

CRAVEN DISTRICT COUNCIL

PLANNING COMMITTEE – SITE VISIT

20th November 2018

AGENDA

Please note that the Committee will visit the following site on Tuesday, 20th November 2018. Members are asked **to meet at Site A at 10.25am**, or alternatively at the Belle Vue Square Offices car park **no later than 9.45am**

- a. **2018/19635/FUL Proposed rebuilding of derelict property formerly known as 'Marywood Moss House' to form new dwelling, Nutstile House Farm, Langber End Lane, Ingleton, LA6 3DT (Ingleton and Clapham Ward).**
- b. **2018/19508/FUL Extension of existing caravan site for a further 38 static caravans, 10 camping pods and a multiuse sports court area, formation of new road layout and associated works, Tarn Caravan Park, Stirton, BD23 3LQ (Gargrave and Malhamdale Ward). Approximately 11.20am**
- c. **2018/19308/FUL Removal of existing planting and metal staircase and erection of new development comprising ground floor retail unit (Class A1) and 4 no. apartments with reconfiguration of public space and entrance to shopping centre, land adjacent to Craven Court Shopping Centre, Otley Street, Skipton, BD23 1FA (Skipton North Ward). Approximately 11.55am**

Following the site visit(s) refreshments will be available at the Belle Vue Square Offices.

Agenda Contact Officer: Chris Waterhouse

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Tel. 01756 706235

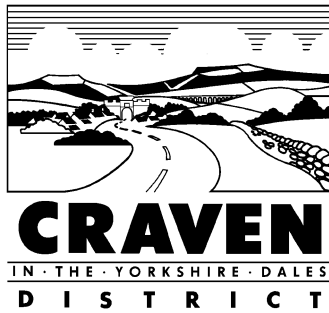
12th November 2018.

Planning Committee Site Visit Procedure

- A. On arrival, the Chairman will call the Members of the Planning Committee, any Ward Representative(s) and others invited to be present to order. The Chairman will explain the purpose of the site visit so that all are aware that it is a fact finding exercise only and that no decision will be taken until the Committee meeting.
- B. The Chairman will then ask the appropriate officer to describe the proposal to Members, identify relevant features of the site, and raise the principal planning considerations. The Officer may also draw Members' attention to the relevant points regarding objections/observations received.
- C. The Chairman will then ask any other officer, e.g. Highways Officer, Environmental Health Officer, to address the Members.
- D. Members will then be invited through the Chairman to ask any questions or seek clarification of facts from the Officers present. Members should not direct these questions to the applicant or others present. Any matters not to hand will be reported at the Committee meeting. Discussion on the merits of the application will not be permitted, and Members should refrain from making comments on the proposal.
- E. A representative of the Parish or Town Council or Parish Meeting will be invited to advise Members on matters of fact relating to the application site.
- F. The applicant and others present will not be allowed to speak unless he or she is specifically asked by the Chairman or a senior officer to
 - point out particular matters on site, or
 - to clarify or respond to Member's questions in respect of particular factual matters, relevant to the site of the planning application/planning matter.

Applicants/agents will be given prior notice of the time and date of the site visit.

- G. When the Chairman considers that the purpose of the site visit has been achieved, (s)he will declare the site visit finished and Members will promptly leave the site.
- H. Whilst conducting the site visits Members will have due regard to the health and safety of themselves and others and will follow appropriate safety instructions on site, including any guidance on parking and access. Under no circumstances will Members or Officers enter a site without wearing the appropriate safety equipment (if any) required.
- I. A note will be taken by the appropriate officer of those present at each site visit.
- J. Members should be aware at all times that site visits mainly take place on privately owned land. They should be careful not to damage any property or do anything that may cause problems for or distress to the landowner.
- K. Where arrangements have been made for a site visit to take place on land which does not form part of the specific area under consideration/application site, the appropriate officer will have sought the necessary permission from the occupier of that land in writing.



PLANNING COMMITTEE

1.30pm on Tuesday, 20th November, 2018
Belle Vue Suite, Belle Vue Square Offices, Skipton

Committee Members: The Chairman (Councillor Sutcliffe) and Councillors Baxandall, Brockbank, Harbron, Heseltine, Lis, Morrell, Place, Rose, Shuttleworth, Thompson and Whitaker.

AGENDA

Comfort Break : Please note that a formal 15 minute comfort break will be taken at an appropriate point in the Committee's consideration of the Schedule of Plans.

1. **Apologies for absence and substitutes**
2. **Confirmation of Minutes** – 22nd October 2018.
3. **Public Participation** – In the event that any questions/statements are received or members of the public wish to ask questions or address the Committee **in respect of matters not appearing on this agenda**, the public participation session will proceed for a period of up to fifteen minutes.
4. **Declarations of Interest** – All Members are invited to declare at this point any interests they have in items appearing on this agenda, including the nature of those interests.

(Note: Declarations should be in the form of:

a **“disclosable pecuniary interest”** under Appendix A to the Council's Code of Conduct, or **“other interests”** under Appendix B or under Paragraph 15 where a matter arises at the meeting which relates to a financial interest of a friend, relative or close associate.

A Member of Council who has a disclosable pecuniary interest must leave the room and not take part in the discussion or vote. When declaring interests under Appendix B or Paragraph 15 of the Code, Members must move to the public seating area, not vote, and speak only if members of the public are also allowed to speak at the meeting.)

5. **Schedule of Plans** – Attached. The schedule is comprised of the following:-

- (a) Applications to be determined by the Committee.
- (b) Details of applications determined by officers under the Scheme of Delegation.
- (c) Enforcement - New complaints registered / complaints closed.

If Members have any queries regarding individual applications dealt with under the Scheme of Delegation, or if they have any queries regarding an enforcement matter, they are asked

to consider contacting Neville Watson, Development Control Manager (email: nwatson@cravendc.gov.uk, telephone: 01756 706402)

6. **Any other items** which the Chairman decides are urgent in accordance with Section 100B(4) of the Local Government Act, 1972.

Agenda Contact Officer: Chris Waterhouse
Tel. 01756 706235, E-mail cwaterhouse@cravendc.gov.uk
12th November 2018.

Recording at Council Meetings

Recording is allowed at Council, committee and sub-committee meetings which are open to the public, subject to

- (i) the recording being conducted with the full knowledge of the Chairman of the meeting; and
- (ii) compliance with the Council's protocol on audio/visual recording and photography at meetings, a copy of which is available on request. Anyone wishing to record must contact the Agenda Contact Officer (details above) prior to the start of the meeting. Any recording must be conducted openly and not disrupt proceedings.

Emergency Evacuation Procedure

In case of an emergency or if the alarm sounds, leave the committee room and leave the building using the nearest available door. The assembly point is in the main square at the front entrance. An officer will take a roll call at that point. Please do not leave without telling the Chairman or the Democratic Services Section's representative.

PLANNING COMMITTEE

22nd October 2018

Present – The Chairman (Councillor Sutcliffe) and Councillors Harbron, Heseltine, Lis, Place, Morrell, Shuttleworth, Thompson and Whitaker.

Officers – Legal Services Manager, Planning Manager, Principal Planning Officer (x3), Planning Officer and Committee Officer.

Ward Representatives : Councillors Jaquin (Applications 2018/19146/FUL and 2018/19715/HH) and Mercer (2017/18633/FUL).

Apologies for absence were received from Councillors Baxandall, Brockbank and Rose.

Start: 1.35pm

Finish: 17:35pm

Councillor Heseltine left the meeting at 4.30pm

Councillor Place left the meeting at 5.09pm

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 24th September 2018 were confirmed and signed by the Chairman, subject to a correction to include reference to a site visit being carried out prior to consideration of Application 2018/19508/FUL Tarn Caravan Park, Stirton.

Minutes for Report

PL.886

DECLARATIONS OF INTERESTS AND LOBBYING

a. Declarations of Interest

Members were invited to declare any interests in the business before the Committee. The following declarations were made:

Application 2018/19587/HH : Councillor Thompson made reference to his role as Chairman of Burton in Lonsdale Parish Council in facilitating a discussion on this application, having spoken on behalf of the Parish Council and as ward representative he withdrew to the public seating area taking no further 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 2018/19146/FUL : The Chairman and Councillors Harbron, Heseltine and Shuttleworth indicated that they had received lobbying against this application.

Application 2018/19635/FUL : The Chairman and Councillor Lis indicated that they had received lobbying for this application.

Application 2018/19587/HHL : Councillor Thompson indicated that he had been lobbied both for and against this application.

PL.887

PUBLIC PARTICIPATION

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

Application 2018/19146/FUL	Councillor Jaquin (for Skipton Town Council) Mr R Turner (objector / for objectors) Mr M Johnson (for the applicant)
Application 2017/18875/OUT	Mrs J Wright (objector / for objectors)
Application 2017/18633/FUL	Mrs R Thompson (the applicant)
Application 2018/19695/FUL	Miss C Peacock (objector / for objectors) Mr J Everett (for the applicant)
Application 2018/19508/FUL	Cllr D Taylor (for Settle Town Council) Mr P Tilbury (objector / for objectors) Mr D Claxton (for the applicant)
Application 2018/19509/OUT	Cllr D Taylor (for Settle Town Council) Mr T Turner (objector / for objectors) Mr I Swain (for the applicant)
Application 2018/19635/FUL	Mr M Brennand (applicant)
Application 2018/19587/HH	Cllr I Thompson (for Burton in Lonsdale Parish Council) Ms C Matthews (objector)

PL.888

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:-

2017/18783/LBC Retrospective application for change of use from one dwelling into 1 cottage and 1 farmhouse, Hill Top, Robins Barn to Anchor Bridge, Coniston Cold - Approved with Conditions.

2017/18775/FUL Conversion of barn to dwelling with extensions and stabling, Barn 3, Stott Fold Farm, Cowling - Approved with Conditions.

2017/18769/LBC Conversion of barn to dwelling with extensions and stabling, Barn 3, Stott Fold Farm, Cowling - Approved with Conditions.

2017/18782/FUL Retrospective application for change of use from one dwelling into 1 cottage and 1 farmhouse, Hill Top, Robins Barn to Anchor Bridge, Coniston Cold - Approved with Conditions.

2018/18940/NMA Non Material amendment to planning permission 2017/18377/FUL with regards to alterations to window and door configurations, Garage Site adj 44 and 60 Colne Road, Glusburn - Approved with Conditions.

2018/19112/FUL Demolition of auto workshop. Erection of two town houses with off road parking, Unit 5, Devonshire Place, Skipton - Approved with Conditions.

2018/19191/REM Approval of the appearance, materials, scale and proportions of the dwelling for agricultural worker together with the layout of the site and access to it. Planting will be domestic lawn with ornamental shrubs and plants as reserved in outline consent referenced 2017/18168/OUT for the erection of agricultural worker's dwelling granted 18 August 2017, Moss End Farm, Cowling - Approved with Conditions.

2018/19278/FUL Proposed agricultural building, Forge Barn, Smithy Hill Farm, Cowling - Approved with Conditions.

2018/19297/CND Application to discharge condition nos 3 and 4 of original planning consent reference 45/2017/18091 granted 18 July 2017, Outdoor Swimming Pool, The Square, Ingleton - Conditions satisfactorily discharged.

2018/19312/FUL Construction of single storey 1 bedroom dwelling, land to north of The Croft, 1 The Terrace, Duke Street, Settle – Refused.

2018/19315/FUL Conversion of agricultural buildings to domestic garage and store to serve existing adjacent barn conversion, Dairy Cottage, Park Farm, Park Lane, Cowling - Approved with Conditions.

2018/19314/FUL Demolition of existing agricultural buildings and construction of new dwelling, Old Shippon Site, Park Farm, Cowling - Approved with Conditions.

2018/19328/LBC Replacement of the 2 No. delaminated and cracked cantilever stone door hoods with similar sections of local York Stone to match the former, 13 Craven Court, Skipton - Approved with Conditions.

2018/19373/MMA Application to vary condition no. 2 (plans) of original planning permission referenced 45/2017/18091 to amend the new splash park area, Outdoor Swimming Pool, The Square, Ingleton - Approved with Conditions.

2018/19396/HH Application for retention of replacement windows and doors, 7 Hallams Yard Skipton - Approved.

2018/19432/HH Single storey side extension to provide garage with first floor veranda, 9 Skipton Road, Hellifield - Application withdrawn.

2018/19477/FUL Sub-division of original house known as 'Scargill' and existing annexe known as 'Shalom' to create 2 separate dwellings, Scargill and Shalom, 53 Main Street, Ingleton - Approved with Conditions.

2018/19440/OUT Outline application with some matters reserved for proposed detached dwelling with parking and turning area, land to north west of Toll House, Skipton – Refused.

2018/19456/HH Formation of car parking spaces and external changes to an existing garden, 3 Crosshills Road, Cononley - Approved with Conditions.

2018/19482/HH Proposed first floor bathroom over existing ground floor extension, 39 Keighley Road, Skipton – Refused.

2018/19491/HH Demolition of existing single-storey rear extension and side garage, and construction of new single-storey rear extension and two-storey side extension, 20 Hazel Grove Road, Sutton-in-Craven - Approved with Conditions.

2018/1949f3/HH Conservatory at rear of property, attached to the existing kitchen extension, 18 Regent Drive, Skipton - Approved with Conditions.

2018/19541/HH Remove existing conservatory and replace with new conservatory, 82 Burnside Avenue, Skipton - Approved with Conditions.

2018/19513/HH Creation of annex accommodation within existing vacant loft space, Upper House Farm, Sutton-in-Craven - Approved with Conditions.

2018/19522/AGRRES Prior notification for proposed change of use of agricultural building to a dwelling house (Class C3), Townhead Fold, Wigglesworth – Prior notification refused, application required.

2018/19526/FUL Proposed alterations to existing 3no. flats to form 5 no. flats in total along with new dormers to front and rear, 27 - 31 Main Street, Cross Hills - Approved with Conditions.

2018/19527/FUL Change of use of land and buildings to livery use, Hollin Raikes Farm, Sandyforth Lane, Cowling - Approved with Conditions.

2018/19528/CND Application to discharge condition no's 3. Drainage plan and details, 4 Access Construction statement and 5. Tree protection measures from planning approval referenced 2017/18670/FUL granted 6 February 2018, land at Moorgarth, Ingleton - Split Decision.

2018/19549/HH Replacement of timber, half glazed front and rear doors with similar design made of composite, 27 Gainsborough Court, Skipton - Approved with Conditions.

2018/19556/COU Change of use from a tearoom/delicatessen (A1/A3) to a hot food takeaway (A5) (ground floor and basement section), 34 Swadford Street, Skipton - Approved with Conditions.

2018/19540/CND Application to discharge condition no's. 3, 4, 5, 6, 7, 8, 10 and 12 of original planning permission 17/2017/18073 granted 25/11/2017, Carla Beck Farm, Carleton - Conditions satisfactorily discharged.

2018/19557/CND Application of discharge conditions 3 (materials) and 4 (on-site watching brief) of original planning permission 2017/18752/COU granted 04/04/2018, Matchless House, Low Lane to A65, Draughton - Conditions satisfactorily discharged.

2018/19564/CPL Certificate of proposed lawful development for a rear dormer extension, 20 Pendle Street, Skipton – Certificate of Lawful Development approved.

2018/19566/HH Single and two storey rear extension to provide bathroom over kitchen, 20 Pendle Street, Skipton - Approved with Conditions.

2018/19567/LBC Retrospective listed building consent for the installation of a black mesh satellite dish on the south facing wall of the house, 16 Church Street, Gargrave – Refused.

2018/19579/LBC Application for listed building consent for replacement of 8 No western window frames, Craven House, 10 - 11 Brook View, Carleton - Approved with Conditions.

2018/19576/FUL Proposed agricultural building, Agricultural Building, Royd House, Lingah Hill, Glusburn - Approved with Conditions.

2018/19580/HH Replace the rotting wooden materials with PVCu frames and also replace the poor state wooden cladding between two bay windows and cappitt board to two gable ends with PVCu, Oak Dale, Burnside Nurseries, Low Bentham Road - Approved with Conditions.

2018/19593/AGRRES Change of use of agricultural building to dwelling, High Laithe, Stansfield Farm Nappa, Skipton – Prior notification approved.

2018/19586/COU Change of use from existing residential annexe to holiday let accommodation, Stirton Burrow, Stirton Lane, Stirton - Approved with Conditions.

2018/19588/HH Proposed rear single storey pitched roof extension, 6 Aire Close, Cross Hills - Approved with Conditions.

2018/19590/HH Proposed rear single storey extension, first floor extension above existing garage and replacement canopy over front door, 3 Gargrave House Gardens, Gargrave - Approved with Conditions.

2018/19594/NMA Non-material Amendment application for minor alterations to the siting of the play area equipment approved by conditions to 2017/18810/CND granted 30.01.2018, land on the east side of Green Lane, Glusburn - Non-material amendment approved.

2018/19595/CND Application to partially discharge condition no's 7 (roof material only) and 8 (external walling and external windows only) of original planning approval 2017/18149/FUL granted 04/09/2017, Reedshaw Farm, Cowling - Split Decision.

2018/19609/AGRRES Conversion of former shippon to 2 bedroomed cottage, Hewitts Farm, White Hills Lane, Lothersdale - Prior Approval Granted.

2018/19596/FUL Proposed replacement dwelling, Thorncroft, Moorcroft, Stockshott Lane, Cononley - Approved with Conditions.

2018/19605/FUL Installation of new Sunlite Retail Unit, W M Morrison Supermarkets Plc, Skipton - Approved with Conditions.

2018/19610/HH Erection of proposed single-storey wrap-around side and rear extension, 10 Wainmans Close, Cowling - Approved with Conditions.

2018/19615/HH Two-storey side extension, single storey rear extension and replacement detached garage. (removal of existing piers and archway, existing conservatory and existing detached garage, 111 Hurrs Road, Skipton - Approved with Conditions.

2018/19617/CPL Conversion and extension of existing garage into habitable space. Works including extension to the front of the existing garage (Not forward of the principal elevation) and replacement of existing garage roof with new, 51 Regent Crescent, Skipton – Certificate of Lawful Development approved.

2018/19620/CND Application to discharge conditions 6, 8 and 11 of original planning approval 2017/18715/FUL granted 12.02.2018, former High Bentham Community Primary School, Robin Lane - Approved with Conditions.

2018/19640/LHSHLD Proposed single storey rear extension measuring 5.0m beyond the rear wall; 3.4m in height from ground level; 2.5m in height to eaves from ground level (Prior Approval Notification), 9 Neville Road, Gargrave - Prior approval not required.

2018/19626/HH Single storey north elevation extension and two storey south elevation extension, Homesteads, Peel Green, Hellifield - Approved with conditions.

2018/19628/FUL Field shelter for horses, 1 Locks Barn, Langcliffe - Approved with Conditions.

2018/19629/COU Change of use from vacant unit to Office (B1) including replacement of existing window with a door, Belle Vue Square, Broughton Road - Approved with Conditions.

2018/19630/LBC Change of use from vacant unit to Office (B1) including replacement of existing window with a door, Belle Vue Square, Broughton Road - Approved with Conditions.

2018/19636/OTHERS Notification for prior approval for a proposed change of use from Class A1 (shop) to Class C3 (dwelling), 8 Station Road, High Bentham – Prior notification process not applicable.

2018/19639/HH To build a porch on the front elevation, 7 Prospect Terrace, St Stephens Close, Skipton - Approved with Conditions.

2018/19648/HH Retrospective application for replacement of concrete tiles with new slate to front and rear elevations to match existing slate on extension. New batons with breathable membrane felt. Reuse of existing stone ridge tiles with new cement. Installation of new uPVC sash windows to replace wood frames to front and rear elevations in matching colour and replacement of wooden stable rear door with UPVC composite stable door in matching brown colour, 5 Pools Row, Settle - Approved with Conditions.

2018/19650/FUL Retention of agricultural building used for livestock housing and storage, Agricultural Building, Tosside Fold Farm, Skipton - Approved with Conditions.

2018/19654/FUL Proposed demolition of 3 no. redundant domestic garages to construct 1 no. two bedroom detached dwelling, Land Adjacent to Sansbury Place, Settle - Application withdrawn.

2018/19660/ADV Application for advertisement consent for retention of Sign 1: W153cmxH92cm, Sign 2: W300cmxH94cm, Sign 3: W300cmxH94cm, Sign 4: W122cmxH122cm, Sign 5: W122cmxH122cm for Medical GP Practice Name Signs, Cross Hills Group Practice, Holme Lane, Cross Hills - Approved with Conditions.

2018/19663/LHSHLD Proposed single storey lean-to rear extension 3.825m beyond the rear wall; 4m in height from ground level; 2.250m in height to eaves from ground level (Prior Approval Notification), 53 Regent Road, Skipton - Details refused.

2018/19665/OUT Outline planning for a three bedroom house, land next to poultry farm on Dumb Toms Lane, Ingleton - Application withdrawn.

2018/19666/CPL Application for Lawful Development Certificate for a proposed single storey rear extension, 52 Aire View, Cononley - Certificate of Lawful Development approved.

2018/19676/PNT Prior approval determination for the installation of electronic communications apparatus, grassed verge off A629, Low Bradley - Approved.

2018/19679/CND Application to discharge condition no's 3 and 7 on original planning approval referenced 69/2016/17106 granted 11 May 2017, Lane End Farm, Thornton in Craven - Conditions satisfactorily discharged.

2018/19693/COU Change of use from B1 to A2, Unit 1, Acorn Business Park, Skipton – Approved with Conditions.

2018/19709/NMA Non material amendment to original planning approval referenced 30/2016/17672 to replace two standard windows with Juliet balconies on the North elevation of plots 1 and 2, Plots 1 and 2, Smithy Croft Road, Gargrave - Non-material amendment approved.

2018/04359/DUTY Proposed garden room, made from a wood construction, clad with cedar. With the front being bifold doors etc. Around 2m by 5m long max, with a head height of 2.5m max, Pad Cote, Barn Cowling - Response sent.

2018/19725/CND Application to discharge condition no. 4 of original planning approval referenced 2017/18483/HH and listed building consent referenced 2014/18484/LBC, Calf Cop Farm, Burton Road, Low Bentham - Conditions satisfactorily discharged.

2018/19730/NMA Non material amendment of original planning approval referenced 2018/19003/FUL for the revision in size to patio doors in south west elevation, Methodist Church, Farnhill - Non-material amendment approved.

b. Applications

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

Permission Granted

2017/18875/OUT Outline application with some matters reserved (landscaping, appearance) for construction of 4 no. detached houses and garages, Croft Head Farm, Ryecroft Road, Glusburn.

Conditions

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.

2. This permission relates to the following plans:

- Drawing no. 2750 Rev A - received by the local planning authority on 11th October 2018.

Any application for approval of reserved matter 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

3. The approval of the Local Planning Authority shall be sought in respect of the following matters before the development is commenced:

- a. landscaping of the site.
- b. the appearance of the development

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:

- 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 4.5 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 4.5 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.
- 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 4.5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- 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.

5. 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 45 metres measured along both channel lines of the major road new estate road 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.

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

7. 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 and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved details.

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

9. 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.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, for the time being in force, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

11. 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.

12. The existing leylandii hedge located on the south-east site boundary (bordering the existing houses located on Black Abbey Road) shall be retained as shown on the approved plan.

13. Prior to the commencement of the development hereby approved protective fencing shall be erected as shown on the approved plan in compliance with BS5837 (2012) Trees in Relation to Construction - Recommendations.

Within the fenced areas there shall be no development, vehicle manoeuvring, storage of materials or plant or the removal or addition of soil. The fencing shall remain until completion of all development works and removal of site vehicles, machinery and materials has taken place.

Informatives

1. You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and

Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

2. 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.
3. 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.
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.
5. The applicant/developer is advised that in the interests of promoting sustainable travel opportunities electric vehicle charging points should be provided.
6. The applicant is advised to undertake early engagement with telecommunication providers to ensure the development benefits from the highest quality broadband connectivity available. Lead times for the provision of broadband services can be in excess of 9 months prior to occupation of the first dwelling. The District Council has produced a document, "Broadband Connectivity for New Developments in Craven - A Briefing Note for Developers" which provides a general introduction to broadband connectivity in the District. The briefing note is available by emailing edu@cravendc.gov.uk or can be downloaded from the District Council website.

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 paragraph 38 of the National Planning Policy Framework. (*)

2018/19715/HH New outbuilding (storage and garden room) within the curtilage of the site (Resubmission of 2017/18804/HH), 86 Otley Road, Skipton.

Conditions

Time Limit for Commencement

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

Approved Plans

2. This permission relates to the following plans and documents: -044/002/02; 044/002/03; 044/002/04; and 044/002/05; all of which were received by Craven District Council on 6th September 2018.

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

During Building Works

3. The development hereby permitted shall be carried out in full accordance with the details confirmed in the completed Flood Risk Matrix (Environment Agency 'Householder and other minor extensions in Flood Zones 2 and 3) received by Craven District Council on 14th September 2018. The building shall thereafter be maintained in accordance with the confirmed details.

4. Prior to the first use of external materials full details of all materials to be used on the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of materials. The development shall thereafter be implemented in accordance with the duly approved details.

5. No above ground works shall take place until a scheme for the disposal of surface water from the site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include;

- a. Details of the rate of surface water drainage from the site to any soakaway, watercourse or sewer, including provisions to ensure that the post-development discharge rate does not exceed the pre-development rate (incorporating an appropriate allowance for climate change);
- b. Details of any necessary flow attenuation measures, including the use of SUDS where appropriate; and
- c. Details of how the scheme will be maintained and managed after completion.

The scheme shall be implemented in accordance with the duly approved details before the development is first brought into use, and shall be maintained and managed as such thereafter.

Informatives

This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the Waller Hill Beck, designated a 'main river'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

The developer should note that Condition No's 4 and 5 above will require a further application to be submitted to enable the District Council to formally discharge the conditions. In order to avoid unnecessary delays it is advisable for the developer to discuss the details required to discharge the conditions with any relevant statutory Authorities' (other than the Local Planning Authority) e.g. NYCC Highways, the Environment Agency etc. for comment and/or recommendations prior to their formal submission to the District Council for approval.

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 paragraph 38 of the National Planning Policy Framework.

2017/18633/FUL Construction studio workshop for business use, Carr Head Hall, Carr Head Lane, Cowling – subject to appropriate conditions to be formulated by the Planning Manager.

Note : In approving the above application contrary to officer's recommendation Members indicated that they considered that the proposed development, its design and chosen location, both fully complemented the setting and appearance of Carr Head Hall and supported maintenance of the Hall and grounds. The proposed development also presented an opportunity to create employment within the local area thereby contributing to its sustainability.

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 paragraph 38 of the National Planning Policy Framework. (*)

2018/19695/FUL Full application for development of four dwellings (persuant to outline approval reference 2017/18744/OUT), land south of Station Road, Giggleswick.

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.

