved with Conditions

2018/19122/TPO Tree - Trim some branches to allow phone line to run free. Approved Tree Works in Conservation Area

2018/19142/LHSHLD Proposed single storey side extension measuring 4.4m beyond the rear wall; 3.9m in height from ground level; 2.6m in height to eaves from ground level (Prior Approval Notification). Prior Approval Not Required

2018/19127/HH Proposed single storey extension with balcony to the rear and proposed detached double garage to replace existing garage. Approved with Conditions

2018/19129/NMA Application for non-material amendment to original planning permission referenced 59/2017/18037 for 1) change windows from opening casement to vertical sliding sash; 2) amend 2 no. windows to first floor north elevation by reducing cill and adding Juliette balconies; 3) reduce width of bedroom 3 south elevation window; 4) increase width of first floor windows to the west elevation. Non-material amendment approved

2018/19130/CND Application to discharge condition no's 8 and 9 of original planning permission 18/2016/16930 granted 27/06/2016. DOC satisfactory

2018/19131/HH Proposed side extension with roof over. Approved with Conditions

2018/19134/HH Construction of new external chimney stack on rear elevation and removal of existing side elevation chimney stack. Replace existing side elevation window with new external door and replace existing side elevation external door with new window. Replace rear elevation window with bi-folding doors. Approved with Conditions

2018/19138/TCA Fell 1 no. Conifer and 2 no. Holly. Approved Tree Works in Conservation Area

2018/19140/TPO T1 - Horse Chestnut - Prune to reduce back 3 - 4 metres.
T5 - Whitebeam - Prune to remove 270mm diameter primary branch with defects.
T6 - Whitebeam- Remove Ivy and defect branches
T7 - Ash - Prune to remove defect branch
T8 - Wild Cherry - Remove

2018/19141/TPO T1 Sycamore - Remove hanging branches
T2 Horse chestnut - Remove
T4 Oak - Prune to remove deadwood
Approved Tree Work under TPO

2018/19145/HH Proposed extension to the side of domestic dwelling to form porch, dining room/lounge. Approved with Conditions

2018/19171/OFFRES Proposed conversion of 2nd floor (unoccupied) office space into 2 no 1 bed apartments (prior approval). PN Refuse and Application Required

2018/19152/CPL Certificate of proposed lawful development for a proposed rear elevation extension to form new sunroom. Approve Cert. Lawful Devt

2018/19154/TPO Crown thin 2 no. Sycamore & 1 no Oak by 15 %. Crown lift trees overhanging the road to match 3.8 m from road level. Approved Tree Work under TPO

2018/19202/HH Retrospective proposed lean-to greenhouse. Approved no conditions

2018/19162/TCA Remove 1 no. Lime as per Tech Report 20.02.18. Refused Tree Work and Make TPO

2018/19163/HH Replacement of UPVC windows and doors and other associated internal alterations. Approved with Conditions

2018/19166/TCA Crown reduce overall height of 1 no. Birch by one third. Approved Tree Works in Conservation Area

2018/19168/TCA Crown lift Beech avenue (old hedgerow) to 2.5 metres. Crown thin and reduce by 10%. Remove 15 of the poorer species from the group.

Cherry T4 - crown thin 15% and crown lift to 2.5m

Cherry T5 - crown thin 15% and crown lift to 2.5m

Pine T6 - fell (crowded and severe die back)

Walnut T7 - crown lift to 2.5m

Approved Tree Works in Conservation Area

2018/19169/TCA T1 - up to 3m of pruning and maintaining. T2 - up to 2m of pruning and maintaining. T3 - up to 4m of pruning and maintaining. Approved Tree Works in Conservation Area

2018/19185/TCA T1 and T2 - Crown lift and 30% reduction. Approved Tree Works in Conservation Area

2018/19189/FUL Multi-purpose agricultural building. Approved with Conditions

2018/19200/HH Single storey rear extension. Approved with Conditions

2018/19204/NMA Application for non-material amendment to original planning consent reference 2017/18710/HH for reduction to the glazing area to East and West elevations
Approved with Conditions

2018/19219/NMA Non-material amendment to original planning consent reference 2018/18898/FUL for low level planting to the southern boundary; alterations to internal accommodation and openings. Approved with Conditions

2018/19226/CPL Certificate of lawfulness (proposed) for rear dormer window extension serving existing 2nd floor bedroom. Approved Cert. Lawful Devt