Approved Plans

2. This permission relates to the following plans:

- Drawing no. 01 - Ground Floor Layout - Site Plan received by Craven District Council 31st August 2018
- Drawing no. 02 - First Floor Layout - Site Plan received by Craven District Council 31st August 2018
- Drawing no. 03 - Roof Plan received by Craven District Council 31st August 2018.
- Drawing no. 04 - Detail Design Plot 1 Layout - Site Plan received by Craven District Council 31st August 2018
- Drawing no. 05 - Detail Design Plot 2 Layout - Site Plan received by Craven District Council 31st August 2018
- Drawing no. 06 - Detail Design Plot 3 Layout - Site Plan received by Craven District Council 31st August 2018
- Drawing no. 07 - Detail Design Plot 4 Layout - Site Plan received by Craven District Council 31st August 2018
- R/2015/1 Landscape Details received by Craven District Council 31st August 2018
- 18001-C-50 External works layout received by Craven District Council 31st August 2018
- 18001-C-51 Preliminary Drainage layout received by Craven District Council 31st August 2018
- 18001-C-52 Preliminary Catchment Area layout received by Craven District Council 31st August 2018
- 18001-C-53 Proposed Section 278 layout received by Craven District Council 31st August 2018

Any application for approval of reserved matter 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.

Before Development Commences

3. Prior to the commencement of development a remediation strategy shall be submitted to, and approved in writing by, the Local Planning Authority to deal with contamination land on the site. 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.

Thereafter the scheme shall be monitored and maintained in accordance with the approved details.

During Building Works

4. All soft landscape works shall be carried out in accordance with the approved landscaping plan. 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.

5. 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 Station Road Giggleswick from a point measured 2 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.

6. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Preliminary Drainage Layout, ref: 18001- C-51 dated 31/8/2018 proposing surface water discharging into watercourse. No surface water will be permitted to drain directly or indirectly into the public sewer. Any variation to the discharge of foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be completed in accordance with the approved details.

7. The soft landscaping shall be implemented in accordance with the approved landscaping plan received on the 31st August 2018. 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.

8. 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.

9. 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.

Before the Development is Occupied

10. 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.

Ongoing Conditions

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

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, for the time being in force, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

13. Notwithstanding the provision of any Town and Country Planning (General Permitted Development) (England) Order 2015, 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.

14. 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.

15. 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 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the dwelling hereby approved shall not be altered or extended, and no buildings or structures shall be erected within its curtilage.

Informatives

1. 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.

2. You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire 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.

4. The applicant/developer is advised that in the interests of promoting sustainable travel opportunities electric vehicle charging points should be provided
5. 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.
6. 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.
7. The applicant/developer is advised that in the interests of promoting sustainable travel opportunities electric vehicle charging points should be provided.
8. A public sewer crosses this site and we may not permit building over it. We will require an access strip width of 7 metres, 3.5 metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement. Therefore a modification of the site layout at the applicant's expense may be necessary.

Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.

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

The level of cover to the water mains and sewers must not be compromised either during or after construction.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999

Should this planning application be approved, the applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains or public sewers.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offers a fully supported mapping service and we recommend the applicant contact our Property Searches Team at Property.Searches@uuplc.co.uk to obtain maps of the site.

Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the following drainage options in the following order of priority:

- a. into the ground (infiltration);
- b. to a surface water body;
- c. to a surface water sewer, highway drain, or another drainage system;
- d. to a combined sewer.

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 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.

9. 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.

10. 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.

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 paragraph 38 of the National Planning Policy Framework. (*)

2018/19505/FUL Building for housing machinery and feed storage, and livestock handling cover, agricultural building, land at Runley Mill Lane, Settle.

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.

Approved Plans

2. This permission relates to the following plans:

- Drawing no Location Plan received by the Council on 2 July 2018
- Drawing no. Proposed Development Plan received by the Council on 5 July 2018

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Before Development Commences

3. Prior to commencement of development, a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, species, siting, planting distances and the programme of planting of trees,

hedges 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, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

4. No development shall commence until details of a management and maintenance scheme for any sustainable drainage system to be installed as part of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage system shall thereafter be installed in accordance with the details and timetable contained within the duly approved scheme, and shall be managed and maintained as such thereafter.

Ongoing Conditions

5. Notwithstanding the plans approved under condition 2, the building hereby approved shall only be used for feed and machinery storage and shall not be used for livestock housing at any time.

6. Notwithstanding the approved plans listed under condition 2, there shall be no raising of ground levels within the flood zone at any time.

Informative : All farm buildings shall be constructed and operated in accordance with the advice contained in DEFRA's 'Protecting our Water, Soil, Air - a code of good agricultural practice for farmers, growers and land managers.

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 paragraph 38 of the National Planning Policy Framework. (*)

Note : Councillor Whitaker requested that his abstention from voting on the above application be recorded.

2018/19359/MMA Minor material amendment to original planning consent reference 66/2016/17316 (changes to approved elevations), land adjacent to 13 Harper Grove, Sutton-in-Craven.

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.

Approved Plans

2. This permission relates to the following plans:

- Drawing no. 302 Rev A
- Drawing no. 922-04 Rev A

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

During Building Works

3. Notwithstanding the details indicated on the approved plans and supporting documents, prior to their first use details of all the materials to be used on the external elevations shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall then be constructed in accordance with the approved details

Before the Development is Occupied

4. Prior to the first use, full details of the materials to be used within the hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the walls surrounding the dwellings and hard surfacing materials. The development shall be undertaken in accordance with the approved details and shall be maintained at all times thereafter.

5. The site shall be developed with separate systems of drainage for foul and surface water on and off site.

6. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the local planning authority.

7. No building or other obstruction including landscape features shall be located over or within 3.0 (three) metres either side of the centre line of the water main i.e. a protected strip width of 6 metres, that enters the site. If the required stand -off distance is to be achieved via diversion or closure of the water main, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker .

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 4.5 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 4.5 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.

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 «distance» 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. Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 2015 (as amended), or any subsequent replacement order, the areas shown on 922/02 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Informative : You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition. The applicant is advised that advice regarding permeable and porous hard surfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens' which can be accessed on the DCLG website (www.communities.gov.uk). The hours of operation during construction phase of development and delivery of construction materials or equipment to the site and associate with the construction of the development hereby permitted should be limited to 0730 hours to 1800 hours on Monday to Fridays and 0730 hours to 1300 hours on Saturday. No work should take place on Sundays or Bank/Public Holidays.

Discharge of Conditions:

1. The developer should note that Condition No 8 above will require a further application to be submitted to enable the District Council to formally discharge the conditions. In order to avoid unnecessary delays it is advisable for the developer to discuss the details required to discharge the conditions with any relevant statutory Authorities' (other than the Local Planning Authority) e.g. NYCC Highways, the Environment Agency etc. for comment and/or recommendations prior to their formal submission to the District Council for approval.

2. With regard to Condition Nos. 3 and 4 above please note that it will be necessary to submit a formal application to discharge the conditions. Any samples of materials that require approval should be made available for inspection either on the site or another suitable location and not brought to or delivered to the Council Offices unless specific arrangements to do so have been made with the relevant planning case office

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 paragraph 38 of the National Planning Policy Framework. (*)

2018/19587/HH Retrospective application for the creation of raised area to the front of no. 4 Greta Heath to form level garden area, 4 Greta Heath, Burton in Lonsdale.

Conditions

Approved Plans

1. This permission relates to the following plans:

- Drawing no. 1934/01 received by the Council on 30 July 2018
- Drawing no. 1934/02 received by the Council on 30 July 2018

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Ongoing Conditions

2. The boundary fence to the western boundary shall be erected in accordance with the approved plans and thereafter retained.

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 paragraph 38 of the National Planning Policy Framework. (SV)(*)

Notes : A motion to refuse the above application on grounds of amenity and privacy was lost.

Permission Refused

2018/19146/FUL Erection of 98 No. dwellings (resubmission of previous application 63/2016/17313 - amended scheme), Aldersley Avenue, Skipton – the Planning Manager to formulate appropriate reasons for refusal based on grounds that, despite the changes made in respect of Plots 28 to 35, the Committee considers that the reorientation of those properties brings them closer to existing bungalows at Moorview Way resulting in a negative impact on the amenity of those properties.

Statement of Positive Engagement : The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises sustainable development and improves the economic, social and environmental conditions of the area in accordance with the development plan. These amendments have been incorporated into the scheme and/or secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework. (*)

Notes : A motion to grant delegated authority to approve the above application was lost.

: Councillor Heseltine requested that his vote to refuse the above application be recorded.

2018/19509/OUT Outline application with some matters reserved for two pairs of semi-detached dwellings, land adjacent to Back Church Street, Church Street, Settle.

Reasons for Refusal

The proposed residential development would result in a sub-standard access prejudicial to highway safety and introduce levels of over-looking and loss of privacy to residents of existing properties to an unacceptable degree resulting in it being an unsustainable form of development. The proposal is contrary to saved Policy H3 of the Craven District (outside the Yorkshire Dales National Park) Local Plan and Paragraphs 8 and 11 of the National Planning Policy Framework. (SV)(*)

Consideration Deferred

2018/19635/FUL Proposed rebuilding of derelict property formerly known as 'Marywood Moss House' to form new dwelling, Nutstile House Farm, Langber End Lane, Ingleton – deferred pending a site visit. (*)

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

(SV Indicates site visit held on the morning of the meeting.)

Minutes for Decision

- None -

Chairman.



CRAVEN

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D I S T R I C T

PLANNING COMMITTEE AGENDA

DATE: Tuesday, 20th November 2018

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REPORT TO PLANNING COMMITTEE ON 20th November 2018

Application Number: 2018/19308/FUL

Proposal: Removal of existing planting and metal staircase and erection of new development comprising ground floor retail unit (Class A1) and 4 no. apartments with reconfiguration of public space and entrance to shopping centre.

Site Address: Land Adjacent To Craven Court Shopping Centre, Otley Street, Skipton BD23 1FA

On behalf of: Vale Real Estate

Date Registered: 9th May 2018

Expiry Date: 4th July 2018

Case Officer: Miss Katie Chew

This application has been referred to planning committee by Councillor Dawson due to public interest, loss of open space in the town centre and the proposals location in a Conservation Area.

1. Site Description

1.1 The application site relates to a parcel of land to the north of Craven Court which is currently used by the public as an open amenity space. The site is accessed via Otley Street and Court Lane and is located to the east of the High Street which runs through Skipton centre. The area surrounding the site is predominantly made up of retail units and residential dwellings.

1.2 The application site is located within Development Limits, Skipton Conservation Area, smoke control area, Core Retail Area and Article 4 Direction Area. The site is also in close proximity to Grade II Listed Buildings to the east nos. 12 & 12A Craven Court.

Skipton Direction No. 2 – Skipton Town Centre. Designated: 1995

Permission is required for the painting of the exterior of any building or wall.

• *“Painting” includes any application of colour.*

• *“Wall” includes reveals around doors, windows and other openings and includes any porch, stairway or other projecting or recessed feature except for joinery, rainwater goods, lighting apparatus and advertisement signs’.*

2. Proposal

2.1 This application seeks full planning permission for the removal of the existing planting and metal staircase, and erection of a new development comprising of a ground floor retail unit (A1) and 4 no. apartments. Permission for the reconfiguration of the public space and entrance to the shopping centre is also sought.

2.2 The proposed removal of planting and metal staircase has been reconsidered throughout the process. Amended plans were submitted which pull the proposals back from Court Lane by approximately 3.8m, this allows more of the public open space to be retained, and the metal staircase will remain in situ.

- 2.3 The proposed retail unit would measure approximately 922sqm GIA. The proposed retail unit runs along the majority of the ground floor of the proposed building. 12 windows are proposed along the north elevation which will look out onto Otley Street. There is no known end user of the retail unit proposed.
- 2.4 Apartment No. 1 is located to the south western side of the property and will be 2 storeys in height; the apartment will be spread over two levels, the ground and first floor. The apartment will consist of 1 bedroom, living room, kitchen and bathroom. The apartment will be accessed via a residential access door to the west of the property just off of Otley Street. 1 window is proposed within the living room on the western elevation of the property. This window will look down the access road at the back of Otley Street. A number of roof lights are proposed in this apartment to provide light into the property.
- 2.5 Apartment No. 2 is located to the north western side of the property and will be 2 storeys in height; the apartment will be spread across one level at first floor. The apartment will consist of 1 bedroom, study area, living room, kitchen and bathroom. The apartment will be accessed via a residential access door to the west of the property just off of Otley Street. 1 window is proposed within the study area of the apartment, in the western elevation. To the north 3 windows are proposed, roof lights are also proposed.
- 2.6 Apartment No. 3 is located in the middle of the property and will be 3 storeys in height; the apartment will be spread across two levels at first and second floor. The apartment will consist of 2 bedrooms, bathroom, living room, kitchen and terraced area to the south. The apartment will be accessed via a residential access door to the west of the property just off of Otley Street. 3 windows are to be installed within the north elevation of the apartment, a couple of roof lights are also proposed.
- 2.7 Apartment No. 4 is located to the eastern side of the property and will be 3 storeys in height; the apartment will be spread over two levels, the first and second floor. The apartment will consist of 2 bedrooms, living room, kitchen and bathroom. The apartment will be accessed via a residential entrance to the east just off of Otley Street/Court Lane. 5 windows are proposed to the north elevation of the apartment, a couple of roof lights are also to be installed. This apartment will also have a south facing terrace to the rear.
- 2.8 Materials include slate roof, ashlar gutter coursing, glazing with aluminium frames in grey, course walling stone and ashlar sills.
- 2.9 A refuse area is provided to the rear of apartment no. 1 and will measure approximately 6sqm.
3. Planning History
- 3.1 63/2017/17862 – Removal of existing landscaping and replacement with hard surface and replacement of tree. Approved 10th August 2017.
- 3.2 63/2010/10465 – Installation of new signs and replacement of existing fascia signage. Approved 16th July 2010.
- 3.3 63/2005/5451 – Crown thin/reduce 1 no. cherry into more compact shape – prune away from signs and building (maximum total reduction of 25%). Approved tree work in Conservation Area 24th June 2005.
4. Planning Policy Background
- 4.1 Draft Submission Local Plan (2018).
- 4.2 National Planning Policy Framework (as amended July 2018).
- 4.3 Planning Practice Guidance (2012).
- 4.4 Saved Local Plan Policy R1, R2, R3, H3 and T2 of the Craven District (Outside the Yorkshire Dales National Park Authority) Local Plan.
- 4.5 Conservation Area Appraisal for Skipton-in-Craven (2008).

- 4.6 Retail and Leisure Study 2016 to 2032 by Nathaniel Lichfield & Partners (2016).
- 4.7 Heritage Impact Assessments (2016).
5. Parish/Town Council Comments
- 5.1 Skipton Town Council – Comments received 14th June 2018. Proposal damages street scene, and would result in over-development. There is no parking provision at the apartments and Town Council Members feel that every residential development should have parking provision. With the volatility of the retail sector in Skipton, studies need to be taken to ensure the viability of any retail development.
- 5.2 Further comments were received on 10th October upon receiving amended plans. The amendments have not sufficiently overcome Member's original concerns.
6. Consultations
- 6.1 CDC Environmental Health – Comments received 31st May 2018. There are no known contaminated land implications regarding the proposed development. Further comments were received 31st May 2018, both conditions and informatives were received in regards to noise, dust management and odour.
- 6.2 Historic England – Comments received 31st May 2018. It is in their view that they did not need to be notified or consulted on this application under the relevant statutory provisions.
- 6.3 NYCC Highways – Comments received 12th June 2018. They are concerned about the proposed lack of parking, but could not sustain an objection to this in this town centre location. Therefore there are no local highway authority objections to the proposed development. The same comments were received on 5th October 2018 on the new amended plans.
- 6.4 Heritage Officer – Comments received 25th June 2018. It is concluded that the proposal would cause substantial harm to the character and appearance of the Skipton Conservation Area and the setting of two listed buildings and should be refused, in accordance with Policy ENV2 of the emerging local plan and the advice in Para 133 of the NPPF. Since the initial comments were received amended plans were provided in which the Heritage Officer acknowledged that minor improvements have been made to help to assimilate the proposal into its historic setting, the amendments do not overcome the principle concern that the development of this site will obstruct views of the listed warehouse and other historic buildings in the conversation area. Therefore the conclusion above remains the same, that planning permission should be refused.
- 6.5 Further comments were received on 5th November 2018 from the Conservation Officer in relation to new amended plans, received 21st September 2018. The officer highlights within his report that as the proposals have reduced the length of the proposed building fronting on to Otley Street, it will ensure a more expansive view of the gable of the Listed Building No. 2 Court Lane and its adjacent warehouse. He now considers that the overall level of harm has been reduced from 'Substantial' to 'Less than substantial'. Although he cannot see any obvious heritage benefits in the proposals he does accept that there may be some wider economic, social and housing benefits. The Conservation Officer proposes conditions which relate to prior approval of detailed drawings of windows, surrounds, and details of the design for the proposed gutter coursing.
- 6.6 The Conservation Officers recommendation is:
- 'a) in determining this application, the 'Less than substantial harm' caused by the proposal should be weighed against any public benefits and' b) if the benefits outweigh the harm, the conditions suggested above should be imposed'.*
- Officer note:** See heritage assessment.
7. Representations
- 7.1 Site Notice – Expired 22nd June 2018.

7.2 Press Notice – Expired 28th June 2018.

7.3 Neighbour Letters – Expired 15th June 2018.

7.4 180 representations have been received to date in objection to the application. As there is a large number of representations they have all been summarised below:

- Loss of important shrubbery used as a site for nesting by house sparrows;
- Out of keeping with the buildings on the other side of Otley Street;
- No off-street parking provided;
- Imposing on the street scene of Otley Street;
- Skipton does not need any more shops or cafes;
- Craven Court never runs at full occupancy;
- The area to be developed would be better used as an open space and would add to the local character;
- There are sufficient flats and apartments in Skipton;
- Tranquil space with an iconic staircase;
- The flats will block the light to residential homes and businesses;
- Gross overdevelopment of an already (historically) congested site;
- The dwellings would be ridiculously small;
- Where in Skipton will we maintain any outdoor space? We are trying to attract tourists, but without anywhere for them to sit;
- Overlooking to residential properties, meaning a loss of privacy;
- Concerned that 20 Otley Street is not identified as a residential property anywhere on the plans;
- An article has been published within the Craven Herald in which Councillor John Dawson outlines his concerns over the future of our town centre;
- The plans will cover a listed building, many of the windows will be covered, blocking light and ventilation;
- There is a complete lack of character in the new build;
- The build will take at least 12 months to complete, that level of disruption will be detrimental to the existing businesses;
- The area at the back of craven court including the planting and metal staircase are an excellent example of how smaller open spaces can add beauty and amenity to a space far in excess of the mere land they take up;
- Lack of amenity space for any new residents and reduced amenity space for existing occupiers and residents;
- This area helps Skipton to 'breathe' and infilling here with cramped houses and tiny retail spaces would sacrifice a valuable island of calm for very little benefit to the community;
- Totally out of keeping with the local area and not at all appropriate for a conservation area;
- Inadequate path and single track road;
- Development severely affects/inhibits right of way to Messengers Cottage;
- Blocks emergency services to Messengers Cottage;

- There will probably be complaints from residents regarding noise from the shopping area;
- The proposals will generate noise and disruption;
- This is within the Conservation Area;
- Craven Court itself is an arcade of considerable character, opened by Prince Charles, who was full of praise for the sensitivity of design of its architect;
- The staircase ties together with the interior of Craven Court;
- It would spoil the amenity of the neighbours;
- Residential dwelling identified as No. 18 but it is in fact No.20 and a separate domestic home not the rear of the shop on the corner;
- Section 7 para 56 of the NPPF allows applications which are of a poor design and which fail to improve the character and quality of an area to be refused planning permission;
- It is a bulky building, the eastern end of which will form a new and imposing corner with Court Lane but which has none of the important positive characteristics that make corner buildings important to the Skipton Conservation Area;
- The new designs are dull, unappealing and will adversely affect the frontage, darkening the shop fronts;
- Access to the flats is not compatible with their renting by disabled people;
- It would be better if the width of the path was 1.8m not 1.5m as there are many elderly and disabled people who use the street;
- Craven Country 1st floor windows at the rear of the development will lose light which used by the café;
- It is possible that the east facing existing dwelling at the High Street end of the development will be badly affected in terms of outlook and light despite the use of a lower roof level in that part of the new building;
- It is not clear from the plans how far the roadway in front of this existing building will be compromised;
- A number of the retail shops within Craven Court are already vacant;
- A flat on Otley Street has been vacant and advertised for a significant period of time;
- The proposals would destroy a very attractive and distinctive feature of the town centre;
- The proposed development shows no sensitivity to the setting and its place in the historic market town of Skipton;
- The second storey hang over Otley Street would create a dark tunnel instead of the inviting open light which tempts visitors down to look;
- The justification for the development behind the Town Hall was that there is little demand for small shops in the Town Centre but there was a demand for large shops;
- Low quality proposal which offers no benefit whatsoever to the local area in either an aesthetic or cultural aspect;
- It would make the street less safe;
- Green spaces in town centres are important for many reasons including environmental factors and the psychological affects on local residents;

- The proposed design is too high compared with surrounding buildings and is overbearing in scale and massing;
- The commercial/retail units will lead to a loss in revenue for the units within Craven Court;
- Rackams is due to close, retail units should be used here instead;
- The proposed architectural style is modern in style and contrasts significantly with the surrounding buildings. Whilst there may be an argument for this contrast, it has the unfortunate effect of hiding the heritage embodied within Craven Court behind a modern façade;
- The proposal would lead to the loss of an important heritage feature; a traditional entrance to Craven Court including an important historic staircase;
- The removal of the plum tree sits in direct conflict with one of the reasons for the recent appointment of Sir William Worsley as the national Tree Champion, one of his roles being to prevent street trees being removed;
- The proposed walk way beneath over-hanging upper floors on a North facing and already narrow street would be out of keeping with the character of the area and would narrow and darken the street to such an extent where it's welcoming 'funnelling' effect would be lost;
- The new proposals would create a darker environment along the street which could encourage anti-social behaviour and criminality with the access off the metal staircase into the Craven Court development having been used in the past for access for a burglary;
- This application is in the immediate area of 3x Grade 2 British Listed Buildings, it will affect the setting of these buildings;
- Negative impact on the walking environment.

7.5 Amended plans have been consulted on further to discussions with the agent. A further 22 comments have been provided in regards to these amended plans:

- The proposed development will destroy the charm and character of the area;
- Enough apartments and empty shops already in Skipton;
- The development will destroy open space and a pleasant area off a busy High Street;
- It will make Otley Street into a narrow darker tunnel;
- No parking provision for the new residents;
- A lift could be installed almost anywhere else so removing the existing staircase is unnecessary;
- Craven Court was designed by an architect who cared deeply for the town and worked hard to ensure that the development was in keeping with the existing building in the centre of the town particularly;
- The proposals will significantly reduce the access round to the back of Barclays Bank;
- No need has been demonstrated for this type of development which would entirely change the townscape in this conservation area;
- There are not many listed or Georgian buildings in Skipton and what there is should be protected;
- The people of Skipton and surrounding areas have commented in significant numbers and on sound planning grounds that they do not want this scheme and there do not appear to be any comments in support of it;
- The spiral staircase is a very attractive feature which adds character to the existing retail facility, it should be kept with a couple of wrought iron benches in installed to be in keeping with the stairway;

- Improvement to the planting could open up the access to Craven Court;
- How would the construction work be carried out? Where would all the necessary trucks/vehicles park during building work? Would Otley Street be closed for months, with the consequent loss of trade and custom for all of the businesses in the vicinity;
- The neighbours would have to endure inevitable dust and noise pollution during construction;
- The proposals have a boring façade;
- This will negatively affect people living nearby;
- Overdevelopment;
- The sunlight report submitted by the agent states that the light reduction to a property opposite would be acceptable for a Town Centre 'narrow alley'. As this part of Otley Street was not designated as a 'narrow alley' in the 19th Century why would we wish to create that rather depressing townscape now;
- Do not agree with the findings in the daylight/sunlight assessment;
- The proposals would block off sunlight;
- The Otley Street elevation is an improvement over the original, but the lack of lintels over the windows does not accord with the traditional window form on Otley Street. Whilst it may be more convenient and cheaper to use catnic steel lintels it is considered that these are not acceptable given the important central location of the building within the towns historic core;
- Craven Court encourages pedestrian flow through the town, the proposal would make this area less safe;
- A town centre with empty shops is depressing and not conducive to a tourist town;
- Jeopardise the independent outlets on Otley Street;
- To build on this site the existing plants and habitats will have to be removed which will have a negative impact on an area where there is no other greenspace for animals to live;
- This development is not in the best interests of the community and will put additional pressure on local businesses;
- At present there is adequate provision to observe traffic coming from the left – this would not be so if the build went ahead;
- Concerns regarding build-up of traffic on Otley Street;
- No provision of waste bins for the apartments have been provided;
- The amended plans make no improvement to the proposal;
- Why has the application not been refused already?;
- Would spoil the surrounding area;
- Out of keeping;
- Proposed apartments will be tiny;
- Terrible idea;
- We do not need another café/bar;
- Limited access for pedestrians;
- The current design of craven court is an asset to the town;

- The applicant cannot demonstrate that there is a need for additional retail space and the residential addition is better placed elsewhere;
- There are not enough places for people to sit at the best of times in Skipton;
- This road is already dangerous;
- The proposals would mean a loss of a unique and pleasant area of Skipton;
- The proposals would stop access to the Craven Court and block lighting in to the end shops;
- This development and design feels utterly unnecessary and surplus to requirement;
- The area looks good and doesn't need tearing down to make homes;
- The proposals are unappealing to visitors and residents alike;
- Will overshadow current premises;
- No areas for waste bins;
- It feels like a wasted opportunity to not look to open up the area behind Craven Court in order to extend the town centre and make it easier for pedestrians and shoppers to explore and see the town at its best;
- Instead of having a lovely open area within Otley Street, which is enjoyed by residents & tourists alike, it would turn the street into one long narrow corridor of overpowering buildings;

8. Summary of Principal Planning Issues

8.1 Principle of development.

8.2 Design and visual impact of the development on heritage assets.

8.3 Impact of development on neighbouring properties.

8.4 Highway issues.

9. Analysis

Principle of development.

9.1 In March 2018 the Council submitted the Council's New Local Plan to the Secretary of State. The Housing Trajectory 2012 to 2032, including the 2018 update for Submission indicates that the Council can now demonstrate a 5 year supply of housing sites. However, the stated existence of the Five Year Housing Land Supply is not a reason by itself to justify the refusal of a planning application. It is a material consideration in the planning judgement that can be given weight in the decision making process. In effect it is one of many planning issues that should be taken into account when determining a planning application.

9.2 In terms of the status of the Submission Draft Craven Local Plan, this document was submitted to the Secretary of State on 27th March 2018. The submission of the Local Plan is at an advanced stage, and therefore weight can be given to it. However, the NPPF (2018) at paragraph 48 sets out that the weight that should be given to draft policies will depend upon 'the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given)' and 'the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).' Draft Policy ENV2 'Heritage', ENV3 'Good Design', ENV4 'Biodiversity', ENV5 'Green Infrastructure', ENV7 'Land and Air Quality', ENV9 'Renewable and Low Carbon Energy', ENV12 'Footpaths, Bridleways, Byways and Cycle Routes', SD1 'The Presumption in Favour of Sustainable Development', SD2 'Meeting the Challenge of Climate Change', SP3 'Housing Mix and Density', SP4 'Spatial Strategy and Housing Growth', Draft Policy SP12 'Infrastructure, Strategy and Development Delivery', IN4 'Parking Provision', EC5 'Town, District and Local Centres',

EC5A 'Residential Uses in Town and Village Centres' are all considered to be applicable to this planning application.

Officer note: Under paragraph 214 the policies in the previous Framework (2012) will apply as the LPA has now submitted its draft Local Plan for examination. The weight to be attached to the policies in the emerging plan remains the same under both the old and new Framework.

- 9.3 The draft policies set out above are considered to be applicable to this planning application although there are unresolved objections to some policies and an assessment of the significance of those objections has not yet been made. For this reason it is considered beneficial to adopt a precautionary approach and consider that whilst some weight can be given to those policies that have no outstanding objections the greater weight should remain with the Saved Local Plan Policies and the NPPF. For the purposes of this report the relevant saved Local Plan policies and the policies set out in the NPPF will be considered.
- 9.4 In terms of the NPPF there is a presumption in favour of all forms of sustainable development provided the benefits of allow development are not outweighed by any dis-benefits that may arise. The NPPF also advocates the provision of new housing to meet established housing needs.
- 9.5 Turning to the three dimensions of sustainable development, economic, social and environmental as defined by the NPPF, it is recognised that the proposed development of this would provide economic benefits associated from the proposed dwellings and retail unit, this would include the provision of construction jobs, retail jobs, and spending within the retail unit and from future residents of the proposed dwellings. In addition, the proposal would provide some social benefits as the development would provide an additional 4 dwellings and a new retail area that could help to support the vitality of the local community.
- 9.6 Turning to the environmental dimension of sustainable development, it is acknowledged that this portion of land does provide some public open space, which does include some shrubs and planting. However if this piece of land was developed the property will be in close proximity to other residential dwellings and retail units, cafes etc. and would utilise a parcel of underused land that is located within the development limits of Skipton and Skipton's Core Retail Area. It is therefore considered that the slight impact on environmental factors would be significantly outweighed by the public benefits of developing the site.
- 9.7 Section 7 of the NPPF relates to the vitality of town centres and sets out policies for their management and growth. Paragraph 86 highlights that main town centre uses should be located in town centres, paragraph 85 also states that residential development often plays an important role in ensuring the vitality of centres and that residential development should be encouraged on appropriate sites.
- 9.8 The NPPF requires Local Plans to define the extent of Town Centre and primary shopping areas based on a clear definition of primary and secondary frontages. The Local Plan fails to define primary and secondary frontages and therefore fails to comply with the NPPF in this regard. That being said, the proposals are within the Core Retail Area and the centre of Skipton.
- 9.9 The NPPF also requires Councils to ensure that the Local Plan is based on adequate, up-to-date and relevant evidence. Contained within Saved Policy R3 is a requirement to maintain 81% of the CRA to A1 use. However, there is no evidence base for the 81% figure referred to in Policy R3 to substantiate this requirement. It is therefore considered that the Saved Policy R3 is out of date. This has been confirmed by a recent appeal decision at 40-42 Sheep Street, Skipton that identified that Policy R3 is out of date due to its restriction on all change of use of ground floor level properties in the CRA, which is considered contrary to the objectives of the NPPF which requires policies to be positive and promote competitive town centre environments.
- 9.10 The application site is located within development limits and is therefore subject to consideration under Saved Local Plan Policy H3. Policy H3 is supportive of new residential infill development and development of neglected, derelict or underused land provided it does not result in loss or damage of

important spaces, amenity/recreational land or heritage assets, there is no loss of residential amenity, there is no conflict with other plan policies and no highway safety issues will arise.

9.11 Saved Local Plan Policy R1 relates to the sequential approach for new retail development. It expects new retail development in the settlement of Skipton to be located within the core retail area. Saved Local Plan Policy R2 states that new retail development must satisfy the below criteria:

- The traffic generated by the proposal can be satisfactorily accommodated within the existing road network.
- Appropriate parking and servicing facilities can be provided or exist.
- The proposal does not result in the loss of residential accommodation.
- The proposal does not unacceptably affect townscape quality or local amenity.
- The proposal is not located on any land protected as important open space, or recreation/amenity space in the local plan.
- The proposal is not located on land allocated for any other use.
- The proposal does not conflict with any other relevant plan policy.
- The proposal does not adversely affect any site of nature conservation value or archaeological or historic importance.

9.12 Saved Local Plan Policy R3 seeks to protect ground floor uses for retail within core retail areas. The application site is located within the Core Retail Area as defined by the 1999 Local Plan and therefore the proposal will be considered against Saved Policy R3. The objective of Saved Policy R3 is to maintain a high proportion of units within the CRA for retail use to help ensure the viability and vitality of CRA within town centres. Since this policy was saved in 1999 there have been significant changes in policy with the introduction of the NPPF. The NPPF states that at its heart is a presumption in favour of sustainable development with its core planning principles including building a strong, competitive economy and ensuring the vitality of town centres.

9.13 It is considered that in this case the Local Plan policy is consistent with the broad objectives of the NPPF and that the development of an underused piece of land for residential and retail proposals, which is located within Skipton Development Limits and within the Core Retail Area of Skipton town centre is acceptable in principle.

Design and visual impact of the development on heritage assets

9.14 Section 16 of the NPPF gives guidance on conserving and enhancing the historic environment. In particular paragraph 192 advises that Local Planning Authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 193 & 194 goes on to advise that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the assets conservation. Where a proposed development would lead to substantial harm, local authorities should refuse consent, unless it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh the harm (paragraph 195 refers).

9.15 The NPPF stresses that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. However, decisions should not attempt to impose architectural styles or particular tastes.

9.16 The NPPF states that LPA's should aim to ensure that developments function well and add to the overall quality of the area, optimising the potential of the site to accommodate development. It also states that development should respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. It also states that whilst visual appearance and the architecture of individual buildings are very important factors,

securing high quality and inclusive design go beyond aesthetic considerations. Therefore, LPA's should aim to address the connections between people and places and the integration of new development into the built environment.

- 9.17 Paragraphs 200 & 201 highlight that not all elements of a Conservation Area will necessarily contribute to its significance, Local Planning Authorities should look for opportunities for new development within Conservation Areas that will enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the assets (or which better reveal its significance) should be treated favourably.
- 9.18 Paragraph 130 of the NPPF states that permission should be refused where the development is of a poor design which fails to take the opportunities available for improving the character and quality of an area and how it functions. Furthermore, where the design of a development accords with clear expectations in plan policies, design should not be used as a valid reason to object to development by the decision-maker.
- 9.19 The application proposes 4 new apartments and a retail unit/s within a portion of land located off Otley Street, in Skipton. The property is to be two/three storeys in height, and will sit within a gap between existing residential dwellings and businesses to the north and west. To the east are residential dwellings and businesses. To the south is Craven Court which includes a number of retail units, café's and tea rooms etc.
- 9.20 It is important to note that multiple amended plans have been submitted throughout this process in order to enable a better, more sympathetically designed building. Changes have included; reducing the size of the proposals, removing balcony areas from the front and placing these to the rear, changes to the window locations and sizes in order to create a more symmetrical approach to reflect surrounding buildings in the area, finally windows are now vertically running at ground floor level to help complement other nearby commercial street frontages. CDC's Conservation Officer has been consulted on the proposals throughout the planning process, and provides the below comments on the latest version of plans:
- a) *Whilst ashlar cills, course walling stone and grey aluminium frames are proposed and are acceptable, I consider that conditions should be attached to require prior approval of detailed drawings of windows and surrounds at a scale of at least 1:10 to ensure:*
 - *Frames are suitably recessed behind the elevation*
 - *Ashlar window heads (or suitable alternative) are used*
 - *Method of opening of windows*
 - b) *I have some concerns about the square, undivided windows at 2nd floor level but this should be acceptable, provided that the frames are suitably recessed*
 - c) *The Court Lane elevation is now wholly blind (apart from a door) and, whilst this is fine whilst the iron staircase is in front of it, it would be rather bland if the staircase were ever removed.*
 - d) *The proposal now includes "ashlar gutter coursing". Whilst this is welcomed in principle, no indication is given of the detailed design and so prior approval of design should be required by condition'.*
- 9.21 In regards to the reduction in length of the proposed building which fronts on to Otley Street, the Conservation Officer considers this a big improvement as the impact on this listed building was his biggest concern. He now considers that the overall level of harm has been reduced from "Substantial" to "Less than substantial".
- 9.22 Whilst it is noted that the site as existing does somewhat add to the character and appearance of the area due to the greenery found on site, it is in officers opinion that this piece of land could be improved significantly if it was developed into a useable space. The windows at ground floor level on the north

elevation of Craven Court are false and therefore do not provide light or an active frontage to the street. By removing this dead frontage and creating an active one through the development of the proposals, it gives the opportunity to entice visitors into the street. The proposed have been reduced in size which will open up the views to the Grade II Listed Buildings at nos. 12 & 12A Craven Court. The attractive metal spiral staircase is to remain in situ, whilst this is not a heritage asset, it does in officers opinion, add to the character and appearance of the conservation area. It is considered that the proposals could add and improve the character and appearance of the area given its high quality design and that the proposals will bring a currently underused portion of land back into use.

- 9.23 Although the proposed building is large in scale and massing, it is considered to sit well within the established street scene and will reflect the two and three storey properties what currently exist on the street in size. The property will build on from Craven Court and will run along the street in a linear fashion, this will help keep the building rhythm somewhat symmetrical running up Otley Street. The proposed building will be stepped back from the public highway by approximately 1.5m; this will allow a footpath for pedestrians to the front of the property. The proposed site plan submitted shows the built up nature of the surrounding area, a development here would not appear inappropriate when looking at the site in this context.
- 9.24 A key aim of design is to create developments that are not only interesting and attractive but look at retaining and enhancing local distinctiveness and provide pleasant places to live whilst strengthening the community feel of a town or a village.
- 9.25 The proposed materials consist of slate roofs, ashlar gutter coursing, glazing with aluminium frames in grey, course walling stone and ashlar sills. The proposed pallet of materials include elements of what currently exists, and more modern elements in the form of aluminium grey windows. The proposals although contemporary in style and design, do attempt to include features and designs which can be found throughout Otley Street. It is considered that the proposals are a good mix of contemporary and traditional and will sit well within this location.
- 9.26 In this case it is considered that the 'Less than substantial harm' that could be caused by the proposals would be outweighed by the potential benefits that the development could bring to the area. This would be in the form of economic, social and housing benefits. It is also considered that the proposals would be appropriate in the context of the area and would not appear incongruous or overly dominant in the general context of this site.

Impact of development on neighbouring properties.

- 9.27 The National Planning Policy Framework states that Local Planning Authorities should seek to achieve a good standard of amenity for all existing and future occupants of land and buildings. The General Development Principles of the Local Plan also states that all development should protect the amenities of neighbouring residents and occupiers.
- 9.28 The nearest dwellings to the application site are properties to the north on Otley Street (including nos. 25, 25A, 23, 21, 21A, 19, 17, 15). To the west nos. 18 & 20 Otley Street. To the south nos. 12, 12A, 11A, 10, 9A, and to the east The Old Courthouse.
- 9.29 Properties to the north of the application site will be impacted by the proposals visually as the proposed building is to extend out from Craven Court, and be set back by approximately 1.5m from the public highway opposite these dwellings. This type of separation distance reflects what currently exists further down Otley Street and is very typical for the area. A number of windows are proposed within the northern elevation of the property, at ground floor level overlooking is not considered to be a concern as the front of the property will be in retail use, it is also not a concern at second floor level as the neighbouring properties opposite are just 2 storeys in height and therefore the windows at second floor level would not look directly into rooms, but would look out over the roofs of these properties. Any views into these properties would be at an angle. At first floor level 8 windows are proposed within the northern elevation of the property, although they will have direct views into the neighbouring properties

these windows reflect the scale and size of the windows found within the neighbouring dwellings, and therefore are not oversized or unsympathetic to this. There will also be a separation distance of approximately 6m between the application site and these dwellings. A distance like this is very common between properties in areas like Otley Street and the proposals do reflect what currently occurs in this area and therefore, this would not give significant grounds for a refusal.

- 9.30 In regards to overshadowing it is not considered that the proposals will impact on any significant loss of light to these neighbouring properties, the effect will be similar to that further down Otley Street between properties 12, 14, 18 and 7, 7a, 9, 11, 13 and 15. The overshadowing should only fall within the public highway. Therefore it is not considered that there are any significantly adverse impacts on these neighbouring properties, which would give cause to recommend that the proposals are refused.
- 9.31 Properties to the west of the application site nos. 18 & 20 will be impacted visually from the proposals as their outlook will change significantly, however, as the proposals to the west will be 2 storeys in height and will match/be lower in height than what currently exists at these neighbouring properties, it is not considered that the proposals are too large in scale and size. The proposed property will be in close proximity to these neighbouring dwellings however, there will be a separation distance of approximately 3m. It is also important to note that only 2 windows are proposed within the western elevation of the proposed development. The window at ground floor level will look down the access road off of Otley Street; the second window is located within the alcove study area of apartment 2. This is not a habitable room and therefore it is considered that there will be no concerns in regards to overlooking. Whilst it is acknowledged that there will be overshadowing during the morning hours, by mid-morning/early afternoon this should have disappeared. It is therefore considered that although there will be some impacts on these neighbouring properties; it is not considered this would be significant enough to recommend that the application is refused.
- 9.32 Properties to the south of the application site at ground floor level will not be impacted by the proposals as the windows provided at this level are false and therefore do not provide any visual amenity or light into their businesses. At second floor level however, it is noted that the proposals would block up 8 small windows which do provide some light into the units. Upon visiting the site it was clear to see that Craven Court is very open and attracts a lot of natural light through the transparent roof. To the front of the units upstairs there is a large amount of glazing used which does allow a light to stream into the units. It is therefore in officers opinion that the proposed loss of light is not significant enough to recommend that the proposals are refused.
- 9.33 The Old Courthouse, located to the east of the application site will be impacted visually by the proposals as there will be a physical change to the appearance of the area, if the proposals are developed. However, as the proposals have been stepped back by approximately 3.8m, this has increased the separation distance between both of these properties. The spiral staircase will be retained and therefore will provide some screening and a physical barrier between the new building and The Old Courthouse. The neighbouring property will not be impacted in regards to overshadowing, and although a significant amount of glazing is proposed within the eastern elevation of the proposals, this will not be into a habitable room and instead will be providing light into a stairwell. It is therefore considered that there are no concerns in regards to overlooking.
- 9.34 It is therefore considered that the proposed development would not result in any significantly adverse impacts on neighbouring properties privacy or amenity which would warrant a refusal. Therefore the proposal is deemed to be in accordance with the requirements of the National Planning Policy Framework and the general development principles of the Local Plan.

Highway issues

- 9.35 Saved Local Plan Policy T2 is permissive of development proposals that are appropriate to the highway network where, amongst other things, they do not generate traffic volumes in excess of the capacity highway network; any new or greater use of an access onto a primary, district or local

distributor road is acceptable in terms of design and road safety; and, regard is paid to the highway impact and potential for improvement to the surrounding landscape.

9.36 The proposal is not seeking to provide car parking spaces for the development however, the application site is located in a highly accessible and sustainable location. It is therefore not essential that parking be provided as there is no policy requirement for dedicated parking to be provided as part of the proposals. Equally the most recent NYCC Highways (interim) parking standards do not require parking for residential development in 'central urban areas with good accessibility to all services'. Whilst it is acknowledged that within this interim guidance spaces are to be provided for town centre/neighbourhood shops, it is considered in this instance that due to the close proximity of the town centre car park at Jerry Croft, the lack of available space on Otley Street for car parking spaces and that no car parking spaces have been provided at any other business on this street, that in this context not providing any car parking spaces for the proposed A1 use is acceptable. Furthermore section 9 of the NPPF contains guidance on transport and land use planning, including the promotion of sustainable transport choices and reducing travel by car.

9.37 NYCC Highways have reviewed the submitted information and state that:

'We are concerned about the proposed lack of parking, but could not sustain an objection to this in this town centre location. Therefore there are no local highway authority objections to the proposals'.

9.38 The NPPF advises at paragraph 109 that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. In conclusion, it is considered that the proposal accords with the policy requirements of Saved Policy T2 of the Local Plan and the guidance contained within the NPPF and is therefore considered to be acceptable in terms of highway safety.

9.39 Conclusion

9.40 In conclusion, it is accepted that the proposals could provide 'Less than substantial harm' to Skipton Conservation Area and nearby Listed Buildings however, the proposals would provide an efficient use of a currently underutilised portion of land that is within development limits, it would provide a portion of housing in the town centre of Skipton, it would provide retail units within the Core Retail Area, and it would provide economic benefits in the form of jobs both in the construction of the site and in the finished retail units, and from the end users of the properties.

9.41 Paragraph 11 of the NPPF advises that LPA's should be approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

9.42 On balance, it is considered that there are no adverse impacts arising from the amendments that would significantly and demonstrably outweigh the overarching presumption in favour of sustainable development contained within paragraph 11 of the NPPF, and therefore there are no grounds to withhold planning approval.

10. Recommendation

10.1 Approve with Conditions

Conditions

Time Limit for Commencement

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

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990.

Approved Plans

- 2 This permission relates to the following plans:
 - Site Figure Ground - Drawing No. 0200 Rev P00, received 9th May 2018;
 - Existing Site Plan - Drawing No. 0201 Rev P00, received 9th May 2018;
 - Existing Context Elevations - Drawing No. 0210 Rev P00, received 9th May 2018;
 - Existing Context Elevation - Court Lane - Drawing No. 0211 Rev P00, received 9th May 2018;
 - Existing Context Elevations WEST - Drawing No. 0212 Rev P00, received 9th May 2018;
 - GF Plan - Drawing No. 0301 Rev P01, received 21st September 2018;
 - FF Plan - Drawing No. 0302 Rev P02, received 21st September 2018;
 - SF Plan - Drawing No. 0303 Rev P02, received 21st September 2018;
 - Proposed Roof Plan - Drawing No. 0304 Rev P02, received 21st September 2018;
 - Proposed Site Plan - Drawing No. 0304 Rev P01, received 21st September 2018;
 - Proposed Otley Street Elevation - Drawing No. 0310 Rev P02, received 21st September 2018;
 - Proposed Court Lane Elevation - The Square - Drawing No. 0311 Rev P02, received 21st September 2018;
 - Proposed West Elevation From Back Otley Street - Drawing No. 0312 Rev P01, received 21st September 2018;
 - Proposed South Elevation - With Section Through Existing Wall - Drawing No. 0313 Rev P01, received 21st September 2018;
 - Proposed Section Through Apartment 1 - Drawing No. 0320 Rev P01, received 21st September 2018;
 - Proposed Section Through Apartment - Drawing No. 0321 Rev P01, received 21st September 2018;
 - Daylight/Sunlight Report, received 21st September 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 Authority) Local Plan and the National Planning Policy Framework.

Before you Commence Development

- 3 Odours from the food premise/s shall not be noticeable in any of the neighbouring residential properties in the vicinity at any time. The applicant should be required to carry out an Odour Management Plan which demonstrates how odours from the proposed food premises are to be controlled; the Odour Management Plan should be submitted to and approved in writing by the Local Planning Authority before the use is commenced and thereafter implemented and retained in accordance with the approved plan.

Reason: To safeguard the living conditions of neighbouring residents particularly with regard to the effects of odours.

- 4 Prior to commencement, a fully detailed scheme for the sound insulation of the residential buildings against internally and externally generated noise shall be submitted to and approved in writing by the Local Planning Authority, the approved works shall be implemented prior to the occupation of the buildings and thereafter permanently retained.

The sound insulation works should be engineered so the dB levels within the residential buildings adhere to BS8233:2014 Guidance on 'Sound Insulation and Noise Reduction for Buildings' (See table 4, page 24).

Reason: In order to ensure that no undue disturbance is caused to individual occupants by the transmission of airborne and impact sound.

- 5 Prior to first use, details of the following shall be submitted and approved in writing by the Local Planning Authority:

- Ashlar gutter coursing.

Reason: To ensure the use of appropriate materials which are sympathetic to the character and appearance of Skipton Conservation Area, surrounding buildings and the street scene in the interests of visual amenity.

Before the Development is Occupied

- 6 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until detailed drawings of windows and surrounds at a scale of at least 1:10 have been submitted to and approved in writing by the Local Planning Authority. Such details shall include their design, materials (including sill and lintel treatments), finishes, colour treatment, reveals and opening profile. The windows shall be installed in accordance with the duly approved details before any of the ground floor units/apartments hereby approved are first occupied, and shall be retained as such thereafter.

Reason: To ensure the use of appropriate materials which are sympathetic to the character and appearance of Skipton Conservation Area, surrounding buildings and the street scene in the interests of visual amenity.

Ongoing Conditions

- 7 All roof lights shown on approved plans shall be of a 'conservation style' to sit flush with the roof surface and shall not protrude from the roof plane.

Reason: To ensure a sympathetic relationship with the character and appearance of the host building and the Skipton Conservation Area.

Informatives

1. During construction there is a potential for noise nuisance to nearby residential properties.

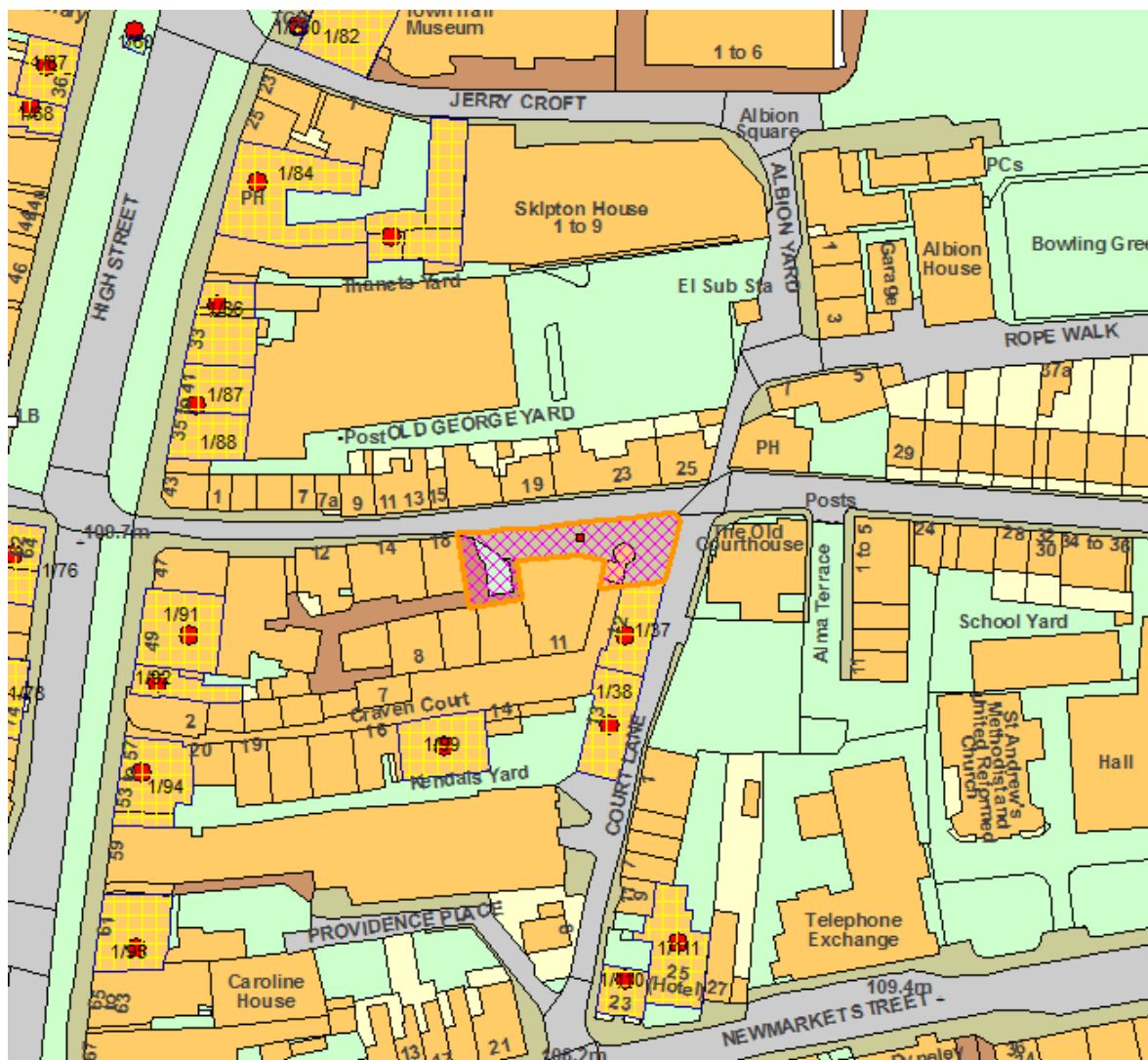
Operating times for construction should be limited to:

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

2. 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.

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 paragraph 38 of the NPPF.



Application Number: 2018/19308/FUL

Proposal: Removal of existing planting and metal staircase and erection of new development comprising ground floor retail unit (Class A1) and 4 no. apartments with reconfiguration of public space and entrance to shopping centre.

Site Address: Land Adjacent To Craven Court Shopping Centre, Otley Street, Skipton, BD23 1FA

On behalf of: Vale Real Estate

REPORT TO PLANNING COMMITTEE ON 20th November 2018

Application Number: 2018/19487/FUL

Proposal: Proposed development of 3 no. two bedroom timber holiday lodges including associated parking spaces

Site Address: Land To South Of Throstle Nest Farm, Woodside Lane, Cononley, BD20 8PE.

On behalf of: Mr & Mrs John & Margaret Wilson

Date Registered: 28th June 2018

Expiry Date: 23rd August 2018

Case Officer: Mr David Coates

This application has been brought before the Planning Committee at the request of Cllr Brown.

1. Site Description

1.1 The application site is on a sloping valley side to the southwest of the main group of buildings forming Throstle Nest comprising a residence and bed and breakfast business. There are boundary trees to the south west and North West and single/group of trees on the opposite side of the access road on the continuation of the valley side down to the valley bottom. Throstle Nest is located approximately 250m down from the highway where there are detached dwellings dotted along the road.

1.2 The application site has views across the Aire Valley and equally the upper part is visible from the A529, railway and the eastern side of the valley.

2. Proposal

2.1 The proposal is to place 3 caravan/lodges on part of the land with associated parking. It would involve some excavating into the hillside to set down the lodges and a parking area for 4 cars would be next to the existing access road.. The current scheme follows discussions and variations to the proposal since it was submitted.

3. Planning History

3.1 None relevant

4. Planning Policy Background

4.1 Saved policies ENV1 and ENV2 seeks to protect the quality and character of the countryside and provides criteria for small scale development. Saved policy EMP16 permits new static and chalet development subject to criteria including screening, scale of development, standard of design and access to the highway. EMP19 seeks to limit occupation to avoid permanent residential use.

4.2 The NPPF provides advice on sustainable development. Paragraphs 83 advises supporting a prosperous rural economy. Paragraph 170 advises on contributing to and enhancing the natural and local environment including the intrinsic character and beauty of the countryside.