2018/19251/LHSHLD Proposed single storey rear extension measuring 4.7m beyond the rear wall; 3.8m in height from ground level; 2.8m in height to eaves from ground level (Prior Approval Notification). PD HH PA Not Required

b. Applications

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

Permission Granted

2018/18981/OUT Outline application for the development of ten dwellings with landscaping as a reserved matter at land south of Bentham Road, Ingleton – subject to the completion of a planning obligation in accordance with the provisions of S106 of the Town and County Planning Act to secure an off-site affordable housing contribution (as defined by the National Planning Policy Framework) is provided and authority is delegated to the Head of Planning to grant planning permission subject to the following conditions:

Conditions

Time limit for commencement (T)

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than: (i) the expiration of three years from the date of this permission; or (ii) two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved plans (L)

2. This permission relates to the following plans:
- Drawing no. 121701-01 H received 23rd February 2018
 - Drawing no. 121701-05 A received 6th February 2018.

Any application for approval of the landscaping as a reserved matters submitted pursuant to this permission shall accord with the outline permission insofar as it relates to the means of access to the site, the scale and layout of the development, the maximum number of dwellings and the site area.

Reason: The application is granted in outline only in accordance with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015. Any application for reserved matters must be in accordance with and/or not exceed the parameters established as part of this permission.

Before you commence development (P)

3. The approval of the Local Planning Authority shall be sought in respect of the following matter before the development is commenced; the landscaping of the site.

Reason: The application is granted in outline only under the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

4. 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 following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

Detailed engineering drawings to a scale of not less than 1:250 and based upon an accurate survey showing:

- the proposed highway layout including the highway boundary
- dimensions of any carriageway, cycleway, footway, and verges
- visibility splays
- the proposed buildings and site layout, including levels
- accesses and driveways
- drainage and sewerage system
- lining and signing
- traffic calming measures
- all types of surfacing (including tactiles), kerbing and edging.

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:

- the existing ground level
- the proposed road channel and centre line levels
- full details of surface water drainage proposals.

Full highway construction details including:

- 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

- when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
- kerb and edging construction details
- typical drainage construction details.

Details of the method and means of surface water disposal.

Details of all proposed street lighting.

Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.

Full working drawings for any structures which affect or form part of the highway network.

A programme for completing the works. 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 with the Local Planning Authority in consultation with the Highway Authority.

Reason: To secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users in accordance with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan policy T2 and the National Planning Policy Framework.

5. 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:

- The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- (a) The access shall be formed with 6 metre radius kerbs, to give a minimum carriageway width of 5.5 metres, and that part of the access road extending into the site shall be constructed in accordance with Standard Detail number E6.
- 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.
- That part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1/20.
- 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.
- The final surfacing of any private access within 6 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- 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.

Reason: In order to provide a safe and suitable means of access to the site and to ensure a satisfactory standard of engineering works in the interests of highway safety in accordance with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan policy T2 and the National Planning Policy Framework.

6. 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 measured along both channel lines of the major road Bentham Rd from a point measured 2.4m down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In order to provide a safe and suitable means of access to the site in the interests of highway safety in accordance with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan policy T2 and the National Planning Policy Framework.

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 in connection with the construction of the access road or building(s) or other works until:

- The details of the following off site required highway improvement works, works listed below have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority:
- An independent Stage 2 Road Safety Audit for the agreed off site highway works has been carried out in accordance with HD19/03 - Road Safety Audit or any superseding regulations and the recommendations of the Audit have been addressed in the proposed works.
- The developer's programme for the completion of the proposed works has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.
- The required highway improvements shall include:
 - Provision of tactile paving
 - Footway along Bentham Rd, between site access and footway at A65 junction, min 1.5m wide

Reason: To ensure that the details are satisfactory in the interests of the safety and convenience of highway users in accordance with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan policy T2 and the National Planning Policy Framework.

8. No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase:
- a. the parking of vehicles of site operatives and visitors
 - b. loading and unloading of plant and materials
 - c. storage of plant and materials used in constructing the development
 - d. erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate
 - e. wheel washing facilities
 - f. measures to control the emission of dust and dirt during construction
 - g. a scheme for recycling/disposing of waste resulting from demolition and construction works
 - h. HGV routing

Reason: To ensure that the details are satisfactory in the interests of the safety and convenience of highway users in accordance with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan policy T2 and the National Planning Policy Framework.

9. Development shall not commence until a scheme detailing foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail phasing of the development and phasing of drainage provision, where appropriate. Principles of sustainable urban drainage shall be employed wherever possible. The works shall be implemented in accordance with the approved phasing. No part or phase of the development shall be brought into use until the drainage works approved for that part or phases have been completed.

Reason: To ensure the provision of adequate and sustainable means of drainage in the interests of amenity and flood risk.