5. Parish/Town Council Comments

5.1 The Parish Council responded on 10 July 2018. It objects for the following reasons:

1. The proposed development is outside the Cononley development area and is in conflict with the Local Plan.
2. The proposed timber lodges are not in keeping with the large majority buildings within Cononley and Cononley Woodside which are of stone and will have a detrimental effect upon the visual impact of the locality.
3. The proposal is in effect a holiday park.
4. The increase in traffic volume will have an impact on the already, at peak rush hour times, congested and dangerous Woodside Lane.
5. Visibility to the right on exiting the property onto Woodside Lane is poor for a right hand turn; oncoming vehicles are often travelling at speed

6. Consultations

6.1 Environmental Health responded on 10 and 12 July 2018.

- It finds no contaminated issues
- Suggests conditions be imposed relating to construction operating times
- The existing private water supply should be sufficient to cater for the increased use.

6.2 The Highway Authority responded on 5 November 2018 raising no objections.

7. Representations

7.1 11 notification letters were posted to neighbours. One representation has been received indicating the proposal would positively increase tourism to increase revenue for local shops and public house; and there would be no impact on the environment.

8. Summary of Principal Planning Issues

8.1 The main issues are:

- Principle of Development
- Landscape Character
- Highway Access.

9. Analysis

Principle of Development

9.1 Throstle Nest is an existing bed and breakfast business. It is located in the open countryside but in principle both the saved Local Plan policies and NPPF support tourism development subject to meeting criteria.

Landscape Character

9.2 The application site is located on the lower part of the western side of the Aire Valley which is a broad river valley. Its character is detailed in the NYCC Landscape Classification as being within the landscape sub-type 31 (Settled, Industrial Valleys). It advises there is scope to manage, strengthen and thicken hedges as well as conserve existing key habitats and landscape features.

9.3 The existing boundary trees and hedges form important elements of the landscape with fields largely open and existing sporadic dotting of housing. There is a link between development and tree groups. In this particular application the proposed lodges would have some associated visual and physical link to the existing tourism accommodation at Throstle Nest, however there was concern that the initial scheme for proposed lodges could be prominent when viewed from the opposite side of the valley and/or railway. In addition, the Council's Tree Officer expressed concern regarding the extent

of excavations proposed in close proximity of the existing trees which are an important landscape feature. As a result of subsequent discussions and negotiations, the scheme has been varied so that there is now less excavation and the lodges have been repositioned further away from the trees.. Whilst the applicants suggest the timber finish would weather down, the extent of glazed area would remain irrespective of the weathered timber effect, especially when internally lit. In mitigation, the weathered timber would assist, however there is scope on land within the applicant's ownership to introduce further screening by extending landscape features to reduce the landscape effects to help link in the proposal to the existing buildings and the wider landscape setting.

Highway Access

- 9.4 Although comments have been raised regarding highway access, the Highway Authority has not raised any objections. The existing tarmac road extends from the highway up on the valley side, down to the application site and beyond to Throstle Nest itself, and the level of increase in traffic movements is not considered to be unacceptable in highway safety terms.

Conclusion

- 9.5 The proposed lodges by reason of their location together with proposed screening would contribute to the economic vitality of the rural economy but could be assimilated into the landscape. There would be no adverse effects on highway safety and would accord with saved policies ENV1 + ENV2, EMP16 of the Local Plan and paragraphs 83 and 170 of the NPPF.

10. Recommendation

- 10.1 Approve with Conditions

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 This permission relates to the following plans:

Drawing no. 447-01 Received by the Council on 28 June 2108
Drawing no. 447-03 rev C Received by the Council on 18 October 2018
Drawing no. 447-04 rev C Received by the Council on 18 October 2018
Drawing no. 447-05 rev C Received by the Council on 18 October 2018

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

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

Before the Development is Occupied

- 3 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, prior to the development being occupied, a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, species, siting, planting distances and the programme of planting of trees, hedges and shrubs. The duly approved landscaping scheme shall be carried out during the first planting season thereafter and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of

Ongoing Conditions

- 4 The units hereby approved shall only be occupied as short term holiday accommodation and shall not used or occupied as permanent residential units at any time.

Reason: for the avoidance of doubt as the site is not a location where permanent residential accommodation would be permitted.

- 5 Prior to the caravan/lodges units being brought onto site, details of the external treatment of the units shall be submitted to and approved in writing by the local planning authority and carried out in accordance with the approved details prior to the units being occupied and shall thereafter be retained.

Reason: To ensure appropriate standard of external treatment to the approved units

Statement of Positive Engagement:

In dealing with this application Craven District Council has sought to approach the decision making process in a positive and creative way, in accordance with the requirements of paragraph 38 of the NPPF.



Application Number: 2018/19487/FUL

Proposal: Proposed development of 3 no. two bedroom timber holiday lodges including associated parking spaces

Site Address: Land To South Of Throstle Nest Farm, Woodside Lane, Cononley, BD20 8PE,

On behalf of: Mr & Mrs John & Margaret Wilson

REPORT TO PLANNING COMMITTEE ON 20th November 2018

Application Number: 2018/19635/FUL

Proposal: Proposed rebuilding of derelict property formerly known as 'Marywood Moss House' to form new dwelling.

Site Address: Nutstile House Farm, Langber End Lane, Ingleton, LA6 3DT

On behalf of: Mr Mark Brennand

Date Registered: 2nd August 2018

Expiry Date: 27th September 2018

Case Officer: Mr David Coates

This application is brought before the Planning Committee at the request of Councillor Lis following a request for a site visit at the October Planning Committee.

1. Site Description

- 1.1 The application site comprises a semi-derelict stone barn close to the highway but in open countryside to the east of Ingleton. It has no roof or side walls which are almost entirely fallen down. The northern gable is partially fallen down, but the southern gable is largely intact.

2. Proposal

- 2.1 The description provided is the proposed rebuilding of derelict property to form a new dwelling. The resultant building is described as retaining existing features, floor levels, and door heights

3. Planning History

- 3.1 None

4. Planning Policy Background

- 4.1 Saved policy H8 permits conversion of traditional rural buildings subject to criteria including that '*the building is shown to be structurally sound and capable of proposed re-use without major re-building*'. Paragraph 79 of the NPPF seeks to avoid development of isolated homes in the countryside unless the proposal accords with one of 5 exceptions.

5. Parish/Town Council Comments

- 5.1 Ingleton Parish Council was consulted on 21 August 2018 and re-consulted on 5 September 2018. No response has been received.

6. Consultations

- 6.1 The local Highway Authority highlights the existence of a footpath.
- 6.2 Environmental Health responded on 21 + 28 August 2018 indicating there are no environmental protection or land contamination issues.
- 6.3 National Grid responded on 13 September 2018 with no objections.
- 6.4 The North Riding Ramblers responded on 6 September 2018 indicating that a public right of way would be within the garden area of the proposed dwelling.

7. Representations

- 7.1 A site notice dated 31 August 2018 was erected on site and 2 neighbours were notified by letter.
- 7.2 One letter has been received offering support of the local applicants who live and work in the area.

8. Summary of Principal Planning Issues

Principle of Development

9. Analysis

Principle of Development:

- 9.1 The site is located in open countryside. The nearest property is Greenlands Farm which is 140m away. The applicant concedes that 'the building' is derelict and the proposal is in fact a new build, however seeks the new build dwelling to have the appearance of a stone barn i.e. a barn conversion. No supporting structural survey has been submitted neither has a case been forwarded for any essential work.
- 9.2 Paragraph 79 of the NPPF provides very explicit advice whereby isolated dwellings in the open countryside should be avoided unless at least one of 5 circumstances apply;
- Essential Need for Rural Worker
 - Optimal viable use of a heritage asset
 - Re-use redundant or disused buildings
 - Sub-division of existing residential dwellings
 - Design of Exceptional Quality
- 9.3 Looking at each of these criterion in turn, (a) no case for an essential worker has been submitted and the proposed dwelling would in effect be an open market dwelling unfettered by any occupancy conditions. (b) The structure is not subject to any designation and is not therefore a heritage asset. (c) The current state of the former barn means that it fails to meet the definition of a building, and is simply a derelict former building and in addition, the application details how the proposal is a new build and not a conversion or re-use. (d) No existing dwelling exists and the sub-division criterion does not apply. (e) The proposal is not truly outstanding or innovative.
- 9.4 In terms of saved policy H8, the structure is not a building and therefore policy H8 does not apply because this policy only relates to re-use of buildings in the open countryside. Even if the structure was a building, no structural survey has been provided to establish that 'the building' is capable of conversion without major re-building as required by this saved policy.
- 9.5 Overall the proposal is tantamount to a new build unfettered dwelling on the footprint of a derelict barn. It fails to meet any of the required criteria and in the absence of any evidence to the contrary is a departure from the Development Plan and paragraph 79 of the NPPF. The proposal fails to meet fundamental planning principles.
- 9.6 Although the resultant dwelling would give the appearance of a barn conversion, this does not outweigh the clear and overwhelming policy advice highlighting against new dwellings in the open countryside.
- Conclusion
- 9.7 The proposal is in effect a new build house on the site of a former derelict barn. There is no policy support for new build dwellings in the open countryside, and although the resultant building would have the appearance of a barn conversion, it fails to meet the advice and requirements of paragraph 79 of the NPPF.

10. Recommendation

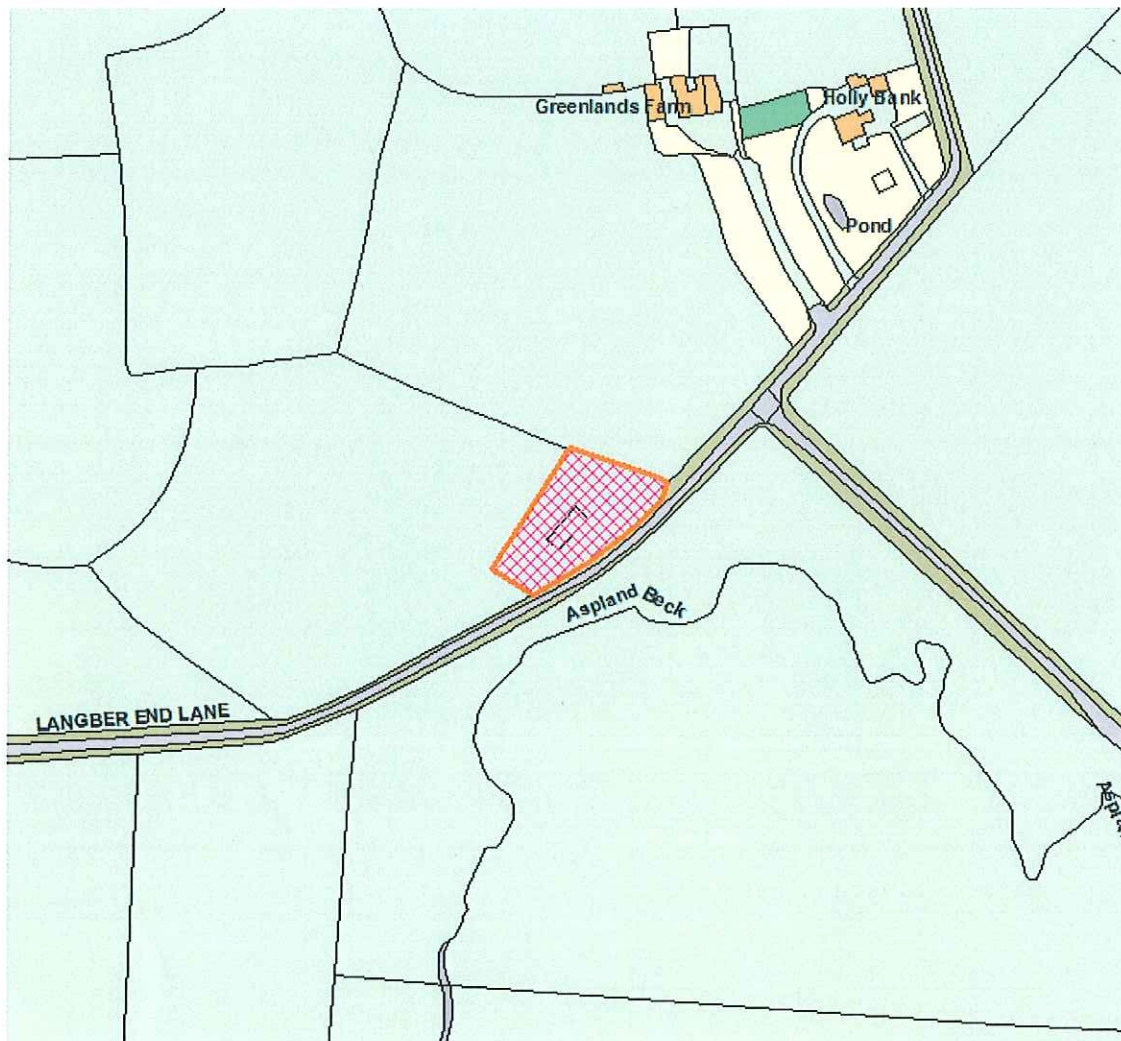
10.1 Refuse

Reasons for Refusal

In the absence of information to the contrary, the proposal is a new build dwelling in an isolated location in the open countryside for which no justification has been put forward and is therefore contrary to paragraph 79 of 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 and creative way, in accordance with the requirements of paragraph 38 of the NPPF.



Application Number: 2018/19635/FUL

Proposal: Proposed rebuilding of derelict property formerly known as 'Marywood Moss House' to form new dwelling.

Site Address: Nutstile House Farm Langber End Lane Ingleton LA6 3DT

On behalf of: Mr Mark Brennand

REPORT TO PLANNING COMMITTEE ON 20th November 2018

Application Number: 2018/19508/FUL

Proposal: Extension of existing caravan site for a further 38 static caravans, 10 camping pods and a multiuse sports court area, formation of new road layout and associated works.

Site Address: Tarn Caravan Park, Stirton, BD23 3LQ

On behalf of: Partingtons Holiday Centres Ltd

Date Registered: 9th July 2018

Expiry Date: 8th October 2018

Case Officer: Andrea Muscroft

Planning Committee members deferred a recommendation on this proposal to allow further information to be provided with regards to highway, drainage, lighting concerns. Following the receipt of additional information the following report has been updated.

1. Site Description

- 1.1 Tarn Caravan Park is located close to the Yorkshire Dales National Park boundary, in open countryside between the north-western outskirts of Skipton and the hamlets of Stirton and Thorlby.
- 1.2 The caravan park occupies rising land to the north of White Hills Land and to the east of the private drive to Tarn House Hotel. It presently comprises of 260 static caravans, 12 twin units and 32 touring caravans split between two areas with an open area of grassland that forms an informal recreation/amenity area. This area is the subject of this application.
- 1.3 The majority of the site boundaries consist of trees/shrubs which provide a level of screening.
- 1.4 The application site is located outside of any identified development limits and therefore lies in open countryside as defined by the 1999 Local Plan.

2. Proposal

- 2.1 The application is seeking planning permission for the siting of 38 static caravans, 10 camping pods, a multiuse sports court area, formation of new road layout and associated works.
- 2.2 The static caravans would measure approximately 13m x 4m and would be clad in Canexl.
- 2.3 The camping pods would measure approximately 3m x 4m and would be constructed using natural certified Nordic pine/Scandinavian spruce.
- 2.4 Each pod would provide lounge/bedroom, kitchen area and bathroom.
- 2.5 The multiuse sports court would measure approximately 30m x 15m and would be enclosed by a 3m PVC coated chain-link fence.
- 2.6 The proposal also includes proposed 13 bollard lighting within the proposed camping area.

- 2.7 In addition, the proposal seeks to retain an area of wild meadow within the centre of the caravan and camping pods.
- 2.8 **Officer Note:** The agent has confirmed that the lights along the main road to the site will be removed. This element has been therefore removed from the proposal.
- 2.9 **Officer Note:** No alterations are proposed to the existing road leading off White Hills Lane to the caravan park. Nor are any alterations proposed to the existing boundary treatments.
3. Planning History
- 3.1 SN 3195/1: Use of 3 hectares (7.5 acres) of land as a caravan park, permission granted 1 July 1965.
- 3.2 SN 3195/2: Use of 7.7 hectares (19 acres) of land as a caravan park, permission refused 1 July 1965.
- 3.3 5/65/6 – Approval of details of layout, toilet block, sewage treatment plant (temporary), tree planting scheme and other matters reserved by conditions of outline consent SM 5050 – Approved February 1975.
- 3.4 5/65/10 – Garage and storage of chemicals for water supply and watercourse apparatus – Approved March 1973.
- 3.5 5/65/15 – Approval of details of site layout, toilets, site manager's residence and office, tree planting and other matters reserved by conditions of outline consent SM 5050
- 3.6 5/65/17 – Extension of mains water supply from YW to serve Tarn House Caravan Park – Approved July 1976.
- 3.7 5/65/101 – Construction of internal road for emergency use of Tarn Caravan Park – Approved June 1992.
- 3.8 5/65/101/A – Extension to existing caravan park (for 32 static holiday pitches and 21 touring pitches) construction of new road and landscape proposals – Refused March 1995.
- 3.9 5/65/101/B – Extension to existing Caravan Park to provide 'overflow area' for additional touring caravans – Refused December 1995.
- 3.10 65/2004/4185 – Construction of swimming pool, sauna and solarium – Approved June 2004.
- 3.11 65/2004/4186 – Siting of 12 static holiday units (6 single and 6 twin) – Approved July 2004 (Subject to S106 Agreement).
- 3.12 65/2006/6439 – Siting of 12 twin unit caravans – Approved July 2006.
4. Planning Policy Background
- 4.1 Paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that development proposals are determined in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan for Craven comprises the saved policies of the Craven District (Outside the Yorkshire Dales National Park) Local Plan 1999 (the 'CDLP').
- 4.2 The Emerging Local Plan (ELP) that would cover the period up to 2032 has now been submitted for examination. Notwithstanding this, the ELP is not the adopted development plan for the district. However, the submission draft is considered to be sound and the policies are consistent with the NPPF.

- 4.3 **Saved Policies in the Craven District (Outside the Yorkshire Dales National Park) Local Plan 1999.**
- 4.4 ENV1- Development in the Open Countryside.
- 4.5 ENV2 – Requirements for Development in Open Countryside.
- 4.6 ENV18 – Light Generating Development.
- 4.7 EMP16 – Static Caravans and Chalets.
- 4.8 EMP17 – Camping and Touring Caravan Sites.
- 4.9 EMP18 – Permanent Buildings and Camping, Caravanning and Chalet Developments.
- 4.10 EMP19 – Occupancy Conditions.
- 4.11 T2 - Road Hierarchy
- 4.12 **Submission draft Local Plan 2018.**
- 4.13 ENV1- Countryside and Landscape
- 4.14 ENV3 – Good Design.
- 4.15 ENV4 – Biodiversity
- 4.16 EC4 - Tourism.
- 4.17 INF4 – Parking Provision.
- 5. Parish/Town Council Comments
- 5.1 **Stirton with Thorlby Parish:** Object to the proposal for the following reasons:
- 5.2 The Design & Access Statement considers an increase of 15% as negligible. This is 15% of a large number, currently 304 units, and constitutes an increase of 48 units. This is equivalent to the number of dwellings in the hamlets of Stirton and Thorlby, doubling the number of residential units in the Parish something that the parish does not consider negligible.
- 5.3 It is also recommended that the area of land which is to be incorporated into the Park is taken into consideration. This will be in the region of 30% of the current Park size, a substantial increase.
- 5.4 The Design and Access Statement fails to mention Stirton with Thorlby Parish, which shows a lack of both respect and understanding of the people affected by this proposal. The applicants prefer to refer to the site as being on the 'outskirts of Skipton/on the northern edge of Skipton' (Design and Access statement 4.0). Stirton with Thorlby is a rural parish, its hamlets and Tarn House Caravan Park only being accessible via narrow country lanes with the national speed limit. The aerial photographs in paragraphs 1.0 and 4.0 clearly show that Tarn House Caravan Park lies outside Skipton in open countryside. They also show how large the proposed Park would be in comparison to our hamlets, it appears substantial even when compared with Skipton.
- 5.5 The application acknowledges that the site falls outside the development limits on the CDLP Proposal Map (Paragraph 2.4 Design and Access Statement) and there is a potential conflict with Saved Policy ENV1. This development may not be considered to be 'sporadic' but ENV1 also refers to allowing 'small scale development'. The caravan park is already big in comparison to our hamlets (in the region of 6 times larger when comparing 'residential' units)

and this is a proposal to make it even bigger. If the application is not to be considered sporadic then the overall size of the resulting Park then comes into focus. The aerial maps show that it will not be a small scale development. It will not help to maintain or enhance the landscape character or bring clear benefits to our parish (Policy ENV1).

- 5.6 One thing the proposed development would bring to our parish is more traffic putting pressure on the rural access roads. With all the proposed units fully occupied and allowing for modest vehicle use of one return journey this would be in the region of 100 extra journeys per day. This is in addition to the traffic already generated by the other 272 permanent units on the Park and the touring caravans. Saved Policy ENV2 requires that the access roads be able to accommodate this extra traffic, in our opinion that is not the case particularly when the new development at the Raikes Road/Whitehills Lane junction is fully occupied. This issue and the suitability of the private access road linking the public road with the caravan park will be addressed in detail later in this response.
- 5.7 In Paragraph 2.4 of the Design and Access Statement it is claimed that the proposed units comply with Policy EMP16 and “the units enhance the character and appearance of the countryside setting”. The same Policy EMP16 Paragraph 16.1 also states that “static caravans can be obtrusive and therefore difficult to blend into the countryside on a year round basis”. It goes on to say that “whilst chalets may be preferable due to durability, design and greater ease of assimilation into the landscape, they can still detract from the scenic quality of the countryside” Units may be designed to minimise their impact on the countryside setting but they do not enhance it.
- 5.8 The NPPF offers support for ‘the provision and expansion of tourist and visitor facilities.....where identified needs are not met by existing facilities in rural service centres’. Tarn House Park at present already provides over 272 static caravan units/twin units for tourist use and an internet search shows that there is a range of other caravan parks within a short drive of Skipton. The claim that one reason for this new development is to expand diversity can also be questioned as Tarn House Caravan Park has reduced the diversity of their pitches in recent years. The Park Plan available to view on the Tarn House Website (www.partingtons.com/tarn-house-holiday-park.php) shows only 15 touring caravan pitches, reducing their stated provision by more than 50% from 32 to 15. An area previously designated for use by touring caravans now houses static caravans and the majority of the new units proposed for the new development will be static caravans.
- 5.9 There will be an inevitable increase in amount of traffic generated by the new development, including static caravans being moved on and off site. The new housing development at the top of Raikes Road will also bring more traffic. The lanes which run through the centres of Stirton and Thorlby are subject to the national speed limit and are narrow, the bends and blind summits making them particularly dangerous for vulnerable road users. A survey carried out by concerned Parish residents showed that, at that time, approximately a third of the traffic on Whitehills Lane was generated by the present caravan park. The approval of application 65/2016/17340 to extend the opening times of Tarn House Caravan Park has already permitted the Park to increase its ‘traffic contribution’ to our lanes. A further increase in traffic will be unacceptable.
- 5.10 The private access road from Whitehills Lane to the proposed development is outlined in red on the location plan implying that it is included in the application. It is our understanding that this road, as far as the junction with the Thorlby House driveway, is the property of Thorlby House, the Park having access rights. There has been no official notification clarifying the

situation so any comments regarding this area are based on the assumption that Tarn House Caravan Park has the right to make alterations.

- 5.11 This access road is lined for much of its length by mature, protected trees with little scope to widen it to allow free flow of traffic. Its junction with Whitehills Lane is hazardous. The lane below the junction is particularly narrow, with poor visibility because of the bend, and the junction lies on the side of a hill below a blind summit. Water pours down the lane when it is wet and it becomes particularly hazardous just above the junction in winter as it is a place particularly prone to ice formation. Vehicles which cannot proceed up the access road because of oncoming vehicles must wait outside the lodge house if there is room, if not, they wait on Whitehills Lane. The Ramblers, in their comments on this application, feel the internal access road is sufficiently busy to suggest the re-routing of the public footpath which runs along it. This access road is not suitable to accommodate yet more traffic. In addition, it passes the frontage of a residential property (Thorlby House Lodge) so an increase in vehicular and pedestrian use would cause further disturbance, by reason of noise and fumes, to the occupiers of that property and would unacceptably further reduce the level of privacy.
- 5.12 Static caravans being moved on and off the Park are transported via our lanes and the private access road with considerable difficulty. The large vehicles involved require an accompanying safety vehicle to assist and they must inch their way through the entrance gates often disrupting the flow of traffic on Whitehills Lane. The perception is that, in recent years, the caravans have become bigger and movements on and off site more frequent. A further 38 static caravans will inevitably increase the number of movements.
- 5.13 Details given regarding the camping pods are insufficient. They could be minimally equipped or marketed to attract those seeking a 'glamping' experience with more luxurious facilities and perhaps outdoor hot tubs. As they would be situated on a large caravan park with a multiuse sports court area, restaurant and bar it seems logical to assume they will be tending towards the 'glamping' experience. Their installation, along with a multiuse sports court area, will inevitably result in more noise and disturbance than at present. Even with a well-managed Park and considerate occupants staying in the camping pods, there will inevitably be increased 'noise from outdoor living'. Parish residents living close to the Park are already reporting disturbance from loud music. Sound travels easily in the countryside and so there is the potential for noise disturbance over a much wider area. There is concern that partying groups of people will be particularly attracted to the Park to rent the pods and make full use of the sports court and the other facilities. The Tarn House Park website refers to the Park's '...peaceful location' and goes on to say 'Our Holiday Home owners comment on the peaceful setting.' There is the potential that this development will alter the whole character and demographic of the park and consequently have a negative impact on the character of the whole neighbourhood.
- 5.14 A lighting assessment has been requested by the CDC Planning Office as the application involves significant new lighting. There is no information available to us giving any details. The present caravan park is already very noticeable at night and we are strongly opposed to any further lighting pollution. The lighting on the private access road has recently been changed. We question whether lights here are really necessary but particularly object to the installation of green spotlights shining up into the trees, presumably for decorative reasons. They are unnecessary, will be much more noticeable in winter and disturbing for residents in Bog Lane.
- 5.15 **Officers Note:** Previous details submitted with regards to the proposed external illumination along the main road to the site have been omitted from the proposal.

- 5.16 The official brown sign at the Whitehills Lane/ access road junction indicates that Tarn House Holiday Park is 500 yds along the private access road. The entrance to the Park is not at this junction and it should not be allowed to become commercialised. One of the original gate posts and some of the original railings still remain, as does the original Thorlby House Lodge, so this area has historic importance and its character should be retained.
- 5.17 Application 5/65/15 Condition 9 required Fields Nos 8044, 8533, 7431 and the remainder of Field No. 7818 to 'be made available to the occupants of caravans on the site for recreational purposes...' This was 'to ensure the provision of adequate open space for recreational purposes within the developers' own land.....' If this development is approved then the amount of open space available for the benefit of all the occupants of the Park will be significantly reduced.
- 5.18 **Officers Note:** It is acknowledged that this concern is of relevance. However, there have been significant changes to the holiday industry with regards to how visitors use caravan sites. Visitors are more mobile now and can stay for shorter periods thus the requirement for areas of land for recreational purposes is no longer considered an essential need. It is therefore considered that there is no planning justification to require the continued retention of this land for recreational purposes.
- 5.19 The current caravan park is inadequately screened, for example from some places on Whitehills Lane. If this development is given approval then it should be conditional on the provision of good screening throughout the year.
6. Consultations
- 6.1 **CDC Contamination Officer:** No known contaminated land implications regarding the proposed development.
- 6.2 **CDC Environmental Health Officer:** No objection to the proposal. Details relating to drainage/water supply would be controlled under the site licensing rules and regulations.
- 6.3 **Designing out Crime Officer:** No issues with regards the proposal.
- 6.4 **National Grid:** No objection but have provided a number of informatives with regards to ensuring that development would not impact on the existing high pressure gas pipeline.
- 6.5 **NYCC Highways:** No objection subject to conditions being imposed relating to visibility splays.
- 6.6 **Officer Note:** Further comments were received on the 17.10.2018 from NYCC Highways confirming that they have no objection and removing the requirement for a condition to be imposed relating to visibility splays.
- 6.7 **NYCC Public Rights of Way Officer:** No objection, but advice the applicant that no works are to be undertaken which would create an obstruction, either permanent or temporary, to the PROW that lies adjacent to the proposed development.
- 6.8 **Yorkshire Water:** No objection to the proposal.
7. Representations
- 7.1 The proposal was advertised on the 19th July 2018 in the Craven Herald and a Site Notice was posted adjacent to the site on the 13th & 23rd July 2018. In addition, notification letters were circulated to neighbouring properties. As a consequence of the publicity the Council received 5 letters of objection.

- 7.2 Local and National Policy.
Conflicts with local plan.
- 7.3 Visual Impact
Out of keeping with the character of the area.
Over development.
Proposal would result in more units than houses in the hamlet.
- 7.4 Amenity Impact
Concern that the multi sports area would increase noise nuisance, recommend a condition restricting any external speakers.
Close to adjoining properties.
Concern over light pollution.
Concern over the loss of privacy and noise nuisance due to increase traffic.
- 7.5 Highway Issues
Inadequate parking at the top of the site due to the hotel filling parking areas with caravans/cabins for sale.
Inadequate access.
Increase in traffic.
Concerns over vehicles queuing along White Hills Lane.
It is not clear whether the owners of the track would grant approval for any re-alignment, modification and upgrade.
- 7.6 **Officer Note:** The only changes to the existing track is that it would connect to the proposed track that would serve the proposed pods/caravans and multiuse sport area.
- 7.7 Recommend that if approved that the owners of the caravan park contribute a substantial amount of money towards a pedestrian footpath that would link the caravan site to the recently installed footpath at Higher Raikes.
- 7.8 Other issues.
Increase danger of flooding.
Increase in pollution.
Camping pods would not have the same control as existing units.
Request better signage to reduce site visitors calling for directions.
No objection to the additional 38 caravans, but recommend no further expansion of the site.
Information missing from plans and misleading (e.g. land ownership).
More open space needed on development.
Concern over the potential impact on local ecology.
No details ref proposed changes to the drive way are mentioned.

- 7.9 **Officer Note:** No changes are proposed to the existing access of either White Hills Lane or the track leading to the application site.
- Concern that when delivering the caravans damage may occur to our property.
- Representation has also been received from the Ramblers and Designing out Crime Officer (DOCO). Their comments have been summarised below:
- 7.10 Ramblers
- The drive is also part of PROW 5.37/7 and although this length is not affected by the present application it will increase the amount of traffic using the drive which at times is quite busy. It would benefit both walkers and the users of the Park, both on foot or in a vehicle if the PROW could be taken off the drive and either the verge widened to accommodate this or the right of way diverted into the field to the west.
- 7.11 Designing out Crime Officer
- In relation to designing out crime, there are no issues.
8. Summary of Principal Planning Issues
- 8.1 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. The NPPF makes clear that, for decision taking, this means:
- 8.2 Approving development proposals that accord with an up to date development plan without delay; or
- 8.3 Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless;
- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or*
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*
- 8.4 Having regard to the relevant national and local planning policies, the site's designation within the CDLP, the representations received and the nature of the development applied for, it is considered that the main issues in this case are:
- 8.5 The principle of development on the site.
- 8.6 The development's effects on the rural countryside.
- 8.7 The development's impact on the amenity of surrounding occupiers.
- 8.8 The scheme's effects on highway safety.
- 8.9 Other issues.
9. Analysis
- 9.1 **Policy context**
- 9.2 Paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2 of the NPPF make clear that development proposals are to be determined in accordance with the development plan unless material considerations indicate otherwise. At the present time, the statutory development plan for Craven comprises the saved policies of the Craven District (Outside the Yorkshire Dales National Park) Local Plan 1999 (the 'CDLP'). It is this plan, along

with the NPPF, that provide the prevailing policy context under which the application is to be assessed.

9.3 Principle of development.

- 9.4 Saved Policy ENV1 is permissive of small scale developments appropriate to the countryside where it clearly benefits the rural economy; helps to maintain or enhance landscape character; is essential for the efficient operation of agriculture or forestry; or, is essential to the needs of the rural community. This policy is considered to be broadly consistent with the aims and objectives of the NPPF.
- 9.5 Development considered acceptable in principle under ENV1 will need to be assessed against the requirements of ENV2 which seeks to ensure that development respects the character and appearance of the rural countryside.
- 9.6 Also of relevance is Saved Policy EMP16. This policy is supportive of proposal for new static caravan and chalet developments or the extension of existing sites only where a number of criterion are met. These include (amongst other things) that it is located in an area with local opportunities for informal countryside recreation. Despite the age of this policy it is considered that this policy complies with the aims and objects of the NPPF.
- 9.7 As the Local Plan was adopted in 1999 it was not prepared under the Planning & Compulsory Purchase Act 2004. Paragraph 213 of the National Planning Policy Framework (NPPF) states that decision takers may give weight to relevant policies in adopted development plan documents according to their degree of consistency with the Framework. Consequently, where there is any conflict the Local Plan policies carry less weight in the decision making process. With regards to the Local Plan policies it is considered that these policies are broadly compatible with the objectives of the NPPF.
- 9.8 Paragraph 80 of the NPPF states that planning decisions should help create the conditions in which businesses can invest, expand and adapt and that significant weight should be placed on the need to support economic growth, taking into account both local business needs and wider opportunities for development.
- 9.9 Paragraph 83 of the NPPF is supportive of the sustainable rural tourism and leisure developments which respect the character of the countryside. Paragraph 84 also recognises that sites to meet local business needs in rural areas have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In such instances, it is important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable.
- 9.10 It is accepted that the proposal does not strictly meet all of the requirements for development to be permissible under saved Policy ENV1. However, the proposal would clearly benefit the rural economy which is a key objective of the NPPF.
- 9.11 With regards to the requirements of saved Policy EMP16 the proposal is seeking to expand an existing site located in the open countryside. The application site is located within close proximity to the Pennine Bridleway, the Pennine Way and with National cycle routes as well as local walks and as such it would provide visitors with the opportunities for informal countryside activities. The proposal is therefore considered to meet the requirements of this policy.

- 9.12 Turning to the requirements of the NPPF it is considered that the expansion of the caravan park to facilitate the economic growth of an existing business and tourism facility is supported by the NPPF.
- 9.13 Saved Policy EMP19 states that permission for static caravans and chalets will only be granted if occupancy by any one person or groups of persons is limited to not more than 60 days in any 3 month period. However, due to the significant changes in national planning policy through the introduction of the National Planning Policy Framework and National Planning Practice Guidance this policy is considered to conflict with the aims and objectives of national policy and therefore this policy will not form a material consideration when assessing this proposal.
- 9.14 The nature of holidays in this country has become increasingly diverse, in location, in season and in duration. Historically the use of a condition known as a 'seasonal occupancy' condition was routinely applied which sought to restrict use of holiday accommodation during particular times of the year. However, there have been significant changes in national policy with these types of conditions considered to be overly restrictive and to limit the potential for all year round tourism. As such there is no longer a presumption against extending the holiday season at caravan sites.
- 9.15 The use of a condition reinforces that the site is for holiday accommodation and not for permanent residential use, the condition also puts responsibility onto the site owner to maintain a register of users of the caravan site and that the caravans shall not be used as a main or sole residence. It is recognised that the condition allows for the accommodation to be occupied by a single person or group for a longer period, but the condition proposed has now become the commonly adopted approach by LPA's to enforce a holiday restriction and that it meets the tests set out in the NPPF.
- 9.16 In summary, the use of a condition with regards the occupancy of the caravans and pods meets the aims and objectives of the NPPF and would ensure that the use of the caravans/pods remain as intended for holiday accommodation only during the specified holiday season.
- 9.17 Therefore, whilst the proposal is considered acceptable in principle the key test is whether the development would cause harm to the character of the local area, have an adverse impact on amenity of neighbouring residents and highway safety which will be considered within the report.
- 9.18 **The development's effects on the rural countryside.**
- 9.19 CDLP policy ENV2 sets out four criteria for developments in the open countryside. While the opening text to the policy indicates that policy ENV2 is most directly applicable to development deemed acceptable in principle under policy ENV1 (which is not the case with this development), it contains more detailed general design criteria for developments in the open countryside which are considered to be relevant in assessing the scheme's layout. Specifically, criteria (1), (2) and (4) of the policy indicate that development within the open countryside will only be permitted where:
- It is compatible with the character of the surrounding area, does not have an unacceptable impact on the landscape and safeguards landscape features including stone walls and hedgerows, worthy of protection.

- The design of buildings and structures and the materials proposed relate to the setting, taking account of the immediate impact and public views of the development.
- Services and infrastructure can be provided without causing a serious harmful change to the rural character and appearance of the locality.

- 9.20 Saved Policy EMP16 also states that development should be well screened by landforms and/or existing landscaping from roads, elevated viewpoints and other public places and development will not have an adverse effect on the character and appearance of the area; the scale of the development is in context with its surroundings; and the site is of a high standard of layout, design and landscaping and the caravans and chalets satisfactorily blend into the landscape in terms of their siting, colour and materials.
- 9.21 Paragraph 124 of the NPPF highlights the importance of good design and that it is a key aspect of sustainable development. Paragraph 127 of the NPPF also advises that development should;
- Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change; and
- Establish or maintain a strong sense of place, to create attractive, welcoming and distinctive places to live, work and visit.
- 9.22 The area of land within the caravan park which is the subject of this application is located to the north and is currently used as a play area. The proposal is seeking to introduce 10 camping pods to the far northwest corner, a multi-use sports court to the east of the site, and 38 static caravans layout in a semi-circle with a wild meadow in the centre. A track would link up with the existing track and run through the site. The existing play area would be relocated to the northern end of the site.
- 9.23 There is extensive area of screening to the west of the site which acts as a buffer to the agricultural fields beyond. To the north of the site the land rises with static caravans located dispersed with mature trees with the original house now operating as a hotel located beyond. To the south of the site is a row of trees which provide screening between these two sites. This screening is continued along the western boundary. When viewing the site from public advantage points along White Hills Lane the application site is screened from public views by existing natural screening, changes in topography and existing static caravans. As such, views of the proposal would for the majority be restricted to within the site.
- 9.24 With regards to the proposed 10 camping pods these would be positioned within close proximity to existing static caravans on the site following the line of the existing planted buffer. The camping pods would be constructed from Nordic Pine/Scandinavian Spruce. Details provided indicate that the external appearance of these pods would consist of Tongue & Groove boards finished with an external dark finish. Therefore, it is considered given the small scale nature of these pods, combined with the existing planting, the natural materials and the proposed external finish would in officer's opinion be sufficient to ensure that the development is sympathetic to the character of the area and would not result in any visual harm.

- 9.25 To help mitigate any visual impact from this element of the development, the proposed static caravans would be positioned to the south of the site which benefits from natural screening and changes in topography. With regard to design, details show that the proposed static caravans would be similar to those already present on the site. Therefore, in terms of scale, design and appearance it is considered that this element of the proposal would not result in any unacceptable visual harm. Furthermore, the use of Canexl for the external appearance, which replicates the appearance of timber is also considered acceptable in this location. Therefore, it is considered that the proposed static caravans would not appear as a prominent feature in the landscape.
- 9.26 The location for the proposed multi-use sport area currently consists of an open grassed area. The proposed multi-use sport area would provide a multi-use surface with fencing.
- 9.27 It is acknowledged that this element of the proposal would have a visual impact on this part of the application site, which forms part of the play area. However, this element of the proposal would be sited adjacent to the eastern boundary and within close proximity to an existing bund that provides cover for the site's depot. Furthermore, the proposed fencing which would be green and have a chain-linked appearance would not appear as a solid structure. Consequently the fencing would help maintain the open character of the site. Therefore, it is considered that given the level of existing screening that this element of the proposal would not result in any unacceptable visual harm.
- 9.28 In conclusion, it is considered that due to existing boundary treatments, the scale, design, appearance and use of appropriate materials that the proposal would not result in any visual harm to the character of the surrounding area or beyond. The proposal therefore accords with the requirements of Policies ENV2 & EMP16 of the Local Plan and guidance contained within the NPPF.
- 9.29 Impact of development on the amenity of neighbouring properties.**
- 9.30 Saved Policy EMP16 states that development shall not have an unacceptable impact on the amenity of local residents. This objective is considered to accord with guidance contained within the NPPF which seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.
- 9.31 The application site is located to the east and north of existing caravan units with a buffer of trees along the west, south and east boundaries. In addition, located to the north, west and south are a number of residential dwellings.
- 9.32 Concerns have been received from third party representations with regards to concerns over additional noise and loss of privacy generated as a consequence of any approval.
- 9.33 With regards to any potential loss of privacy the surrounding dwellings are located at separation distances from ranging from 122m to 511m (see chart).

House Name	Distance from Pod Approx.	Distance from Caravan	Distance from Multi sport area
Crans	214m	232m	358m
Thorlby Cottage	251m	263m	395m
Thorlby House	267m	283m	416m
Thorlby House Lodge	511m	410m	527m
Tarn House Farm	122m	238m	263m
High Barn	143m	231m	226m

- 9.34 As a consequence of these separation distances, combined by the intervening existing caravans and screening it is not considered that the development would result in any unacceptable loss of privacy.
- 9.35 With regards to any potential noise disturbance it is also considered that due to location of the proposed pods, caravans and multisport area, combined with the existing caravans and screening that any additional noise generated by the proposal would not be so significant to warrant a refusal. It is however, recognised that the increase in visitors may result in an increase in disturbance to the occupants of Thorlby House Lodge which is located at the entrance off White Hills Lane due to visitors entering and leaving the site. And that this noise may be audible at times which background levels are at their lowest. Notwithstanding this, it is considered that proposal would not result in any significant increase in noise levels sufficient to withhold consent.
- 9.36 Concerns were original raised with regards to potential light pollution arising from the proposed illumination along the road that leads into the site. As a result of these concerns the applicant has omitted this element of the proposal and is seeking removal of any lights along this section already installed.
- 9.37 The Councils Environmental Health Officer has been consulted on the proposal and has raised no objection to the proposal. In particular, the Council has not received any complaints with regards noise or light pollution being generated from the site. However, if the Council receives a complaint this would be dealt with under the Environmental Protection Act 1990 legislation.
- 9.38 Details have been which show the use of bollard lighting within the site. It is considered given the scale of the lights that these proposed lights would have a minimal light spillage beyond the immediate area within the site itself. It is therefore considered that the inclusion of the proposed bollard lighting given the limited light spillage and separation distances involved would not have an adverse impact on neighbouring properties.
- 9.39 In conclusion, it is not considered that the proposed extension of the existing caravan park would have an adverse impact on the amenity of neighbouring properties. The proposal therefore accords with the requirements of saved Policy EMP16 of the Local Plan and guidance contained within the NPPF.

- 9.40 **Impact of development on the highway network.**
- 9.41 Saved Policy T2 is supportive of proposals provided they are appropriately related to the highway network and in particular; do not generate volumes of traffic in excess of the capacity of the highway network; does not lead to the formation of a new access or greater use of an existing access onto a primary, district or local distributor road unless the access is such that it is acceptable to the Council and its design achieves a high standard of safety; and have full regard to the highway impact on, and potential for improvement to the surrounding landscape.
- 9.42 Saved Policy EMP16 also states that traffic generated can be satisfactorily accommodated on the local highway network and that the proposal is well related to the highway and public transport networks.
- 9.43 However, a paragraph 84 & 102 of the NPPF recognises that development in rural areas may not be well served by public transport and development should seek to promote sustainable transport opportunities to promote walking and cycling.
- 9.44 Notwithstanding this, paragraph 109 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.45 In this instance, the proposal is not seeking to make any alterations to the existing access off White Hills Lane nor to the existing track that leads into the established caravan park.
- 9.46 NYCC Highways have been re-consulted following the recent of revised plans and information and have raised no objection to the proposal on highway safety grounds. In addition, they have removed the request that a condition relating to visibility splays is imposed.
- 9.47 In conclusion, it is considered that the proposal would not have an adverse impact on the highway network and thus complies with the requirements of saved Policies EMP16 and T2 of the Local Plan. The proposal also complies with guidance contained within the NPPF.
- 9.48 Other issues.**
- 9.49 Concerns have been raised with regards to potential flooding. The application site is located within Flood Zone 1 (areas with a low probability) as identified by the Environment Agency. As such, it is considered that the proposal would not be subject to unacceptable flooding or result in any unacceptable increase in flooding elsewhere.
- 9.50 Concerns have been raised with regards to a historical drainage issue. Details provided would indicate that this occurred a number of years ago before the current owner purchased the site. Notwithstanding this, the current drainage/water supply has been installed to meet the current site licensing rules and regulations which is monitored by the Council's Environmental Health Team. The Council's Environmental Health Team have confirmed that they have not received any complaints with regards to drainage issue on the site.
- 9.51 Comments have also been received with regards to the potential impact that the development may have on the local ecology. It is acknowledged that to the south of the site is an area of wild grassland and that this would be reduced by the proposal. However, a large proportion of the wild grassland would be retained as well as the existing natural screening. It is therefore considered that the proposal would not have an unacceptable adverse impact on the local ecology.

- 9.52 Concerns have been raised regarding land ownership along the track leading to the caravan park. In such instance, any grant of planning permission would not override any property rights should they exist and this would not be a reason to refuse the application.
- 9.53 Concerns have also been raised in terms of rights of access. The right of access is not a material planning consideration. Notwithstanding this, the Council has obtained information that indicates that the owners of Tarn House Estate have a right of access along the track. Therefore, in the absence of any contrary evidence this would not be a reason to refuse the application.
- 9.54 Conclusion**
- 9.55 Paragraph 11 of the NPPF advises that LPA's should be 'approving development proposals that accord with an up to date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:
- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 9.56 The application site is seeking full planning permission for the extension of the existing caravan site for the siting of 38 static caravans, 10 camping pods and a multi-use sports court area, plus the formation of a new road layout and associated works.
- 9.57 The application site forms a small parcel of land that is within the established caravan park screened from public views by existing trees/shrubs and topography. The existing business makes a positive contribution to the local economic economy and also provides some social benefits both of which are key objectives of the NPPF. It is acknowledged that the proposal would result in the development of a parcel of land that is currently used for recreational purposes within the site. However, it is considered that whilst the proposal would result in a reduction of play area, the provision of a new multi-use sports area plus the relocation of a small play area combined with the wild meadow is sufficient to balance this reduction. Furthermore, due to the existing boundary treatments and appropriate design, appearance and materials of the proposed caravans and pods would not result in any unacceptable erosion of the rural character of this area.
- 9.58 The proposal would not have an adverse impact on the privacy or amenity of neighbouring properties and would adversely affect the existing safe and suitable means of access to give rise to highway safety issues.
- 9.59 Therefore, any potential harm arising from the proposal does not significantly and demonstrably outweigh the benefits (including supporting a prosperous rural economy). Accordingly, the proposal is recommended for approval.
10. Recommendation
- 10.1 Approve with Conditions

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 This permission relates to the following plans:

GA3124-SC 01 received by Craven District Council on the 2nd July 2018

GA3124-LP 01 C received by Craven District Council on the 8th October 2018

GA3124-PSP 01 received by Craven District Council on the 2nd August 2018

GA3124-SA-01 received by Craven District Council on the 8th October 2018

Static Caravan Literature received by Craven District Council on the 2nd July 2018.

Camping Pod Literature received by Craven District Council on the 2nd July 2018.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings 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

- 3 Prior to their first installation of the camping pods and static caravans on site details of the external surface finishes shall be submitted and approved in writing by the Local Planning Authority and retained thereafter.

Reason: In the interest of visual amenity of the area and to accord with Saved Policy ENV2 of the Craven District Council (Outside the Yorkshire Dales National Park Authority) Adopted Local Plan.

Ongoing Conditions

- 4 The caravans hereby approved shall be used for holiday accommodation purposes only and shall not be occupied for any other purpose. In particular the accommodation shall not be used as the sole or principal residence by any of the occupants. The owners/operators shall maintain an up-to-date register of the names of all owners and occupiers of individual properties and of their main home addresses and shall make this information available at all reasonable time to the Local Planning authority.

Reason: For the avoidance of doubt as this is an open countryside location where new dwellings would not normally be viewed as acceptable in planning policy terms.

- 5 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the camping pods and static static caravans shall be constructed in accordance with approved details. Only the approved camping pods and static caravans shall be used on the site, and no

replacement, or variation of size, siting or appearance shall be undertaken. The development shall be carried out in accordance with the approved details.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Craven District Council (Outside the Yorkshire Dales National Park Authority) Adopted Local Plan and the National Planning Policy Framework.

- 6 The external illumination hereby approved shall be implemented in accordance with the approved plans and retained thereafter.

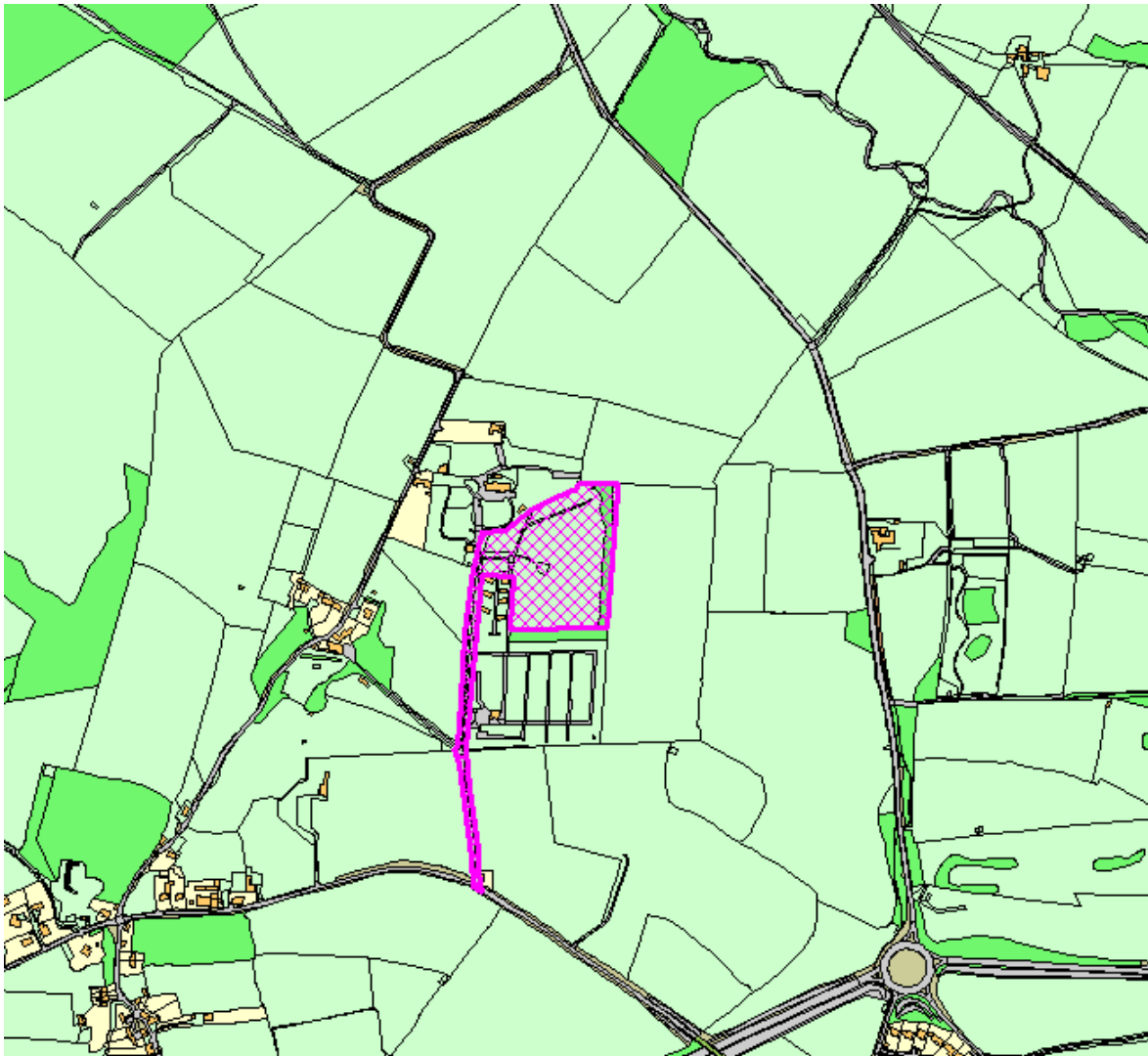
Reason: To safeguard the character and appearance of the surrounding area, in accordance with the requirements of saved Local Policies ENV1, ENV2 and EMP16 of the Craven District Council (Outside the Yorkshire Dales National Park Authority) Local Plan and guidance contained within the National Planning Policy Framework.

- 7 No floodlights shall be installed to the multiuse sports area hereby approved without prior approval from the Local Planning Authority.

Reason: To safeguard the character and appearance of the surrounding area and the amenity of neighbouring properties in accordance with the requirements of Saved Local Plan Policies ENV1, ENV2 and EMP16 of the Craven District Council (Outside the Yorkshire Dales National Park Authority) Local Plan and the National Planning Policy Framework.

Statement of Positive Engagement:

In dealing with this application Craven District Council has sought to approach the decision making process in a positive and creative way, in accordance with the requirements of paragraph 38 of the NPPF.



Application Number: 2018/19508/FUL

Proposal: Extension of existing caravan site for a further 38 static caravans, 10 camping pods and a multiuse sports court area, formation of new road layout and associated works.

Site Address: Tarn Caravan Park , Stirton, BD23 3LQ

On behalf of: Partingtons Holiday Centres Ltd

REPORT TO PLANNING COMMITTEE ON 20th November 2018

Application Number: 2018/19691/FUL

Proposal: Proposed bungalow

Site Address: Land Off Netherghyll Lane, Town Head Farm, Gibside Lane, Cononley, BD20 8NX

On behalf of: Miss Naylor

Date Registered: 3rd September 2018

Expiry Date: 29th October 2018

Case Officer: Mr Sam Binney

The application is referred to planning committee as it does not accord with the provisions of the Development Plan and the recommendation is for approval.