10. Development shall not commence until a scheme restricting the rate of development flow runoff from the site has been submitted to and approved in writing by the Local Planning Authority. The flowrate from the site shall be restricted to 6.5 litres per second. A 30% allowance shall be included for climate change effects and a further 10% for urban creep for the lifetime of the development. Storage shall be provided to accommodate the minimum 1 in 100 year plus climate change critical storm event. The scheme shall include a detailed maintenance and management regime for the storage facility. No part of the development shall be brought into use until the development flow restriction works comprising the approved scheme have been completed. The approved maintenance and management scheme shall be implemented throughout the lifetime of the development.

Reason: To mitigate additional flood impact from the development proposals and ensure that flood risk is not increased elsewhere.

11. The development shall not commence until a scheme, detailing the treatment of all surface water flows from parking areas and hardstanding through the use of road side gullies, oil interceptors, reedbeds or alternative treatment systems, has been submitted to and approved in writing by the Local Planning Authority. Use of the parking areas/hardstanding shall not commence until the works comprising the approved treatment scheme have been completed. Roof water shall not pass through the treatment scheme. Treatment shall take place prior to discharge from the treatment scheme. The treatment scheme shall be retained, maintained to ensure efficient working and used throughout the lifetime of the development.

Reason: To prevent pollution of the water environment from the development site.

12. No development shall take place until an appropriate Exceedance Flow Plan for the site has been submitted to and approved in writing by the Local Planning Authority. Site design must be such that when SuDS features fail or are exceeded, exceedance flows do not cause flooding of properties on or off site. This is achieved by designing suitable ground exceedance or flood pathways. Runoff must be completely contained within the drainage system (including areas designed to hold or convey water) for all events up to a 1 in 30 year event. The design of the site must ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that avoid risk to people and property both on and off site.

Reason: to prevent flooding to properties during extreme flood events and to mitigate against the risk of flooding on and off the site.

13. No development shall take place until a suitable maintenance plan of the proposed SuDS drainage scheme arrangement has been demonstrated to the local planning authority. Details with regard to the maintenance and management of the approved scheme to include; drawings showing any surface water assets to be vested with the statutory undertaker/highway authority and subsequently maintained at their expense,

and/or any other arrangements to secure the operation of the approved drainage scheme/sustainable urban drainage systems throughout the lifetime of the development. The scheme to be submitted shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in North Yorkshire County Council SuDS Design Guidance (or any subsequent update or replacement for that document).

Reason: To prevent the increased risk of flooding and to ensure the future maintenance of the sustainable drainage system.

14. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public surface water sewer must be restricted to 6.5 l/s for any storm event.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

During building works

15. Any application which seeks approval for the reserved matter of landscaping pursuant to this permission shall include a landscaping scheme for the site which contains details of:

- the introduction of additional planting within the site which forms part of the internal development layout and
- the type, size, species, siting, planting distances and the programme of planting of hedges, trees and shrubs.

The duly approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure suitable retention and strengthening of landscaping on the site in the interests of visual amenity, to provide a buffer with adjoining agricultural fields located within the open countryside and to provide suitable biodiversity enhancements in accordance with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan policies ENV2 and ENV10 and the National Planning Policy Framework.

16. Notwithstanding any description of materials in the application, no above ground works shall take place until full details of all materials to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: To ensure use of appropriate materials which are sympathetic to the character of the conservation area and the site's surroundings in the interests of visual amenity in accordance with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan policy ENV2 and the National Planning Policy Framework.

17. The development hereby approved shall be carried out in conformity with the details contained within the Scoping Study Flood Risk & Drainage Impact Assessment and retained thereafter.

Reason: To ensure that Flood Risk is satisfactorily addressed.

Prior to occupation

18. 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.

Reason: To ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents in accordance with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan policy T2 and the National Planning Policy Framework.

19. Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number:

- Footway along Bentham Rd, between site access and footway at A65 junction, min 1.5m wide.

Reason: To ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents in accordance with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan policy T2 and the National Planning Policy Framework.

20. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas.

a. have been constructed in accordance with the submitted drawing (Ref: drawing number 121701-01H)

b. are available for use unless otherwise approved in writing by the Local Planning Authority.

Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times

Reason: To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development in accordance with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan policy T2 and the National Planning Policy Framework.

21. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and

b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

Ongoing conditions

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2018, for the time being in force, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

Reason: To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

23. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

24. Notwithstanding the provision of any Town and Country Planning (General Permitted Development) (England) Order 2018, for the time being in force, the areas shown on approved site layout plan for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Reason: To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

25. The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellings.

Reason: To reduce the risk of flooding and pollution and increase the levels of sustainability of the development.

26. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D and E of the Town and Country Planning (General Permitted Development) (England) Order 2018, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the dwellings hereby approved shall not be altered or extended, and no buildings or structures shall be erected within its curtilage.

Reason: In order to prevent overdevelopment of the site, to ensure that satisfactory provision of outdoor amenity space for the dwellinghouse is maintained and to safeguard the privacy and amenity of the occupiers of adjacent dwellings in accordance with the requirements of the National Planning Policy Framework.

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.

There must be no works in the existing highway until an Agreement under Section 278 of the Highways Act 1980 has been entered into between the Developer and the Highway Authority.

The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at www.northyorks.gov.uk.

The applicant can discuss any of the above with Developer Engineer, Josephine Wong, by email at wastewaterdeveloperservices@uuplc.co.uk.

Please note, United Utilities are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for.

To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at DeveloperServicesWater@uuplc.co.uk.

Please note, all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

Where United Utilities assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>.

You can also view the plans for free. To make an appointment to view our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at our Lingley Mere offices based in Warrington please ring 0370 751 0101 to book an appointment.

Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for Adoption and United Utilities' Asset Standards. The detailed layout should be prepared with consideration of what is necessary to secure a development to an adoptable standard. This is important as drainage design can be a key determining factor of site levels and layout. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

Should this planning application be approved the applicant should contact United Utilities regarding a potential water supply or connection to public sewers. Additional information is available on our website <http://www.unitedutilities.com/builders-developers.aspx>.

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

The applicant/developer is reminded that it is their responsibility to ensure that the requirements of each planning condition are met and that the works are undertaken in accordance with the approved plans. Any failure to meet the terms of a planning condition or works which does not accord with the approved plans leaves the applicant/developer liable to formal action being taken. Craven District Council endeavours to monitor on site the compliance with conditions and building works. To assist with this monitoring of development the applicant/development is requested to complete the Start Notice issued with the Decision at least fourteen days prior to the commencement of development to ensure that effective monitoring can be undertaken.

The applicant should ensure that any topsoil brought on site is free from metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils as specified in BS 3882: 2015 - Specification for Topsoil.

The applicant needs to have regard to the BS8233:2014 Guidance on 'Sound Insulation and Noise Reduction for Buildings' which presents guideline noise levels for both inside and outside dwellings.

The applicant/developer is advised that in the interests of promoting sustainable travel opportunities electric vehicle charging points should be provided.

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 NPPF.

2018/19062/FUL Full planning permission for re-building the detached masonry building at land adjacent to 2 Stirton Lane, Stirton, Skipton, BD23 3LN subject to the conditions listed below.

Conditions

Approved Plans

1. This permission relates to the following plans:

- Location Plan – Drawing No. 156/1A, received 28th February 2018;
- Site + Roof Plan – Drawing No. 156/2J, received 28th February 2018;
- Existing Layout – Drawing No. 156/3c, received 28th February 2018;
- Proposed Floor Plans – Drawing No. 156/4K, received 28th February 2018;
- Proposed Elevations + Section – Drawing No. 156/5L, received 28th February 2018;
- Detached Garage – Proposed Plan + Elevations – Drawing No. 156/6, received 11th May 2018.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings except where conditions indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Craven District (Outside the Yorkshire Dales National Park) Local Plan and the National Planning Policy Framework.

During Building Works

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

Reason: To enable the local planning authority to ensure that unexpected contamination at the site will not present significant environmental risks and that the site will be made 'suitable for use'.

3. The development hereby approved shall be carried out wholly in accordance with the recommendations and mitigation measures of the Protected Species Survey by Earthworks Environmental Design received by the Council on the 2nd November 2012 and approved under the terms of planning approval number 65/2012/13066.

Reason: To ensure the development does not have an adverse impact on any protected species in accordance with Section 11 of the National Planning Policy Framework.

4. No materials or equipment shall be stored outside the building except for waste materials contained within bins for periodic removal.

Reason: For the avoidance of doubt and to ensure that the use of the site does not detract from the general amenities of the countryside, and to accord with Saved Policies ENV1 and ENV2 of the Craven District (Outside the Yorkshire Dales National Park) Local Plan.

5. The stone and roofing materials found in the previously demolished masonry building shall be re-used within the newly constructed detached masonry building. Samples of any additional materials needed shall be submitted to, and approved in writing by, the Local Planning Authority. The submitted materials, once approved by the Local Planning Authority, shall be used within the construction of the detached masonry building where necessary and retained thereafter.