1. Site Description

- 1.1 The application site is an 0.2ha area of land located in open countryside off the northern side of Gibside Lane, Cononley.
- 1.2 The site lies between Cononley Beck and Gibside Lane which is an un-adopted road that runs from Main Street, Cononley and connects to an extended single width track leading to Netherghyll Lane further to the west. At this point the track is connected to the main road via a wide access. The access to Main Street at the eastern end of Gibside Lane is narrow and has poor visibility particularly to the northern side where it immediately adjoins the village hall. Part of the access road is also a Public Right of Way.
- 1.3 The application site lies in close proximity to but not within the Cononley development limits but is located within the Cononley conservation area.
- 1.4 The northern and western parts of the application site lie within flood zones 2 and 3. The site is also identified as Low Risk former Coal mining area.
- 1.5 Directly adjacent to the site to the north-east is a new residential dwelling approved under planning permission 21/2016/17038.
- 1.6 Shackleton Ghyll Farmhouse is a grade II listed building located to the north-east of the site on the opposite side of the Gibside Lane.

This has the following listing description:

'Former farmhouse, later C17 or early C18. Coursed rubble with stone slate roof. Two storeys. South front has to ground floor 2 double chamfered stone mullion windows with hoodmoulds, that to the left beside a later door, that to the right lacking its mullions. First floor has one double chamfered window formerly of 2-lights but lacking its mullion. At the rear (facing the lane) is an outshut with 2 small chamfered openings. Gable chimneys. Interior not fully accessible at time of survey.

Group Value'.

2. Proposal

- 2.1 The application seeks planning permission for the construction of a 3-bedroom bungalow. The proposed dwelling would be a stone-built gable ended property measuring 16.8m x 8.7m, plus an adjoined garage measuring 6.9m x 4m. The eaves and ridge levels will be 2.6m and 3.9m above ground level respectively.
- 2.2 The design of the proposed house is traditional in appearance and it is proposed that it would be constructed in natural stone with imitation stone slate roofing incorporating natural stone corbels and tabling. Window surrounds would be locally sourced gritstone and the windows would be double glazed sashes with timber frames painted grey (RAL 7040).
- 2.3 The proposed design incorporates a front storm porch, which is integrated into the front gable, and a detached single garage adjoining the north-east elevation. The garage would be set back from the frontage of the property and there would be a private driveway with an overall parking provision for 2 vehicles (including the garage).
- 2.4 The proposal includes areas of private garden to the side (south-east) and rear of the house and there is a level patio area proposed around the property.
- 2.5 The site rises in level from the north-east to the south-west but also falls away sharply to the north towards a stream that runs along the site boundary. The land further to the west rises substantially and the site of the proposal therefore sits in a valley bottom in close proximity to a cluster of houses and farm buildings that form part of the main settlement. The house will be set at a differing level than the current land form. This includes excavation of 3m to the western end, 0.89m to the centre of the dwelling and an increase of 1.38m at the eastern end.
- 2.6 There are a number of established trees and hedges to the northern side of the site.
- 2.7 The application site incorporates part of Gibside Lane and the extended track that connects to Netherghyll Lane to the west.

3. Planning History

- 3.1 There is no recent planning history connected with the application site. However, directly adjoining the site, the following history exists:
- 3.2 21/2016/17038: Proposed new dwelling. Approved 25/10/2016.
- 3.3 21/2017/17854: Application to vary condition no 2 of original planning consent reference 21/2016/17038 to increase the height and depth of dwelling and garage size. Approved 05/07/2017.

4. Planning Policy Background

- 4.1 National Planning Policy Framework (NPPF).
- 4.2 National Planning Practice Guidance.
- 4.3 Saved Policies in the Craven District (Outside the Yorkshire Dales National Park) Local Plan:
- ENV1: Development in the Open Countryside.
 - ENV2: Requirements for Development in Open Countryside.
 - ENV10: Protection of Trees and Woodlands.
 - SRC12: Protection of Public Rights of Way.
 - T2: Road Hierarchy.

4.4 Submission Draft Local Plan policies:

- SD1: The Presumption in Favour of Sustainable Development
- SP1: Meeting Housing Need
- SP4: Spatial Strategy and Housing Growth
- ENV1: Countryside and Landscape
- ENV2: Heritage
- ENV3: Good Design
- ENV6: Flood Risk
- ENV12: Footpaths, Bridleways, Byways and Cycle Routes
- INF4: Parking Provision

4.5 In terms of the status of the Submission Draft Craven Local Plan, this document was submitted to the Secretary of State on 27th March 2018. The submission of the Local Plan is at an advanced stage, and therefore weight can be given to it. However, the NPPF at paragraph 48 sets out that the weight that should be given to draft policies will depend upon the 'the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given)' and 'the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework, the greater the weight that may be given.'

4.6 The aforementioned Draft Policies are considered to be applicable to this submission. There are representations to those Policies but they have generally had support at the draft submission stage and are considered to therefore have some limited weight. In this case the policies, insofar as they apply to this development, are largely consistent with the NPPF. On this basis, it is not proposed to reference Draft Policies in this report.

5. Parish/Town Council Comments

5.1 Cononley Parish Council: Object. "The proposed new building is located within the conservation area of the village, to site another building on this piece of land will be the thin end of the wedge, resulting in yet another pocket of development by stealth in a conservation area which is adjacent to a much loved and well used public footpath. The land proposed for the new building is not in the development area as highlighted by the Parish Council".

6. Consultations

6.1 **CDC Environmental Health:** No objections.

6.2 **CDC Tree Officer:** "No major concerns as the root protection areas will be confined to the slope".

Officer's Note: The dwelling has since has its positioning amended further away from the tree line to further protect the crown spread of the trees.

6.3 "The bungalow has been moved slightly further away from the trees on the banking which I consider to be appropriate".

6.4 **NYCC Highways:** No objections.

6.5 **NYCC Footpaths:** No objection. An informative has been recommended regarding protection of the PROW.

6.6 **NYCC Fire and Rescue:** "Fire Service access".

6.7 **Yorkshire Water:** No comments received within statutory consultation period.

- 6.8 **Environment Agency:** “Based on the information submitted, we have no comments on this proposal”.
- 6.9 Officer’s Note: Although part of the application site falls within flood zones 2 and 3 the actual area to be developed remains outside of the flood zones 2 & 3.
- 6.10 **Ramblers Yorkshire:** “Although this application adjoins public right of way 5.13/19 it does not affect it. However in spite of the planning permission granted earlier to a house on Gibside Lane we consider that housing or any development should not be extended further into the countryside along this lane. Although the applicant calls it a windfall opportunity for development it is in fact the start of ribbon development along the lane. We therefore object to the application.”
7. Representations
- 7.1 Site Notice dated 21st September 2018.
- 7.2 Press Notice published 20th September 2018.
- 7.3 Notification letters sent to 19 neighbouring properties.
- 7.4 2 letters of representation have been received. A summary of the letters are outlined below:
- Proposed dwelling will overlook neighbouring properties.
 - No additional screening to be provided.
- Officer’s Note:** There is additional soft landscaping proposed to the south-west boundary of the site with a full specification of the types, numbers and sizes of the planting.
- Views of the proposal from the PROW will be a detriment to the conservation area.
 - Proposal not in accordance with Local Plan.
 - Concerns believing the application should not be valid.
 - Insufficient details of applicant provided.
- Officer’s Note:** The applicant has provided their name only with all other information being dealt with via an agent. This is sufficient detail for these purposes.
- Objector states the bungalow (if approved) should only be occupied by someone employed in agriculture.
- Officer’s Note:** The application is not seeking permission for an agricultural worker’s dwelling and therefore such a condition cannot be imposed on the development.
- Cononley is already providing a considerable quota of dwellings within the village.
8. Summary of Principal Planning Issues
- 8.1 Principle of development.
- 8.2 Visual impact and design/impact on heritage assets.
- 8.3 Impact on amenity.
- 8.4 Highway safety.
- 8.5 Impact on trees.
- 8.6 Flooding issues.
9. Analysis
- Principle of development**

- 9.1 The Local Plan was adopted in 1999 it was not prepared under the Planning & Compulsory Purchase Act 2004. Paragraph 213 of the NPPF states that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the Framework stating that ‘due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)’.
- 9.2 The main thrust of the NPPF is an overarching presumption in favour of sustainable development. This guidance reaffirms that it is the Government’s clear expectation that local planning authorities should deal promptly and favourably with applications that comply with up to date plans and that where plans are out of date, there will be a strong presumption in favour of sustainable development that accords with national planning policies.
- 9.3 The site has not been identified as a preferred site for housing in the Submission Draft Local Plan. Notwithstanding this, the Submission Draft policies can be given very limited weight in the decision making process and the Council’s decision on this specific application must be considered on its own merits having regard to the relevant national and Saved Local Plan Policies currently in force.
- 9.4 Paragraph 47 of the NPPF requires local planning authorities to boost significantly the supply of housing by identifying “specific, deliverable sites for years one to five of the plan period’ and ‘specific, deliverable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan’.
- 9.5 Paragraph 73 of the NPPF states that the figures (above) need to be calculated with an appropriate buffer. This is calculated as:
- 5% to ensure choice and competition in the market for land; or
 - 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plans, to account for any fluctuations in the market during that year; or
 - 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 9.6 In March 2018 the Council submitted the Council’s New Local Plan to the Secretary of State. The Housing Trajectory 2012 to 2032, including the 2018 update for Submission indicates that the Council can now demonstrate a 5 year supply of housing sites. However, the stated existence of the Five Year Housing Land Supply is not reason in itself to justify refusal of a planning application. It is a material consideration in planning that can be given weight in the decision making process. In effect it is one of many planning issues that should be taken into account when determining a planning application.
- 9.7 Paragraph 78 of the NPPF recognises that, depending on its location, housing is capable of contributing to the vitality of rural communities by supporting services within neighbouring settlements. In regards to housing in rural areas, the main purpose of paragraph 79 of the NPPF is to avoid isolated homes in the countryside unless certain circumstances are applicable.
- 9.8 The term ‘isolated homes in the countryside,’ and its interpretation, was considered in a recent appeal case, Braintree District Council v Secretary of State for Communities and Local Government, Greyread Limited & Granville Developments Limited [2017] EWHC 2743 (Admin); [2018] EWCA Civ 610. In accordance with the judgement on that case ‘isolated’ in the context of the NPPF should be given its dictionary meaning, with the distinction between settlements and the countryside being a physical analysis rather than a mixture of the functional and physical. Based on this judgement therefore, the key test to apply when considering isolation is whether the proposal is physically immediate to other dwellings.

- 9.9 The site is in close proximity to the development limit boundary where residential properties are present. In addition, the site lies directly adjacent to a residential dwelling which is also outside of the designated development limits. The area has good vehicular access to local services and facilities (e.g. Primary School, Secondary School, Public Houses & Local Town Shops). The proposed development is in accordance with the objectives of the NPPF in that the site would provide some economic and social benefits. Therefore, with regard to the advice in the NPPF, taken overall the proposal is in principle considered to be capable of forming sustainable development.
- 9.10 The application site lies outside the development limits of Cononley. As a result, ENV1 and ENV2 apply. Saved Policy ENV1 seeks to protect the character and quality of the open countryside from being spoilt by sporadic development. Further, small scale development appropriate for the enjoyment of the scenic qualities of the countryside and other small scale development having a rural character will only be permitted in the open countryside where it:
- Clearly benefits the rural economy
 - Helps to maintain or enhance landscape character
 - Is essential for the efficient operation of agriculture or forestry; or
 - Is essential to the needs of the rural community.
- 9.11 Saved Local Plan policy ENV2 seeks to ensure that any development acceptable in principle under saved policy ENV1 is compatible with the character of the area and does not have an unacceptable impact on the landscape; that the design and materials used relate to the setting; that traffic generated by the development can be accommodated satisfactorily and that services and infrastructure can be provided without a serious harmful change to the character and appearance of the area. These are general planning considerations that fall broadly in line with the NPPF.
- 9.12 Saved Policy ENV2 seeks to ensure that any development that is located outside of the development limits but considered to be acceptable in principle; should be compatible with the character of the area; the design, materials used relate to the setting; that traffic generated can be accommodated satisfactorily and; that services and infrastructure can be provided without any serious harm to the character and appearance of the area. The weight that can be given to ENV2 is now limited, but these aims are broadly in line with the NPPF, and will be addressed within the body of this report.
- 9.13 The overall conclusion in terms of the principle of development is that although the application site is not within recognised development limits as defined by the 1999 Local Plan it is located immediately adjacent to residential development and is in an accessible and sustainable location where there would be no significant harm caused by development. Consequently, residential development at this location is capable of forming sustainable development that would be in accordance with NPPF guidance and is therefore acceptable in principle.

Visual impact and design/impact on heritage assets

- 9.14 The NPPF sets out generic policies that require good design and specifically it is stated as a core planning principle that planning should always seek to secure high quality design and a good standard of amenity for all existing and future users of land and buildings.
- 9.15 Paragraph 127 elaborates planning policies and decisions should ensure that developments should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- 9.16 Saved Local Plan policy ENV1 seeks to limit development in the open countryside where it fails to maintain or enhance landscape character. More detailed criteria under ENV2 requires that development should not have an unacceptable impact on the landscape; that existing landscape features should be protected; that development should relate well to the setting and public views; and

finally that it should be accessible and be capable of being serviced without causing a serious harmful change to the locality.

- 9.17 Paragraph 193 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. In this case the application site is within the Cononley conservation area and also lies within relatively close proximity to the grade II listed Shackleton Ghyll Farmhouse and consequently could affect the setting of both of those designated heritage assets.
- 9.18 At paragraph 195 the NPPF advises that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 9.19 In this case the benefits of the provision of housing to meet the Council's housing land supply and the presumption in favour of sustainable development set out in the NPPF needs to be balanced against any adverse impacts of allowing the development to take place.
- 9.20 The main concern of the proposal would derive primarily from the visual impact of the development and the potential impact on the setting of the surrounding conservation area. In terms of planning balance it is the case that the provision of a single new property would be of limited benefit in terms of the overall supply of housing land but equally it is considered that no significant harm would arise from the proposal (i.e. there would be less than substantial harm to heritage assets).
- 9.21 Additionally, it is considered that the development would represent an efficient use of a small area of land that is of limited benefit in terms of its contribution to the overall character and appearance of the area. In coming to this view the site characteristics have been taken into account and the secluded location and natural screening of the site are considered such that the new dwelling would appear in no way incongruous or have a detrimental visual impact upon any area of important open space.
- 9.22 It is considered that the design and appearance of the proposed bungalow is acceptable and that it is appropriate in scale relative to its immediate setting. Moreover, it is considered that the proposed dwelling would not appear in any way incongruous or overly dominant in the general context of the site. For these reasons it is considered that the proposal is consistent with NPPF policy in terms of design.
- 9.23 The proposed bungalow is approximately 90m from the location of the Grade II listed Shackleton Ghyll Farmhouse. The site is not visible from the listed building and would not obstruct views of the heritage asset from public viewpoints. On this basis, the proposal is not considered to have a detrimental impact upon the listed building.
- 9.24 With regards to the location of the site within the conservation area it is considered that the proposals would not have any significant adverse impact upon the setting or significance of the designated heritage asset. The proposed dwelling, which would be located adjacent to a cluster of existing residential development, would be entirely consistent with the NPPF policy requirements.

Impact on amenity

- 9.25 The proposed new dwelling would be site immediately adjacent to the south-west of an existing dwelling, with a further row of dwellings to the north and north-west fronting Netherghyll Lane. The dwellings to the north and north-west are positioned such that the site would be largely screened from view from those properties by existing landscaping. In addition, those houses are in excess of 40m from the proposed site which ensures there is no unacceptable loss of privacy or overshadowing of those houses.
- 9.26 The dwelling directly to the north-east of the site is sited on a lower ground level than this site. The neighbouring dwelling has openings to the side elevation but only at ground floor level serving the lounge/living areas. However, the proposed dwelling has no openings to the north-east side facing

the adjacent dwelling. There is a walkway to this side which extends around the property. The boundary treatment to this side also consists of a dwarf stone wall and substantial landscaping beyond.

- 9.27 For the aforementioned reasons, the proposal would result in a minimal impact upon the amenity of the occupiers of neighbouring properties and is acceptable.

Highway safety

- 9.28 Section 9 of the NPPF contains guidance on transport and land use planning, including the promotion of sustainable transport choices and reducing travel by car. Paragraph 109 of the NPPF states that:
- 9.29 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.
- 9.30 In addition to the above the NPPF at paragraph 35 advocates the promotion of sustainable transport modes and to this end recommends that developments should be located and designed where practical to 'give priority first to pedestrian and cycle movements' and to 'create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles'.
- 9.31 Saved Local Plan Policies ENV2 and T2 are permissive of development proposals that are appropriate to the highway network where, amongst other things, they do not generate traffic in excess of the capacity of the highway network; any new or greater use of an access onto a primary, district or local distributor road is acceptable in terms of design and road safety; and, regard is paid to the highway impact and potential for improvement to the surrounding landscape.
- 9.32 In this case the proposals do not require alterations to the site access onto Netherghyll Lane which meets the visibility splays recommended by NYCC Highways. It is also the case that adequate on-site car parking and manoeuvring is available for the proposed dwelling. Moreover, no objections have been raised to the proposal by NYCC Highways. The previously approved dwelling directly to the north-east had a condition requiring all access to and from the property to be via the westernmost access onto Netherghyll Lane and not the access from Gibside lane onto Main Street. While this has not been recommended by the Highway Authority, this condition is a material consideration for this application. For the aforementioned reason, and as the proposed dwelling is closer to the Netherghyll Lane access than the other dwelling, it is considered that this condition should similarly be attached if approved.
- 9.33 It is acknowledged that the access to the property along an unadopted road is somewhat unusual given the length of the unadopted road, but this does not make the proposal unacceptable in highway safety terms.
- 9.34 It is concluded that the application is acceptable in terms of highway safety.

Landscaping

- 9.35 There are trees present in close proximity to the proposed site. As a result the potential impact upon those trees needs to be taken into consideration. The tree officer was consulted in regard to the application and stated no objections to the scheme as the root protection areas for the protected trees to the north of the site would be unaffected due to the change of land levels. Amended plans were since submitted for the scheme which relocated the bungalow further from the crown spread and root protection area of the protected trees which was considered appropriate and acceptable.
- 9.36 There are 3 tree lines in relatively close proximity to the site which all provide screening. The most prominent tree lines are to the north-west of the proposed dwelling and to the east on the opposite side of Gibside Lane. The final tree line is less substantial to the south of the site. This landscaping screens the proposal from most directions and will be retained as it is protected by the conservation area.

- 9.37 Additional landscaping has been proposed for the site which consists of a small line of trees consisting of field maple, downy birch, hazel, sessile oak, sitka spruce, crab apple, wild cherry and dogwood. These trees will help to soften the development and will form a boundary to the site.
- 9.38 For the aforementioned reasons, it is considered that the proposed development is acceptable in terms of landscaping.

Flooding Issues

- 9.39 Although parts of the site lie within flood zones 2 and 3 the area that is to be developed is outside of any flood zone and therefore there are no policy issues in respect of the development of the site or any need for the site to be shown to be sequentially preferable. The application has been accompanied by a Flood Risk Assessment that indicates some risk of flooding on the site but it is not sufficient to justify refusal of planning permission given that the flooding can be largely mitigated against.
- 9.40 Consultations have been undertaken with both the Environment Agency who have no comments to make on the proposal.

Conclusion

- 9.41 The proposed dwelling would be located in a sustainable location in close proximity to the facilities in the settlement of Cononley and it is considered that the proposal would contribute to the housing supply and would have a less than significant impact on heritage assets. Taking into account the guidance in paragraph 11 of the NPPF, i.e. the presumption in favour of sustainable development, it is considered that the development is acceptable and should therefore be approved.

10. Recommendation

- 10.1 Approve with Conditions

Conditions

Time Limit for Commencement

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

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990.

Approved Plans

- 2 The permission relates to the following plans:
- Drawing No. P1916/001a "Sections as Proposed" received 11th October 2018.
 - Drawing No. P1916/002a "Plans as Proposed" received 11th October 2018.
 - Drawing No. P1916/004a "Proposed Site Plan" received 11th October 2018.
 - Drawing No. P1916/005a "Location Plan" received 11th October 2018.
 - Document titled "Survey Details for Trees" received 31st August 2018.
 - Document titled "Design and Access Statement" received 31st August 2018.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

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.

During Building Works

- 3 No work shall commence on any external walling of the proposed dwelling until such time as the following have been submitted to and approved in writing by the local planning authority:
- a sample panel of walling, of at least 2m² area, showing the natural stone to be used, the method of coursing and the styles and colour of its pointing has been constructed on site and;
 - samples of the proposed roof slates have been made available for inspection.

The development shall be carried out in accordance with the approved details.

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

Before the Development is Occupied

- 4 No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas have been constructed in accordance with the approved drawings and 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.

Ongoing Conditions

- 5 The site shall be developed with separate systems of drainage for foul and surface water on and off site.

Reason: In the interest of satisfactory and sustainable drainage.

- 6 The occupiers of the dwelling hereby approved shall access and egress the property by the westernmost access onto Netherghyll lane only (as detailed within the site area defined on the approved location plan) and shall not use the access from Gibside Lane onto Main Street at any time. the access to Main Street shall be kept gated and locked at all times save for periodic use by any third party that has a right to use the access and is not resident in or visiting the approved dwelling.

Reason: The access onto Main Street has sub-standard visibility and ensuring that the use of the access is not increased is therefore necessary in the interests of highway safety.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no development consisting of the enlargement, improvement or other alteration of the dwellinghouse, nor the erection of any outbuildings, nor the erection or installation of any walls, fences, gates or other

means of enclosure within the curtilage of the dwellinghouses hereby approved shall take place without the prior written approval of the Local Planning Authority.

Reason: In order to enable the Local Planning Authority to retain a degree of control over the development having regard to the sensitive location of the dwellings within the open countryside.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) the garages hereby approved 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 general amenity of the development.

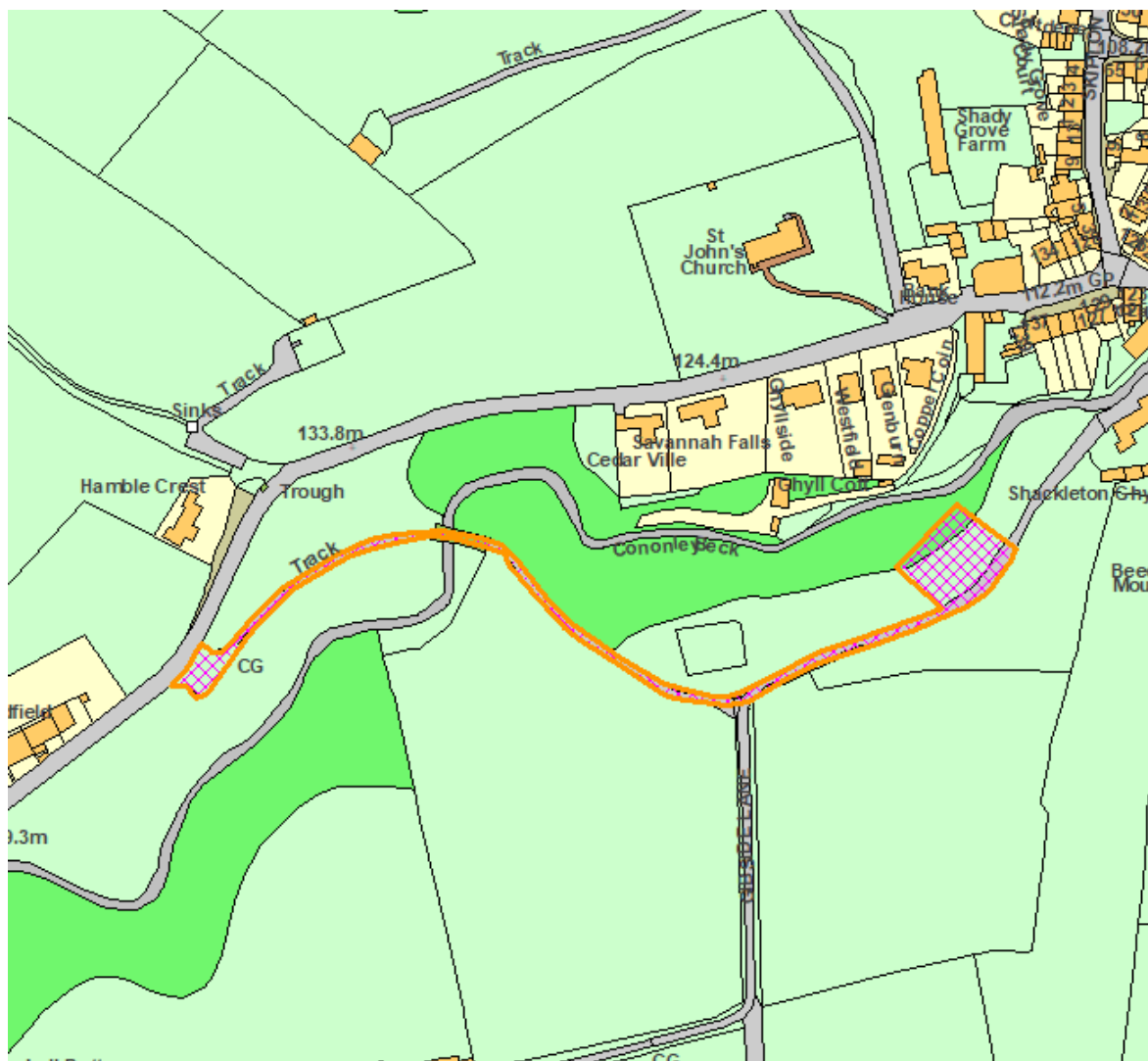
Informatives

1. Statement of Positive Engagement:

In dealing with this application Craven District Council has sought to approach the decision making process in a positive and creative way, in accordance with the requirements of paragraph 38 of the NPPF.

2. It is the responsibility of the developer to ensure that the development is undertaken in accordance with Part B5 of Schedule 1 of the Building Regulations 2000 in order that suitable access and facilities for the fire service have been provided.
3. No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development.

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.



Application Number: 2018/19691/FUL

Proposal: Proposed bungalow

Site Address: Land Off Netherghyll Lane, Town Head Farm, Gibside Lane, Cononley, BD20 8NX,

On behalf of: Miss Naylor

REPORT TO PLANNING COMMITTEE ON 20th November 2018

Application Number: 2018/19722/MMA

Proposal: Minor material amendment application relating to front & rear dormers added to approved two storey extension under reference number 17/2017/17744 granted 11/04/2017. Drawings 498-03 & 04 to replace Drawings 236.12 Rev B and 236.13 Rev C received by the Local Planning Authority on 02nd March 2017.

Site Address: Applegarth, Beech Hill Road, Carleton, BD23 3EN

On behalf of: Mrs Eva Cutler

Date Registered: 18th September 2018

Expiry Date: 13th November 2018

Case Officer: Mr Sam Binney

The application is referred to Planning Committee as it is an amendment to a scheme previously considered by Planning Committee.

1. Site Description

- 1.1 'Applegarth' comprises a large detached modern two storey dwelling that is accessed via a shared drive from Beech Hill Road, Carleton.
- 1.2 There are neighbouring dwellings situated to the northeast (Long Acre) the east (Webster House) and to the south a large detached property converted to separate residences. A residential estate lies further to the east of the site.
- 1.3 The application site is within the Development Limits of Carleton.

2. Proposal

- 2.1 The application seeks planning permission for a minor material amendment to planning permission 17/2017/17744. The amendment seeks an alteration to the approved plans to construct 2 additional dormers to the en-suite/dressing room to the south elevation.

3. Planning History

- 3.1 17/2004/4956 - First floor extension over flat roofed garage. Approved 28/01/05.
- 3.2 17/2011/11293 - Construction of first floor extension above existing attached garage and rear balcony. 2no. Roof lights to be inserted into the west elevation. Approved 16/06/2011.
- 3.3 17/2014/14492 - Proposed Double Garage With First Floor Store Above And Single Storey Link Utility Room. Existing Garage Conversion To Form New Kitchen. Proposed 4 No. Dormer Windows And Proposed Conservatory. Withdrawn 29/05/2014.
- 3.4 17/2014/14783 - Re-Submission Of Previous Planning Application Ref: 17/2014/14492 For Proposed Double Garage And Link To Utility Room, 4 No. Dormer Windows And Proposed Conservatory. Approved 14/08/2014.

- 3.5 17/2016/16794 - Proposed conservatory. Approved 31/05/2016.
- 3.6 17/2016/17563 - Proposed two storey extension. Withdrawn.
- 3.7 17/2017/17744 - Proposed two storey extension to South elevation & reposition of previously approved utility & garage extension.(Resubmission). Approved 11/04/2017.
- 4. Planning Policy Background
- 4.1 National Planning Policy Framework (NPPF).
- 4.2 National Planning Practice Guidance.
- 5. Parish/Town Council Comments
- 5.1 Carleton in Craven Parish Council: "Adjacent residents are concerned that the proposed new dormer window (shown on the upper left of the East Elevation (As proposed) would give an unrestricted view overlooking their property that the window glazing should therefore consist of obscured glass.

Officer's Note: No comments have been received directly from adjacent residents. The potential impact of the proposed dormers is considered in section 9 of this report.
- 6. Consultations
- 6.1 No additional consultations necessary.
- 7. Representations
- 7.1 Site Notice not required.
- 7.2 Press Notice not required.
- 7.3 Notification letters sent to 3 neighbouring properties.
- 7.4 No letters of representation have been received.
- 8. Summary of Principal Planning Issues
- 8.1 Visual considerations
- 8.2 Impact on the character and amenity of the surrounding area.
- 9. Analysis
- Visual considerations.**
- 9.1 The proposed alteration to the plans includes the construction of 2 additional dormer windows to serve the approved dressing room. There will be one additional dormer window to each roof slope, 1 facing west toward open fields and open facing east across the front parking areas. The proposed dormer windows will match the previously approved dormer windows to the front and rear elevations of the existing dwelling. The main differences are that the windows will have a narrower width and will not be as high above ground level as they are to be built into a lower roof slope.
- 9.2 The proposed dormer windows will not be visible from many public viewpoints. Distant views will be achieved from the public right of way to the west and north of the site. The separation distance of the PROW from the proposed dormer windows will be approximately 60m to the north-west. It is considered that the separation distance of the dormer windows from public viewpoints and their design are acceptable in regard to visual impact.
- Neighbouring privacy and amenity.**
- 9.3 The proposed additional dormer windows will be located at the southernmost section of the dwelling. One of the windows will face east toward the west elevation of Webster House. The parish council has noted in their comment that there is concern that this dormer would give an unrestricted view overlooking Webster House and that the glazing should use obscured glass.

- 9.4 The windows of Webster house are in excess of 35m from the location of the proposed dormer windows. It is considered that this separation distance is more than sufficient to ensure that overlooking of neighbouring properties and their amenity areas. As such it is concluded that the use of obscure glazing in the dormer windows will be unnecessary.
- 9.5 For these aforementioned reasons, the proposed amendment is acceptable as it would not significantly and detrimentally impact upon the privacy and amenity of neighbouring properties.
- 9.6 Conclusion.
- 9.7 Paragraph 11 of the NPPF advises that LPA's should be approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- "the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."
- 9.8 On balance, it is considered that there are no adverse impacts arising from the amendments that would significantly and demonstrably outweigh the overarching presumption in favour of sustainable development contained within paragraph 11 of the NPPF, and therefore there are no grounds to withhold planning approval.
10. Recommendation
- 10.1 Approve with Conditions
- Conditions

Approved Plans

- 1 The permission relates to the following plans:
- Drawing No. 498.03 received 08th September 2018.
 - Drawing No. 498.04 received 08th September 2018.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

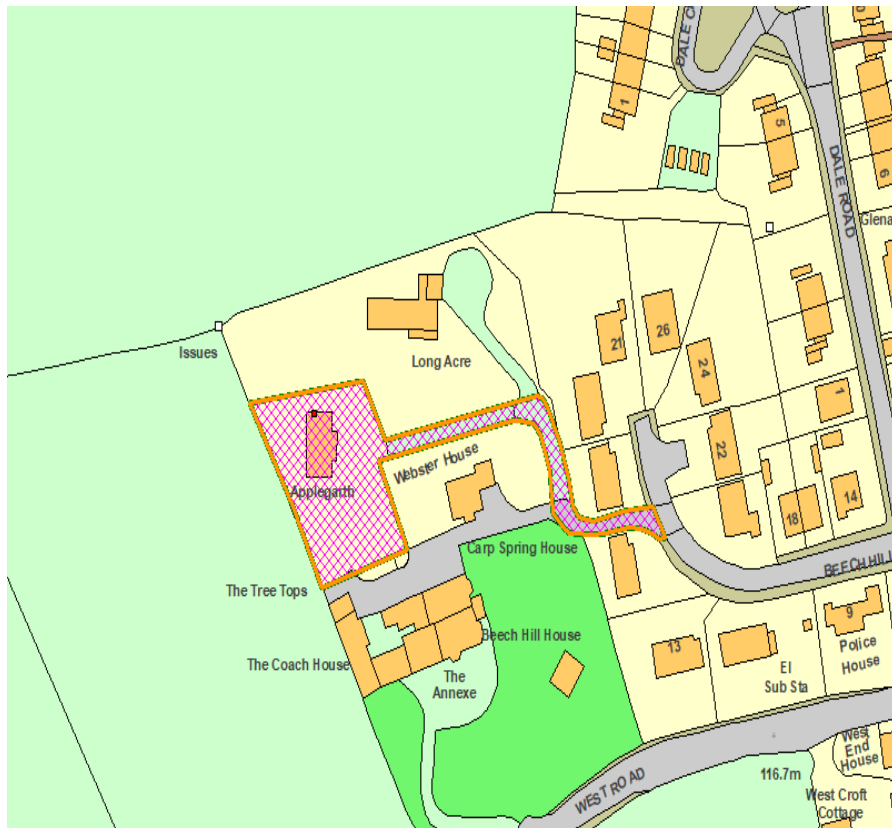
Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Craven District (Outside the Yorkshire Dales National Park Authority) Local Plan and the National Planning Policy Framework.

Ongoing Conditions

- 2 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the development shall be constructed in accordance with the materials detailed in the approved application documents and plans.
- Reason: To ensure the use of appropriate materials which are sympathetic to the character of the site and its surroundings in accordance with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan policies ENV2 and H20, and the National Planning Policy Framework.

Statement of Positive Engagement:

In dealing with this application Craven District Council has sought to approach the decision making process in a positive and creative way, in accordance with the requirements of paragraph 38 of the NPPF.



Application Number: 2018/19722/MMA

Proposal: Minor material amendment application relating to front & rear dormers added to approved two storey extension under reference number 17/2017/17744 granted 11/04/2017. Drawings 498-03 & 04 to replace Drawings 236.12 Rev B and 236.13 Rev C received by the Local Planning Authority on 02nd March 2017.,

Site Address: Applegarth, Beech Hill Road, Carleton, BD23 3EN

On behalf of: Mrs Eva Cutler

REPORT TO PLANNING COMMITTEE ON 20th November 2018

Application Number: 2018/19788/FUL

Proposal: Change of use of vacant field to C3 and siting of 2 houses.

Site Address: Land Adjacent To Freegate/Nan-Scar, Cowling.

On behalf of: Ms Samantha Jepson

Date Registered: 4th October 2018

Expiry Date: 29th November 2018

Case Officer: Mr Sam Binney

The application is referred to Planning Committee as it is a departure from the Development Plan and the recommendation is for approval.

1. Site Description

- 1.1 The application site is a square plot of approximately 0.07 hectares in area located on the western edge of Cowling and to the south of Nan Scar. The site steeply slopes up from north to south.
- 1.2 Surrounding the site are several dwellings to the west and further to the north-east along Nan Scar which comprise a mix of two and three storey terraced and detached dwellings. Directly adjacent to the site there is a Public Right of Way which connects Nan Scar to the north with the A6068 (Colne Road) to the south.
- 1.3 The site is outside but directly adjacent to the development limit boundary.

2. Proposal

- 2.1 The application seeks planning permission for the construction of 2 No. 3-storey detached dwellings. They will be sited to the south of Nan Scar with the frontage facing north. The dwellings will have 3 bedrooms. The curtilage of the east property will be sited 1m to the west of the PROW. The curtilage of the west property will be sited 4.5m from the adjacent dwelling "Freegate House".
- 2.2 The properties will each have parking provision for 2 vehicles including 1 space to the side of each property and 1 space within an integrated garage. The dwellings will be built into the hillside so will have a rear garden amenity area at first floor level.

3. Planning History

- 3.1 5/22/22: Erection of a pair of dwellings/ Approved 07/04/1975.

4. Planning Policy Background

- 4.1 National Planning Policy Framework (NPPF).
- 4.2 National Planning Practice Guidance.
- 4.3 Saved Policies in the Craven District (Outside the Yorkshire Dales National Park) Local Plan:
 - ENV1: Development in the Open Countryside.
 - ENV2: Requirements for Development in Open Countryside.

ENV10: Protection of Trees and Woodlands.

SRC12: Protection of Public Rights of Way.

T2: Road Hierarchy.

4.4 Submission Draft Local Plan policies:

SD1: The Presumption in Favour of Sustainable Development

SP1: Meeting Housing Need

SP4: Spatial Strategy and Housing Growth

ENV1: Countryside and Landscape

ENV2: Heritage

ENV3: Good Design

ENV6: Flood Risk

ENV12: Footpaths, Bridleways, Byways and Cycle Routes

INF4: Parking Provision

4.5 In terms of the status of the Submission Draft Craven Local Plan, this document was submitted to the Secretary of State on 27th March 2018. The submission of the Local Plan is at an advanced stage, and therefore weight can be given to it. However, the NPPF at paragraph 48 sets out that the weight that should be given to draft policies will depend upon the 'the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given)' and 'the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework, the greater the weight that may be given.'

4.6 The aforementioned Draft Policies are considered to be applicable to this submission. There are representations to those Policies but they have generally had support at the draft submission stage and are considered to therefore have some limited weight. In this case the policies, insofar as they apply to this development, are largely consistent with the NPPF. On this basis, it is not proposed to reference Draft Policies in this report.

5. Parish/Town Council Comments

5.1 **Cowling Parish Council:** No comments received within the statutory consultation period. Due 09/11/18.

6. Consultations

6.1 **Environment Agency:** No comments received within statutory consultation period. Standing advice followed.

6.2 **NYCC Highways:** No objection but recommend conditions regarding surface water, verge crossings, visibility splays, piped water, parking space retention, garage conversion restriction, mud deposit on the highway and a construction management plan.

6.3 **Yorkshire Water:** "No observation comments are required from Yorkshire Water. However please note – if surface water disposal changes from watercourse to public sewerage, YW will need to be re-consulted".

6.4 **Environmental Health:** No objections but recommend conditions regarding construction hours, noise levels, sewerage, clean topsoil, and dust. A follow-up comment was received stating that the sewerage condition is not necessary as the properties are proposed to use mains sewers.

6.5 **NYCC Public Rights of Way:** No objections but recommend an informative regarding the protection of the adjacent PROW.

7. Representations

7.1 3 letters of representation has been received plus a letter of representation for Craven Ramblers. A summary of the objections are outlined below:

- Would change the topography of the area by removing a section of the hillside.
- Over-development of this area.
- The scale of the dwellings would be too intrusive and would overshadow the road and stream.
- Would result in the loss of a path.
- Not a preferred site for development.
- Loss of privacy to existing dwelling.
- Current view of Cowling Pinnacle will be blocked.
- Officer's Note: This is not a material planning consideration.
- Loss of ecology.
- Concerns over parking provision.
- Increased risk of flooding.

Craven Ramblers:

- Concern over how the PROW will be protected.
- Request that if granted no work is to commence until NY Public Rights of Way have agreed a suitable structure and design for the route after construction and landscaping has been completed.

Officer's Note: The aforementioned requested condition is not considered to be related to the development as the PROW falls outside the site area. Additionally, NYCC PROW as a statutory consultee has not requested such a condition.

8. Summary of Principal Planning Issues

8.1 Policy Background and principle of development.

8.2 Visual impact of the development.

8.3 Impact of the development upon neighbouring privacy and amenity.

8.4 Highway Issues.

8.5 Flooding Issues.

9. Analysis

Policy background and principle of development

9.1 The Local Plan was adopted in 1999 it was not prepared under the Planning & Compulsory Purchase Act 2004. Paragraph 213 of the NPPF states that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the Framework stating that 'due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)'.

9.2 The main thrust of the NPPF is an overarching presumption in favour of sustainable development. This guidance reaffirms that it is the Government's clear expectation that local planning authorities should deal promptly and favourably with applications that comply with up to date plans and that where plans

are out of date, there will be a strong presumption in favour of sustainable development that accords with national planning policies.

- 9.3 The site has not been identified as a preferred site for housing in the Submission Draft Local Plan. Notwithstanding this, the Submission Draft policies can be given very limited weight in the decision making process and the Council's decision on this specific application must be considered on its own merits having regard to the relevant national and Saved Local Plan Policies currently in force.
- 9.4 Paragraph 47 of the NPPF requires local planning authorities to boost significantly the supply of housing by identifying "specific, deliverable sites for years one to five of the plan period" and 'specific, deliverable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan'.
- 9.5 Paragraph 73 of the NPPF states that the figures (above) need to be calculated with an appropriate buffer. This is calculated as:
- 5% to ensure choice and competition in the market for land; or
 - 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plans, to account for any fluctuations in the market during that year; or
 - 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 9.6 In March 2018 the Council submitted the Council's New Local Plan to the Secretary of State. The Housing Trajectory 2012 to 2032, including the 2018 update for Submission indicates that the Council can now demonstrate a 5 year supply of housing sites. However, the stated existence of the Five Year Housing Land Supply is not reason in itself to justify refusal of a planning application. It is a material consideration in planning that can be given weight in the decision making process. In effect it is one of many planning issues that should be taken into account when determining a planning application.
- 9.7 Paragraph 78 of the NPPF recognises that, depending on its location, housing is capable of contributing to the vitality of rural communities by supporting services within neighbouring settlements. In regards to housing in rural areas, the main purpose of paragraph 79 of the NPPF is to avoid isolated homes in the countryside unless certain circumstances are applicable.
- 9.8 The term 'isolated homes in the countryside,' and its interpretation, was considered in a recent appeal case, Braintree District Council v Secretary of State for Communities and Local Government, Greyread Limited & Granville Developments Limited [2017] EWHC 2743 (Admin); [2018] EWCA Civ 610. In accordance with the judgement on that case 'isolated' in the context of the NPPF should be given its dictionary meaning, with the distinction between settlements and the countryside being a physical analysis rather than a mixture of the functional and physical. Based on this judgement therefore, the key test to apply when considering isolation is whether the proposal is physically immediate to other dwellings.
- 9.9 The site is in adjacent to the development limit boundary where residential properties are present. The area has good vehicular access to local services and facilities (e.g. Primary School, Secondary School, Public Houses & Local Town Shops). The proposed development is in accordance with the objectives of the NPPF in that the site would provide some economic and social benefits. Therefore, with regard to the advice in the NPPF, taken overall the proposal is in principle considered to be capable of forming sustainable development.
- 9.10 The application site lies outside the development limits of Cowling. As a result, ENV1 and ENV2 apply. Saved Policy ENV1 seeks to protect the character and quality of the open countryside from being spoilt by sporadic development. Further, small scale development appropriate for the enjoyment of the scenic qualities of the countryside and other small scale development having a rural character will only be permitted in the open countryside where it:

- Clearly benefits the rural economy
- Helps to maintain or enhance landscape character
- Is essential for the efficient operation of agriculture or forestry; or
- Is essential to the needs of the rural community.

- 9.11 Saved Local Plan policy ENV2 seeks to ensure that any development acceptable in principle under saved policy ENV1 is compatible with the character of the area and does not have an unacceptable impact on the landscape; that the design and materials used relate to the setting; that traffic generated by the development can be accommodated satisfactorily and that services and infrastructure can be provided without a serious harmful change to the character and appearance of the area. These are general planning considerations that fall broadly in line with the NPPF.
- 9.12 Saved Policy ENV2 seeks to ensure that any development that is located outside of the development limits but considered to be acceptable in principle; should be compatible with the character of the area; the design, materials used relate to the setting; that traffic generated can be accommodated satisfactorily and; that services and infrastructure can be provided without any serious harm to the character and appearance of the area. The weight that can be given to ENV2 is now limited, but these aims are broadly in line with the NPPF, and will be addressed within the body of this report.
- 9.13 The overall conclusion in terms of the principle of development is that although the application site is not within recognised development limits as defined by the 1999 Local Plan it is located immediately adjacent to residential development and is in an accessible and sustainable location where there would be no significant harm caused by development. Consequently, residential development at this location is capable of forming sustainable development that would be in accordance with NPPF guidance and is therefore acceptable in principle.

Visual impact and design/impact on heritage assets

- 9.14 The NPPF sets out generic policies that require good design and specifically it is stated as a core planning principle that planning should always seek to secure high quality design and a good standard of amenity for all existing and future users of land and buildings.
- 9.15 Paragraph 127 elaborates planning policies and decisions should ensure that developments should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- 9.16 Saved Local Plan policy ENV1 seeks to limit development in the open countryside where it fails to maintain or enhance landscape character. More detailed criteria under ENV2 requires that development should not have an unacceptable impact on the landscape; that existing landscape features should be protected; that development should relate well to the setting and public views; and finally that it should be accessible and be capable of being serviced without causing a serious harmful change to the locality.
- 9.17 Paragraph 193 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. In this case the application site is within the Cowling Conservation Area and consequently could affect the setting of the designated heritage asset.
- 9.18 At paragraph 195 the NPPF advises that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 9.19 In this case the benefits of the provision of housing to meet the Council's housing land supply and the presumption in favour of sustainable development set out in the NPPF needs to be balanced against any adverse impacts of allowing the development to take place.

- 9.20 The main concern of the proposal would derive primarily from the visual impact of the development and the potential impact on the setting of the surrounding conservation area. In terms of planning balance it is the case that the provision of 2 new properties would be of limited benefit in terms of the overall supply of housing land but equally it is considered that no significant harm would arise from the proposal (i.e. there would be less than substantial harm to heritage assets).
- 9.21 Additionally, it is considered that the development would represent an efficient use of this land that is of limited benefit in terms of its contribution to the overall character and appearance of the area. In coming to this view the site characteristics have been taken into account. The new dwellings have been designed to match other dwellings in this row so would not appear incongruous or have a detrimental visual impact upon any area of important open space.
- 9.22 It is considered that the design and appearance of the proposed houses are acceptable and that they are appropriate in scale relative to the immediate setting. Moreover, it is considered that the proposed dwellings would not appear in any way incongruous or overly dominant in the general context of the site. For these reasons it is considered that the proposal is consistent with NPPF policy in terms of design.
- 9.23 With regards to the location of the site within the conservation area it is considered that the proposals would not have any adverse impact upon the setting or significance of the designated heritage asset and that the proposed dwellings, which would be located adjacent to a cluster of existing residential development, would be entirely consistent with the NPPF policy requirements.

Impact on amenity

- 9.24 The proposed dwellings would be sited immediately adjacent to the east of a row of existing dwellings, with a further row of dwellings to the north-east which all front Nan Scar. The proposed dwellings are designed similar to the properties to the 3-storey dwellings to the west and will largely be screened by the existing landform from Colne Road to the south. This section of Nan Scar is at a much lower ground level than Colne Road so would only be visible from public viewpoints in relatively close proximity to the site.
- 9.25 The nearest dwelling to the site (Freegate House) is constructed at a similar ground level to the proposed dwellings. Freegate House has 3 windows to the east (side) elevation facing toward the application site. 2 windows are at ground floor level and 1 is at first floor level. Due to the separation distance of the proposed dwellings from the side elevation of Freegate House, the windows will be overshadowed. However, due to the existing topography of the application site, the ground floor windows do not receive direct light. The impact therefore is minimised to that of the first floor secondary window.
- 9.26 The side elevations of the proposed dwellings are blank gables so will not result in overlooking the existing side windows of Freegate House or their amenity areas. The rear elevation of the proposed dwellings will feature 3 windows at ground floor and 3 windows at first floor level. The ground floor levels are considered to have not a detrimental impact upon amenity through overlooking due to the proposed boundary treatment. The nearest window to the boundary with Freegate House is to serve a bathroom so will be obscure glazed. The other 2 windows are considered to be at too acute an angle to result in overlooking of the neighbouring amenity areas.
- 9.27 For the aforementioned reasons, the proposal would result in a minimal impact upon the amenity of the occupiers of neighbouring properties and is acceptable.

Highway safety

- 9.28 Section 9 of the NPPF contains guidance on transport and land use planning, including the promotion of sustainable transport choices and reducing travel by car. Paragraph 109 of the NPPF states that:

- 9.29 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.
- 9.30 In addition to the above the NPPF at paragraph 35 advocates the promotion of sustainable transport modes and to this end recommends that developments should be located and designed where practical to 'give priority first to pedestrian and cycle movements' and to 'create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles'.
- 9.31 Saved Local Plan Policies ENV2 and T2 are permissive of development proposals that are appropriate to the highway network where, amongst other things, they do not generate traffic in excess of the capacity of the highway network; any new or greater use of an access onto a primary, district or local distributor road is acceptable in terms of design and road safety; and, regard is paid to the highway impact and potential for improvement to the surrounding landscape.
- 9.32 In this case the proposals do not require alterations to the site access onto Nan Scar. It is also the case that adequate on-site car parking and manoeuvring is available for the proposed dwelling. It is concluded that the application is acceptable in terms of highway safety.

Flooding Issues

- 9.33 The site is within Flood Zone 1 and is smaller than one hectare in area. As such, no flood risk assessment is required for the proposal. However, the Environment Agency standing advice will be followed. The flood risk vulnerability classification states that dwellings (other than basement dwellings) are categorised as 'more vulnerable' development.
- 9.34 The flood zone compatibility table states that 'more vulnerable' development is appropriate within flood zone 1. On this basis, it is considered that the proposal is acceptable in regard to flooding.

Conclusion

- 9.35 The proposed dwellings would be located in a sustainable location in close proximity to the facilities in Cowling and it is considered that the proposed would contribute to the housing supply while having a less than significant impact upon the designated conservation area. Taking into account the guidance in paragraph 11 of the NPPF, i.e. the presumption in favour of sustainable development, it is considered that the development is acceptable and should therefore be approved.

10. Recommendation

- 10.1 Approve with Conditions

Conditions

Time Limit for Commencement

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

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990.

Approved Plans

- 2 The permission relates to the following plans:
- Drawing No. 001 received 04th October 2018.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

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.

- 3 There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. the works shall be implemented in accordance with the approved details and programme.

Reason: In the interests of highway safety.

- 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 in accordance with the published Specification of the Highway Authority and the following requirements:

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

(iii) Any gate or barriers shall be erected a minimum distance of 4.5 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.

(iv) 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.

(v) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway (or vice-versa) 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 4.5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

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 the 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 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.

Reason: To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

- 6 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 that phase the statement shall provide for the following in respect of that 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/depositing of waste resulting from demolition and construction works.

Reason: To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

During Building Works

- 7 No work shall commence on any external walling of the proposed dwelling until such time as the following have been submitted to and approved in writing by the local planning authority:
- a sample panel of walling, of at least 2m² area, showing the natural stone to be used, the method of coursing and the styles and colour of its pointing has been constructed on site and;
 - samples of the proposed roof slates have been made available for inspection.

The development shall be carried out in accordance with the approved details.

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

- 8 There shall be no access or egress by any vehicles between the highway and the application site until the surface water ditch in front of the site has been piped in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory highway drainage in the interests of highway safety and the amenity of the area.

- 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 43 metres measured along both channel lines of the major road Nan Scar 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.

Ongoing Conditions

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no development consisting of the enlargement, improvement or other alteration of the dwellinghouse, nor the erection of any outbuildings, nor the erection or installation of any walls, fences, gates or other means of enclosure within the curtilage of the dwellinghouses hereby approved shall take place without the prior written approval of the Local Planning Authority.

Reason: In order to enable the Local Planning Authority to retain a degree of control over the development having regard to the sensitive location of the dwellings within the open countryside.

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) the garages hereby approved 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 general amenity of the development.

- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) the parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

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

Informatives

1. Statement of Positive Engagement:

In dealing with this application Craven District Council has sought to approach the decision making process in a positive and creative way, in accordance with the requirements of paragraph 38 of the NPPF.

2. 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.
3. During construction there is a potential for noise nuisance to nearby residential properties.

Operating times for construction shall be limited to:

-8:00am to 6:00pm Monday to Friday

-8:00am to 1:00pm Saturday
-No Sunday or Bank Holiday working.

Reason: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise.

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 shall adhere to the levels shown in the document and provide evidence to the Local Planning Authority of how the levels will be achieved (See Table 4, page 24).

Reason: To safeguard the living conditions of residents particularly with regard to the effects of noise.