Reason: To ensure that the proposed development is of a high quality and appropriate appearance in the interests of the visual amenities of the locality.

6. During construction works barrier fencing shall be erected around all existing trees located on the western boundary of the site in compliance with BS 5837 (2005) Trees in Relation to Construction – Recommendations. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant removal or addition of soil may take place. The fencing shall not be moved in part or wholly without written agreement of the local planning authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.

Reason: To prevent damage to trees during construction works.

Before the Development is Occupied/First Brought into Use

7. The dwelling shall not be occupied until 4 parking facilities (minimum size 4.8m x 2.4m) have been constructed. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

8. Prior to the first occupation of the building details of bat habitat enhancements on or around the barn shall be submitted to and be approved in writing by the Local Planning Authority. These mitigation measures shall then be constructed as approved also prior to the first occupation of the structure and remain in situ thereafter.

Reason: To avoid adverse impacts on protected species by the development and in accordance with the National Planning Policy Framework.

9. All soil stacks shall be internal and before the development hereby permitted is first brought into use, all gutters and downpipes shall be finished in black and shall be so retained thereafter.

Reason: To help ensure that the building remains agricultural in appearance in the interests of the visual amenity of the Open Countryside.

Ongoing Conditions

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Amendment)(No.2)(England) Order 2018 (or any other revoking and re-enacting that Order with or without modification), the buildings shall not be extended or altered, no new buildings or means of enclosure shall be constructed, and no plant or machinery shall be installed or hardstanding provided outside the buildings (unless expressly authorised by this permission).

Reason: To avoid ancillary development of a type which may detract from the appearance of the building or its setting, in the interests of preserving the character of the rural locality, and to accord with Saved Policies ENV1 and ENV2 of the Craven District (Outside the Yorkshire Dales National Park) Local Plan.

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

Reason: In the interests of the character and appearance of the surrounding area.

12. Notwithstanding the provision of any Town and Country Planning (General Permitted Development)(Amendment)(No 2)(England) Order 2018 or any Order revoking or re-enacting that Order, the areas shown on the approved plans for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Reason: To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Amendment)(No 2)(England) Order 2018, the garage shall not be

converted into domestic accommodation without the granting of an appropriate planning permission.

Reason: To ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity of the development.

14. Foul and surface water from the development shall be drained in the manner set out in the details approved by the Local Planning Authority on 10th December 2015 under planning approval number 65/2015/16302 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is appropriately drained so as to not impact on neighbouring residents.

15. The site shall be landscaped in accordance with the details shown on the approved plans. The scheme shall be implemented in the first planning season following completion of the development, or first occupation/use, whichever is sooner.

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 for 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 a similar size to that originally planted.

Reason: In the interests of the visual amenity of the area, in accordance with the requirements of Saved Policies ENV1 and ENV2 of the Craven District (Outside the Yorkshire Dales National Park Authority) Local Plan and Section 11 of the National Planning Policy Framework.

16. Notwithstanding the details on the approved plans all new windows and doors shall be of timber construction, set in a minimum external reveal of 100mm and painted throughout to the same colour specification. Once installed the windows and doors shall be retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development is of a high quality and appropriate appearance in the interests of the visual amenities of the locality.

17. The development for which permission is given in this notice of consent (hereinafter called "the third permission" shall not be exercised in addition to or in combination, as to part with the development permitted by the notice of permission numbered 65/2017/17921 issued on 3rd July 2017 (hereinafter called "the second permission") and permission numbered 65/2012/13066 issued on the 2nd January 2013 (hereinafter called "the first permission") so that there shall only be the option to develop in accordance with either the third, second or first permission.

Reason: For the avoidance of doubt and to prevent an inappropriate development of the site by the implementation or partial implementation of all three permissions, and to accord with Saved Local Plan Policies ENV1 and ENV2.

INFORMATIVE

1. No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of Way team at County

Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

2. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41(1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior or during development, work must stop immediately and in the first instance contact the National Bat Helpline 0845 1300 228. Developers/contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in a lawful manner. Natural England can be contacted at consultations@naturalengland.org.uk, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.
3. During construction there is a potential for noise nuisance to nearby residential properties.

Operating times for construction should be limited to:

- 8:00am to 18:00pm Monday to Friday
- 8:00am to 13:00pm Saturday
- No Sunday or Bank Holiday working

4. The applicant needs to have regard to the BS8233:2014 Guidance on 'Sound Insulation and Noise Reduction for Buildings' which presents guideline noise levels for both inside and outside dwellings. The applicant should adhere to the levels shown in the document.
5. The applicant should identify all areas of the site and the site operations where dust may be generated and ensure that dust is controlled so as not to travel beyond the site boundary.
6. The applicant should ensure that any topsoil brought on site is free from metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils as specified in BS 3882: 2015 – Specification for Topsoil.
At the request of the Local Planning Authority, details of the supplier(s) and confirmation on the source(s) of any topsoil material should be supplied within 21 days of any request being received.
7. Regard should be had for the safe removal of any potential asbestos containing material present on site, i.e. roof material. The applicant should ensure removal of any such material is carried out by a suitably qualified, competent contractor/registered waste carrier, licenced in the removal and offsite disposal of asbestos to a registered hazardous waste landfill site.
8. The applicant is advised that a separate license 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 details constructional specification referred to in this informative.

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 NPPF.

2018/19086/VAR Application to remove condition No. 14 of original planning consent reference 12/2017/17952 to allow unrestricted hours of use for office building at Skinner

Ground Farm, Old Lane, (North), Broughton, Skipton, BD23 3AH – subject to the conditions listed below.

Conditions

Time limit for commencement:

1. The development must be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2. The development shall not be carried out other than wholly in accordance with the following:

Drawing nos:

- PL101 Revision E (Location Plan)
- PL002 Revision D (Site Plan)
- PL110 Revision B (Site Plan)
- GA 100 Revision D
- GA 101 Revision E
- GA 300 Revision E

Received by the local planning authority on the 27th March 2017.

- PL003 (Access Plan), PL004 (Old Lane Junction) PL201 (received 26th January 2016 under planning permission ref: 12/2016/16593).
- PL110 (Site plan showing drainage) (received 25th May 2016 under planning permission ref: 12/2016/16593).
- Design and Access Statement, Transport Statement and Workplace Travel Plan (received 26th January 2016 under planning permission ref: 12/2016/16593).

The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Craven District (Outside the Yorkshire Dales National Park Authority) Local Plan and the National Planning Policy Framework.

Before you Commence Development

3. 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.

Reason: In the interests of visual amenity.

4. 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:

(i) The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.

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

(iii) Any gates or barriers shall be erected a minimum distance of 10 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.

(v) 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.

(vi) The final surfacing of any private access within 10 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.

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.

Reason: To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

5. **Condition Discharged.**

6. No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority.

The surface water drainage design should demonstrate that the surface water run-off generated during rainfall events up to and including the 1 in 100 years rainfall event, to include for climate change, will be less than the run-off from the site prior to the proposed development following the corresponding rainfall event. The approved drainage system shall be implemented in accordance with the approved detailed design prior to completion of the development and be retained thereafter.

The scheme to be submitted shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in North Yorkshire County Council SuDS Design Guidance (or any subsequent update or replacement for that document).

Reason: To prevent the increased risk of flooding; to ensure the future maintenance of the sustainable drainage system, to improve and protect water quality and improve habitat and amenity.

During Building Works

7. Condition discharged

8. Prior to the first installation on site full details of the proposed external lighting of the site, including any lighting attached to the buildings, shall be submitted to and approved in writing by the local planning authority.

The development shall subsequently be undertaken in accordance with the approved details and no other external lighting shall be installed on the site or approved buildings without the prior approval of the local planning authority.

Reason : In the interests of visual amenity.

9. No building or other obstruction including landscape features shall be located over or within 15 feet (4.572m) of either side of the centre line of the water main i.e. a protected strip width of 30 feet (9.144m), that traverses the site.

Reason: In order to allow sufficient access for maintenance and repair work at all times.

10. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:

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

- a. Provision of tactile paving
- b. 1.5m wide footway [kerbed, adjacent to carriageway] connecting footpath at Sulpher Well Houses with Broughton Mill Business Park [Watermill Park] and with bus stop [south side of A59].

(ii) An independent Stage 2 Road Safety Audit for the agreed off site highway works has been carried out in accordance with HD19/03 - Road Safety Audit or any superseding regulations and the recommendations of the Audit have been addressed in the proposed works.

(iii) A programme for the completion of the proposed works has been submitted to and approved writing by the Local Planning Authority in consultation with the Local Highway Authority.

The required highway improvements shall be completed in accordance with the approved programme and shall include:

- a. Provision of tactile paving
- b. 1.5m wide footway [kerbed, adjacent to carriageway] connecting footpath at Sulpher Well Houses with Broughton Mill Business Park [Watermill Park] and with bus stop [south side of A59].

Reason: To ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

Before the Development is Occupied/First Brought into Use

11. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 60 metres measured along both channel lines of the major road Gargrave Road Broughton from a point measured 2 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In the interests of road safety.

Informative:

An explanation of the terms used above is available from the Highway Authority.

12. Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details which shall first be submitted to and approved in writing by the Local Planning Authority and shall be retained as such thereafter:

Direct surfaced path, e.g. crushed stone, between development and bus stop at Sulpher Wells (A59).

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

13. Prior to the development being brought into use, a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:

- a. the appointment of a travel co-ordinator
- b. a partnership approach to influence travel behaviour
- c. measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site
- d. provision of up-to-date details of public transport services
- e. continual appraisal of travel patterns and measures provided through the travel plan
- f. improved safety for vulnerable road users
- g. a reduction in all vehicle trips and mileage
- h. a programme for the implementation of such measures and any proposed physical works
- i. procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the Travel Plan.

Reason: To establish measures to encourage more sustainable non-car modes of transport.

Ongoing Conditions

14. **Condition deleted**

15. Notwithstanding the provision of the Town and Country Planning General Permitted Order 2015 or any Order subsequently revoking or re-enacting that Order, the areas shown on the approved plans for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Reason: To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

Informatives:

1. To ensure that risks from asbestos to the environment, future users of the land and neighbouring land are minimised and to ensure that the development can be carried out

safely without unacceptable risks to workers, neighbours and other offsite receptors regard should be had for the safe removal of any potential asbestos containing material present on site, i.e. roof material. The applicant should ensure removal of any such material is carried out by a suitably qualified, competent contractor/registered waste carrier, licenced in the removal and offsite disposal of asbestos to a registered hazardous waste landfill site.

2. The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and Country Planning Act 1990.
Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

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 NPPF.

2018/19227/COU Change of use of annexe to an independent dwelling at The Coach House Annexe, Carr Head, Cowling BD22 0LD – subject to the conditions listed below.

Conditions

Time Condition

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

Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990.

Informatives:

Alterations

Please note that any further structural or external alterations over and above the works approved and completed under the original approval for the annexe may need Listed Building Consent and/or Planning permission. If you are uncertain, please contact Craven District Council on tel: 01756 706470.

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 NPPF.

2017/18672/FUL Change of use of part of premises to taxi booking office by a computer despatch system, no access to public and erection of external antenna to the rear of the property for back up at Providence House, 21A Newmarket Street, Skipton, BD23 2HX – subject to the conditions listed below.

Conditions

1. The taxi booking office use hereby permitted shall only be undertaken by the applicant Mr Sharrafat Ali for a temporary period of six months starting with the date of this planning

permission. Should the applicant cease operating from these premises within the temporary period, the use shall revert to an A2 use at that time. Otherwise the use shall revert to an A2 use after the temporary period of six months has ended.

Reason: The full extent of the impact of the taxi booking office on neighbouring amenity (through noise, disturbance and traffic congestion) cannot be fully assessed and considered prior to the proposed use taking place and to accord with the requirements of the NPPF.

2. The permission relates to the following plans;

- Site location plan 'getmapping.com' at scale 1:200 received by Craven District Council on 24th November 2018.
- Drawing 'proposals' dated 2nd November 2018 and received by Craven District Council on 6th November 2018.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings except where conditions indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Craven District (Outside the Yorkshire Dales National Park) Local Plan and the National Planning Policy Framework.

3. Notwithstanding condition 2 above, within 1 month of the date of this planning permission, an amended plan accurately showing the height of the antenna that has been installed on the building, shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: The antenna in situ appears to be 2 to 3 metres higher than shown on the submitted plan.

4. The use hereby approved shall operate solely as a telephone/computer operated booking office in association with a taxi/minicab hire business. At no time shall drivers employed for the purposes of operating the taxi/minicab hire business wait at, collect fares, visit the office for the purpose of taking refreshment or comfort breaks, or be dispatched from, the application site/premises.

Reason: The applicant has stated that there is no requirement for drivers to visit the offices. Due to the proximity of residential properties, and the lack of legal parking provision in the vicinity, visits to the offices by drivers may result in an adverse impact upon neighbouring amenity due to noise, disturbance and traffic congestion and to accord with the requirements of the NPPF.

5. The premises shall only be open for trade or business between 0700 hours and 2300 hours Monday to Saturday and between 0700 hours and 0200 hours on Sundays and Bank Holidays (i.e. from 0700 hours until 0200 of the following morning).

Reason: To limit the potential for noise generation during unsocial hours and to prevent nuisance arising in order to safeguard the amenity of the occupiers of surrounding residential properties in accordance with the requirements of the NPPF.

6. The antenna and brackets shall be dismantled and permanently removed from the building if the antenna ceases to be used for a period exceeding 6 months.

Reason: In order to ensure that the redundant antenna is removed from the building to prevent the proliferation of unsightly apparatus in the area in the interests of visual amenity and to preserve the character, appearance and setting of Skipton Conservation area and the setting of Listed buildings in accordance with the NPPF.

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 NPPF.

Consideration Deferred

2017/18456/FUL Cessation of commercial animal care use, demolition of buildings and the construction of a building for the storage of agricultural machinery and plant and associated hardstanding and access track – deferred pending a site visit. (*)

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

Permission Refused

2018/19016/HH Two storey extension to side, replace single storey rear extension with two storey extension, removal of sectional concrete garage (resubmission of previously withdrawn application 2017/18503/HH) at 13 South View, Kildwick, BD20 9AZ.

Reasons for Refusal

1. The application relates to a Victorian end terrace dwelling in the village of Kildwick and although set at a lower level to other dwellings in the terrace the property is significantly elevated by about 7m. The proposed development is considered too large for the setting, having an adverse and overbearing impact on the adjoining property, giving rise to a significant loss of natural light and an unacceptable impact on its amenity.

Note: In refusing the application, the Committee suggested that the applicant continue dialogue with officers regarding a smaller less overbearing extension.

2017/18569/FUL Proposed development of seven dwellings at land off Skipton Road, Kildwick, BD20 9BB.

Reasons for Refusal

1. The site occupies an irregular shaped parcel of land extending to approximately 0.4 hectares to the west of Main Road and south of Skipton Road in the village of Kildwick. Adjacent to the site is an area of land identified as a Green Wedge. The application represents a departure from the Craven District (Outside the Yorkshire Dales National Park) Local Plan.
2. The development's siting is wholly within the Kildwick Conservation Area and is in close proximity to several listed buildings including the Church of St Andrew and the old bridge. The proposal does not satisfy ENV2 and ENV3 as the required standard of design is unsympathetic and does not respect and enhance the form of the historic buildings surrounding the site. The development could permanently damage the national heritage assets of the area and have a negative impact on the designated conservation area.
3. The historic buildings of Kildwick are visible at certain times of the year from all vantage points and this proposal would cause substantial harm to the openness, historic character and beauty of the countryside in conflict with the requirements of Craven District (Outside the Yorkshire Dales National Park), Local Plan policies ENV2 and ENV3 and Para 128 of the National Planning Policy Framework).

30/2017/17787 Outline application for a residential development of up to 44 dwellings and associated works (access applied for with all other matters reserved).

Reasons for Refusal

1. The site, currently used for grazing, extends to approximately 2.1 hectares bounded by Skipton Road to the south, recreation land to the west, the Leeds Liverpool canal to the north and agricultural land to the east. The outline application, for which access is the only matter applied for at this stage, although proposed layouts have been submitted for indicative purposes only, represents a departure from the Craven District Council (Outside the Yorkshire Dales National Park) Local Plan.
2. The proposal does not fall within any of the categories of development permissible in the open countryside under saved policy ENV1 and conflicts with submitted draft Local Plan policies SD1 SD4 and SD10. The draft Gargrave Neighbourhood Plan, considered and rejected this site because it is outside development limits and although still emerging, the Neighbourhood Plan could not be disregarded. The development's siting and separation from the edge of the village would result in a sporadic proliferation of urbanisation sprawling into open countryside away from the existing dwellings. The proposal would cause substantial harm to the openness, intrinsic character and beauty of the countryside in conflict with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan policies ENV1 and being in a prominent position in the village would cause a significant loss of amenity, detract from the village setting and restrict the future of the playing fields.

PL.864

PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in April / May 2018.

\$PL.865

ENFORCEMENT NOTICE APPEAL – REQUEST FOR DELEGATED AUTHORITY TO DEFEND THE POSITION OF THE COUNCIL

A joint report of the Planning Manager and the Legal Services Manager submitted a report asking Members to consider the way forward and endorse a recommendation to provide authority for the Planning Manager and Legal Services Manager to respond on behalf of the Council in respect of an Enforcement Notice appeal relating to the construction of a new dwelling in the open countryside.

Resolved – That the Planning Manager and Legal Services Manager are authorised to use best endeavours to defend the Enforcement Notice appeal on the basis of the reason for the refusal in application numbered 49/2017/17701 (issued on 11th April 2017) and are further authorised to use best endeavours to resist any claim for costs thereby protecting the best interests of the Council.

Minutes for Decision

- None -

Chairman.