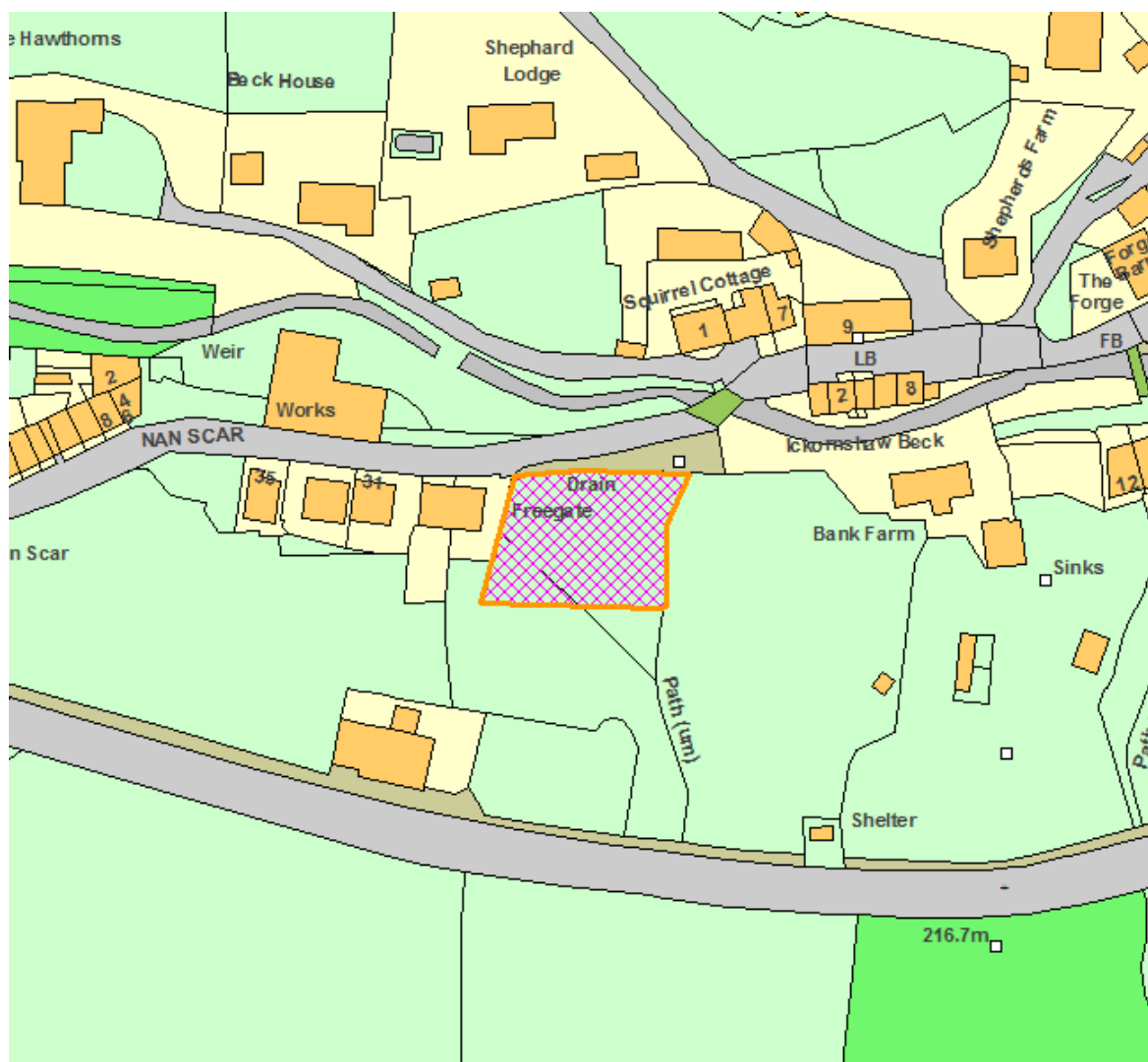
5. The applicant shall ensure that any topsoil brought on site is free from metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils as specified in BS 3882: 2015 - Specification for Topsoil.

At the request of the Local Planning Authority, details of the supplier(s) and confirmation on the source(s) of any topsoil material shall be supplied within 21 days of any request being received.

Reason: To ensure that no contaminated materials are brought onto the site.

6. The applicant shall 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.

Reason: To safeguard the living conditions of nearby residents particularly with regard to the effects of dust.

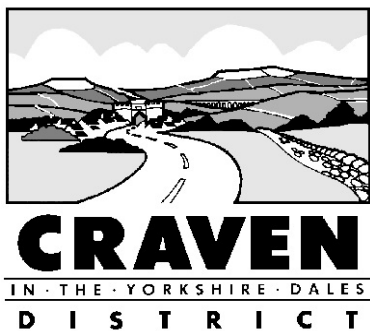


Application Number: 2018/19788/FUL

Proposal: Change of use of vacant field to C3 and siting of 2 houses.

Site Address: Land Adjacent To Freegate/Nan-Scar, Cowling

On behalf of: Ms Samantha Jepson



Development Management
 Craven District Council
 1 Belle Vue Square
 Broughton Road
 SKIPTON
 North Yorkshire
 BD23 1FJ

(Main Switchboard) Telephone: 01756 700600

Craven District Council - List of Planning Decisions Issued from 11.10.2018 - 08.11.2018

The undermentioned decision notices are available to view online at <https://publicaccess.cravendc.gov.uk/online-applications/>

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
63/2015/16300	Candelisa Ltd	Land To The South Of Burnside Crescent Skipton North Yorkshire BD23 2BJ	Construction of 39 no houses and associated access roads	Approve	30.10.2018
63/2017/18096	Mrs Lewis	35 Hurrs Road Skipton North Yorkshire BD23 2JX	Application to discharge condition no 2 of planning approval 63/2017/17809 provision to direct run-off water from the hard surface within the curtilage of the application property.	DOC satisfactory	23.10.2018
2017/18427/TPO	Anne Wharton	13 Beech Hill Road Carleton Skipton BD23 3EN	Fell 1 no. Horse Chestnut, 1 no. Sycamore and 1 no. Maple. All trees replaced with 1 oak and 2 beech.	Application Withdrawn	30.10.2018
2017/18559/CND	Seabass Living Ltd	Carr Head Cowling Keighley BD22 0LD	Application to discharge condition no's 4 (external materials) and 5 (landscaping) of planning permission referenced 22/2016/17141 granted 30/11/2016	DOC not satisfactory	23.10.2018

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2017/18633/FUL	Rosemary & Co	Carr Head Hall Carr Head Lane Cowling Keighley BD22 0LD	Construction Studio Workshop for business use.	Approve with Conditions	30.10.2018
2017/18874/FUL	Miss Joanne Burnhope	Cragstones Crag Lane Sutton-in-Craven Keighley	Retrospective application for change of use from disused shed into small kennels with run for dog day care business	Application Withdrawn	22.10.2018
2017/18875/OUT	Mr John Judson	Croft Head Farm Ryecroft Road Glusburn BD20 8RT	Outline application with some matters reserved (landscaping, appearance) for construction of 4 no. detached houses and garages	Approve with Conditions	23.10.2018
2018/18930/HH	Mr Gareth Pociecha	Gill Barn Lane House Road Cowling Keighley BD22 0LX	Increase roof height of existing garage and convert first floor to home office/study	Approve with Conditions	19.10.2018
2018/18989/HH	Mr Philip Eddleston	The Estate Barn Moorber Lane Coniston Cold Skipton BD23 4ED	Full planning permission application for the raising of a roof and utilisation of loft as living space. The application includes a proposed window to garage and lean-to bike store.	Approve with Conditions	19.10.2018
2018/19082/FUL	Mr David Eckersall	Nuttercote Farm Church Road Thornton In Craven Skipton BD23 3TT	Construction of single storey canine hydrotherapy centre with creation of new access and off street parking.	Refuse	06.11.2018

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19146/FUL	Persimmon Homes West Yorkshire	Aldersley Avenue Skipton BD23 2LH	Erection of 98 No. dwellings (resubmission of previous application 63/2016/17313 - amended scheme).	Refuse	23.10.2018
2018/19245/CND	Seddon	Malsis School Colne Road Glusburn Keighley BD20 8DT	Application to discharge condition 3 of original listed building consent reference 32/2016/17098	DOC satisfactory	25.10.2018
2018/19292/FUL	Mr & Mrs Carroll	Bowland Fell Park Crow Trees Tosside Skipton BD23 4SD	Renewal of planning application 72/2004/4468 (part) to allow extension of curtilage of existing caravan park to form 51 static caravan pitches	Approve with Conditions	05.11.2018
2018/19335/FUL	Potting Shed Trading Ltd	Cross Keys Hotel Otley Road Skipton BD23 2JR	Internal alterations including the relocation of the WC's to first floor to increase the trade area. New openings to building exterior to facilitate internal alterations. New kitchen and pizza oven and extraction systems.	Approve with Conditions	15.10.2018
2018/19336/LBC	Potting Shed Trading Ltd	Cross Keys Hotel Otley Road Skipton BD23 2JR	Internal alterations including the relocation of the WC's to first floor to increase the trade area. New openings to building exterior to facilitate internal alterations. New kitchen and pizza oven and extraction systems.	Approve with Conditions	15.10.2018
2018/19359/MMA	Craven District Council	Land Adjacent To 13 Harper Grove Sutton-in-craven Keighley BD20 7JN	Minor material amendment to original planning consent reference 66/2016/17316 (changes to approved elevations)	Approve with Conditions	01.11.2018

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19426/FUL	Mrs Dawn Walker	Stoney Croft 3 Skipton Road Gargrave Skipton BD23 3SA	Retrospective application for change of use of garden room to holiday let	Refuse	24.10.2018
2018/19401/VAR	Mr Baldwin	Higher Stone Head Farm Cowling Keighley BD22 0LZ	Application to vary condition no. 6 of original planning consent reference 22/2014/14892 and Listed Building consent reference 22/2014/14903	Application Withdrawn	29.10.2018
2018/19431/HH	Mr & Mrs M Beresford	7 Skipton Road Hellifield Skipton BD23 4JQ	Single storey side extension to provide additional bedroom and store room with first floor veranda	Approve with Conditions	25.10.2018
2018/19484/HH	Mrs Claire Ling	63 Long Meadow Skipton BD23 1BP	Replacement of existing bay window with patio doors, and formation of a level landing to provide access to front of dwelling. Excavation to form lift shaft and stepped retaining walls to be installed.	Approve with Conditions	26.10.2018
2018/19505/FUL	Mr John Wilson	Agricultural Building Land At Runley Mill Lane Settle BD24 9LF	Building for housing machinery and feed storage, and livestock handling cover	Approve with Conditions	01.11.2018
2018/19509/OUT	Mr & Mrs Lord	Land Adjacent To Back Church Street Church Street Settle	Outline application with some matters reserved for two pairs of semi-detached dwellings	Refuse	01.11.2018

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19523/HH	Mrs Hazel Allen	2 Green Croft Commercial Street Settle BD24 9RS	Replacement windows and front door	Approve with Conditions	31.10.2018
2018/19565/HH	Mark Macaulay	22 Park Crescent Hellifield Skipton BD23 4HD	Erection of a two story extension to the north of the property	Approve with Conditions	16.10.2018
2018/19574/FUL	Mr Robert Towers	Greenlands Farm Rarber Top Lane Ingleton Carnforth LA6 3DR	Agricultural building for storage of machinery, hay, straw and accommodation for livestock	Approve with Conditions	26.10.2018
2018/19575/HH	Mr David Leigh	Grovelands 11 Booth Bridge Lane Thornton In Craven Skipton BD23 3TE	Demolition of a double garage and retaining wall, along with a reduction of ground levels to the rear of the property by approximately 1m. Construction of a new single garage, at the reduced ground level, and new retaining wall along widened driveway. Construction of a single storey, flat roof extension to the rear of the property, giving enlarged kitchen and bedroom space. Construction of a dormer to the rear of the property giving additional space for a family bathroom and study. Erection of a replacement 1.8m wooden fence between No 11 and No 13.	Approve with Conditions	25.10.2018
2018/19578/TPO	Mr Andrew Harrison	56 Carleton Avenue Skipton BD23 2TE	Fell 1 no. Maple	Approved Tree Work under TPO	16.10.2018

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19587/HH	The Occupier	4 Greta Heath Burton In Lonsdale Ingleton LA6 3LH	Retrospective application for the creation of raised area to the front of no. 4 Greta Heath to form level garden area	Approve with Conditions	31.10.2018
2018/19599/HH	Mr & Mrs Michael and Rachel Rice	Fairacre West Fold Lothersdale Keighley BD20 8HQ	Conversion of existing ancillary accommodation (stores and garages) to provide garage and annex accommodation ancillary to existing dwelling.	Approve with Conditions	18.10.2018
2018/19601/FUL	Mr Matt Hough	Barn To Halsteads Thornton In Lonsdale Ingleton LA6 3PD	Conversion and alteration of existing grouping of barns and cottage to form 3 no additional dwellings	Approve with Conditions	18.10.2018
2018/19602/LBC	Mr Matt Hough	Barn To Halsteads Thornton In Lonsdale Ingleton LA6 3PD	Listed building consent application for conversion and alteration of existing grouping of barns and cottage to form 3 no additional dwellings	Approve with Conditions	18.10.2018
2018/19632/HH	Mr Robert Wood	2 High Castle Rectory Lane Skipton BD23 1FP	Replacement of tanilized wood fencing with dry stone wall to 1.2m high (section A on plan); mortared wall (section B on plan) to match existing wall (section D on plan); remove fence and leave open (section C on plan).	Approve with Conditions	17.10.2018
2018/19612/ADV	The Works Stores Limited	4 Sheep Street Skipton BD23 1JH	Advertisement application for new fascia sign and projecting sign.	Approve with Conditions	31.10.2018
2018/19641/VAR	Mr Christopher Frinton	Lodge Bank Cottage Westhouse Ingleton LA6 3NZ	Application to vary condition 3 of original planning approval referenced 2017/18328/HH to change the interior window construction from timber to aluminium.	Approve with Conditions	12.10.2018

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19616/COU	Mr Stan Prell	25 Tile Close Skipton BD23 2LG	Change of use of land to residential garden curtilage.	Approve with Conditions	17.10.2018
2018/19619/CND	Mr J Rucastle	Land North Of Rarber Top Lane Rarber Top Lane Ingleton Carnforth LA6 3DN	Application to discharge conditions 3, 4, 6, 8 and 9 of original planning approval 45/2017/18062 (APP/C2708/W/17/3190127) allowed on appeal 06.03.2018	DOC satisfactory	22.10.2018
2018/19621/TPO	Mr Robert Mattock	58 Carleton Avenue Skipton BD23 2TE	Prunus-G1 - branches to be lopped and trimmed.	Approved Tree Work under TPO	16.10.2018
2018/19623/TPO	Mr Mel Ives	21 Westwood Carleton Skipton BD23 3DW	T1 Oak - Crown lift to 5 metres and thin by 10%	Approved Tree Work under TPO	31.10.2018
2018/19627/FUL	Miss K Marshall	Wellside Lothersdale Road Glusburn Keighley BD20 8JB	Extension to existing agricultural building	Approve with Conditions	12.10.2018
2018/19631/COU	Mrs J Emmott	Park Cottage Park Lane Cowling Keighley BD22 0NH	Change of use of agricultural land to visitor parking spaces	Approve with Conditions	12.10.2018
2018/19642/HH	Mr David Holman	Glenholme Thacking Lane Ingleton Carnforth LA6 3EQ	Extension and alteration to bungalow including raising of the roof height.	Approve with Conditions	16.10.2018

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19638/LBC	Mr Mark Rand	The Water Tower Station Road Settle BD24 9AA	Listed building consent application for erection of single storey first floor extension to existing rear annex	Refuse	01.11.2018
2018/19643/HH	Mr R Donoghue	17 Town Head Way Settle BD24 9RG	Construction of side extension bedroom over garage	Approve with Conditions	23.10.2018
2018/19637/HH	Mr Mark Rand	The Water Tower Station Road Settle BD24 9AA	Erection of single storey first floor extension to existing rear annex	Refuse	01.11.2018
2018/19644/CND	Pinnacle View Homes	Pennine Haulage Brow Garage Rook Street Lothersdale Keighley	Application to discharge condition no. 3 (drainage), condition no. 4 (water supply), condition 5 (water protection plan), condition 6 (contamination phase I), condition 7 (contamination phase II), condition 8 (remediation), condition 9 (validation report), condition 10 (construction method), condition 11 (building materials), condition 14 (boundary wall) on planning application referenced 2018/19100/FUL granted 01 August 2018	Split Decision	24.10.2018
2018/19645/TPO	Ms Sally Goodman	11 Gainsborough Court Skipton BD23 1QG	T1 Hornbeam - reduce crown spread by 1m. T2 Beech - Remove the lowest limb. T3 Ash - Reduce height by 2m. T4 Beech - Reduce height by 3m. T5 Beech - Crownthin by 5%. T6 Beech - Crown thin by 5% and reduce spread all round to 5m.	Split Decision	31.10.2018
2018/19651/HH	Mr R Botterill And Mrs E Brumfitt	20 Airedale Mews Skipton BD23 2TF	Single storey replacement sun room extension	Approve with Conditions	12.10.2018

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19652/TCA	Mrs Susan Gazi	16 Low Street Burton In Lonsdale Carnforth LA6 3LF	T1, T2 & T3 - Leylandii - Fell	Approve Tree Works in Conservation Area	16.10.2018
2018/19655/LBC	Arriva Rail North	Bentham Railway Station Station Road High Bentham Lancaster LA2 7LF	Application for listed building consent for the provision of one new (replacement) waiting shelter, one existing waiting shelter refurbishment, the provision of a single TVM and CCTV.	Application Withdrawn	29.10.2018
2018/19657/LBC	Arriva Rail North	Hellifield Station Station Road Hellifield Skipton BD23 4HP	Application for listed building consent for the provision of one automated Ticket Vending Machine (TVM) and two Customer Information Screens (CIS) with PA and CCTV on Platforms.	Approve with Conditions	01.11.2018
2018/19664/HH	Mr & Mrs Scott Bisset	4 Raikes Avenue Skipton BD23 1LP	Construction of cat slide dormer windows to east and west roof slopes	Approve with Conditions	26.10.2018
2018/19669/LBC	Witherslack Group	Cedar House School Low Bentham Lancaster LA2 7DD	Application for listed building consent for conversion of existing staff room into a classroom including the replacement of existing windows, forming a new door opening and associated ramped/stepped access arrangements externally	Approve with Conditions	15.10.2018
2018/19672/FUL	Mrs Howard	Adjacent 9 Black Abbey Lane Glusburn Keighley BD20 8RX	Proposed new build detached three bedroom dwelling	Approve with Conditions	29.10.2018

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19673/HH	Mr Neil Robinson	Westfield House Matthew Lane Low Bradley Keighley BD20 9DF	Repositioning of boundary wall to provide adequate visibility splays (Highway improvements) to existing driveway entrance (resubmission of application 2018/18946/HH)	Approve with Conditions	18.10.2018
2018/19677/HH	Mr Dale Harrison	Hamble Crest Nethergill Lane Cononley Keighley BD20 8PB	Proposed timber shed on site of former greenhouse	Approve with Conditions	30.10.2018
2018/19678/HH	Mrs J Green	Ashburn House 1 Skipton Road Gargrave Skipton BD23 3SA	Construction of upper storey to existing garage to create annexe	Approve with Conditions	22.10.2018
2018/19680/CPL	Northern Norman Ltd	26 Regent Road Skipton BD23 1AU	Application for Certificate of Lawful Development for proposed single storey rear extension	Approve Cert. Lawful Devt	30.10.2018
2018/19682/OUT	Mr John Teiti	Rear Of 35 Lytham Gardens Skipton North Yorkshire BD23 2TR	Outline application with some matters reserved for construction of new 2 bedroom annexe	Refuse	24.10.2018
2018/19685/VAR	Mr Rob Mulloy	Green Syke Farm Colne Road Cowling Keighley BD22 0NA	Retrospective application to vary condition no's 3, 4 and 5 of original planning approval referenced 22/2015/16045 to vary the conditions to be post-commencement so that they may be discharged.	Approve with Conditions	29.10.2018

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19686/NMA	Mr Rob Mulloy	Green Syke Farm Colne Road Cowling Keighley BD22 0NA	Non material amendment to original planning approval referenced 22/2015/16045 for 1) To change the barn arch to a flat lintel, 2) To make rear first floor windows larger, 3) To add a small window to front elevation, 4) To replace a door with a small window to the rear elevation	Non-material amendment approved	18.10.2018
2018/19689/COU	Eagerlux Ltd	Unit 13 High Corn Mill Chapel Hill Skipton BD23 1NL	Retrospective application for change of use from office B1a to C3 Residential	Approve with Conditions	06.11.2018
2018/19690/LBC	Eagerlux Ltd	Unit 13 High Corn Mill Chapel Hill Skipton BD23 1NL	Change of use from office B1a to C3 Residential	Approve no conditions	06.11.2018
2018/19694/HH	Mr & Mrs C Beesley	10 Craven Terrace Settle BD24 9DB	Proposed single storey rear cloaks and porch extension	Approve with Conditions	23.10.2018
2018/19695/FUL	Mr & Mrs L Fell	Land South Of Station Road Giggleswick Settle BD24 0AB	Full application for development of four dwellings (persuant to outline approval reference 2017/18744/OUT)	Approve with Conditions	23.10.2018
2018/19697/TCA	Dr Karen Throsby	Yellow Cottage Low Lane Draughton Skipton BD23 6EA	T 1 Holly - Fell T 2 Laurel- Fell T 3 Holly - Fell T 4 Hawthorn - Fell	Approve Tree Works in Conservation Area	30.10.2018

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19699/CND	Andrew Macaulay	39 Midland Terrace Station Road Hellifield Skipton BD23 4HJ	Application to discharge Condition no. 3 (boundary treatment) from original application number 2018/19405/HH granted 17.08.2018	DOC satisfactory	01.11.2018
2018/19700/LBC	North Craven Building Preservation Trust	The Folly Victoria Street Settle BD24 9EY	Application for listed building consent for rebuilding of steps to the front elevation with new handrails. New paving to rear to allow disabled access to first floor	Approve with Conditions	23.10.2018
2018/19701/TCA	Mrs Theresa Leedy	10 Crosshills Road Cononley Keighley BD20 8LA	Tree 1 - Beech - Fell Tree 2 - Birch - Crown thin by 20% maximum.	Approve Tree Works in Conservation Area	16.10.2018
2018/19702/FUL	Skipton Properties Ltd	Land North Of Kings Mill Lane (Former NYCC Depot) Settle	Full planning application for demolition of existing structures and development of eight dwellings (resubmission of non-determined application referenced 2018/18965/FUL)	Refuse	29.10.2018
2018/19706/HH	Mr Chris Hawkins	Calf Cop Farm Burton Road Low Bentham Lancaster LA2 7ET	Addition of ensuite to first floor level within barn together with access from main bedroom	Approve with Conditions	01.11.2018
2018/19707/LBC	Mr Chris Hawkins	Calf Cop Farm Burton Road Low Bentham Lancaster LA2 7ET	Listed building consent for the addition of ensuite to first floor level within barn together with access from main bedroom	Approve with Conditions	01.11.2018
2018/19708/MMA	CSR Developments Ltd	Land At Moorgarth Ingleton Carnforth LA6 3DN	Application for a minor material amendment to vary condition 2 (plans condition) of original planning approval referenced 2017/18670/FUL	Approve with Conditions	07.11.2018

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19710/FUL	Mr P Grant	Crow Nest Barn Crow Nest Road Austwick Lancaster LA2 8AS	Restoration of farmhouse, outbuildings and barns to create one family dwelling.	Approve with Conditions	31.10.2018
2018/19711/LBC	Mr P Grant	Crow Nest Farmhouse Crow Nest Road Austwick Lancaster LA2 8AS	Listed building consent for restoration of farmhouse, outbuildings and barns to create one family dwelling.	Approve with Conditions	31.10.2018
2018/19715/HH	Miss Katie Williams	86 Otley Road Skipton BD23 1HG	New outbuilding (storage and garden room) within the curtilage of the site (Resubmission of 2017/18804/HH)	Approve with Conditions	24.10.2018
2018/19716/CND	Alan Northrop Ltd	Unit 5 Enterprise Way Airedale Business Centre Skipton BD23 2TZ	Application to discharge condition no's 3, 4 and 5 of original planning approval referenced 2017/18617/FUL granted 12/12/2017	DOC satisfactory	01.11.2018
2018/19718/TCA	Brindley Mill MGMT Company	Brindley Mill Pinder Wharf Lower Union Street Skipton BD23 2UN	Removal of two trees.	Approve Tree Works in Conservation Area	16.10.2018
2018/19719/FUL	Mr Verner Wheelock	Binns Lane Farm Binns Lane Glusburn Keighley BD20 8JJ	Demolition of stables and construction of dwelling house, incorporating previous permission for part demolition and conversion.	Approve with Conditions	19.10.2018

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19724/TCA	Mrs Alice Whaites	Land To The Rear Of 12 High Hill Grove Street Settle BD24 9QH	2 no. Beech, 2 no. Fir & 1 no. Ash -Crown topping under telephone wires and cutting back of branches to clear the footpath.	Approve Tree Works in Conservation Area	16.10.2018
2018/19728/HH	Mr Adam Witek	Newlands Croft Skipton Road Gargrave Skipton BD23 3SP	Single storey rear extension	Approve with Conditions	06.11.2018
2018/19732/FUL	Mrs Kelly Redfearn	Ingleborough View Barn Burton In Lonsdale Carnforth LA6 3NZ	Retention of existing multi-purpose agricultural building with a proposed 5m x 3.6m extension to house livestock	Approve with Conditions	29.10.2018
2018/19733/TCA	Ms Sarah Jennings	Land To Rear Of 19 Park Avenue Gargrave Road Skipton BD23 1PN	Fell 1 no. Scots Pine	Approve Tree Works in Conservation Area	30.10.2018
2018/19734/TCA	North Craven Building Preservation Trust	The Folly Victoria Street Settle BD24 9EY	Fell 1 no. Silver Birch. Removal of lower branches on 1 no. Holm Oak.	Approve Tree Works in Conservation Area	16.10.2018
2018/19741/TCA	Darren Best Garden & Tree Services	26 Skipton Road Cononley Keighley BD20 8NH	Remove 1 no. Silver Birch & 1 no. Cherry	Approve Tree Works in Conservation Area	16.10.2018
2018/19744/TCA	Ms Ellie Waddington	2 West View Cowling Keighley BD22 0AQ	Fell 1 no. Conifer	Approve Tree Works in Conservation Area	30.10.2018

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19758/CND	Merritt And Fryers Limited	Merritt And Fryers Firth Street Works Firth Street Skipton BD23 2PX	Application to discharge condition no's 3 (Dust Management), 4 (Contamination Report) & 5 (Structural Report) of original planning approval referenced 2017/18282/FUL granted 25.10.2017	DOC satisfactory	18.10.2018
2018/19766/CND	Airedale Services Ltd	Springholme Otley Road Skipton BD23 1EX	Application to discharge condition no. 3 (Noise Attenuation) of original planning approval referenced 2018/19414/FUL granted 04.09.2018	DOC satisfactory	06.11.2018
2018/19769/TCA	Mr Simon Ward	4 Victoria Terrace Ings Lane Low Bradley Keighley BD20 9DN	T1 - Ash - Crown Lift.	Approve Tree Works in Conservation Area	08.11.2018
2018/19770/TCA	Mr Sam Chadwick	77 High Street Skipton BD23 1JJ	T1 - Sycamore - Crown Lift to 4.5 metres. Reduce back from property side by 1.5 m approx. Clear Round BT lines by approx. 0.5 m where possible.	Approve Tree Works in Conservation Area	16.10.2018
2018/19777/TPO	Providence ~Quarter Management Company	8 Court Lane Skipton BD23 1DD	Remove 2 no. Birch	Split Decision	08.11.2018
2018/19793/TCA	Embsay Parish Council	Trees In Park Adjacent To 30 Main Street Embsay Skipton BD23 6RE	T1 - Ash - Removal T2 - Chestnut & T3 - Sycamore - Prune back from the house by 2 - 3 metres. Light reduction to balance crown. T4 - Beech - Crown lift by 2 - 3 metres.	Approve Tree Works in Conservation Area	08.11.2018
2018/19795/TCA	Skipton Town Council	Christ Church Cross Street Skipton BD23 2AH	T28 - Maple - Thinning and crown reduction.	Approve Tree Works in Conservation Area	08.11.2018

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19797/TCA	Draughton Parish Council	Draughton Village Green Draughton Skipton BD23 6EG	T1 - Wild cherry - Raise crown to clear bus route. T2 - Horse Chestnut - Raise crown to clear branches from ground.	Approve Tree Works in Conservation Area	08.11.2018
2018/19811/CND	Chatsworth Settlement Trustees	White House Chapel Lane Halton East Skipton BD23 6EH	Application to discharge part of condition no. 3 (pointing mortar mix) of listed building consent referenced 2018/19390/LBC granted 31.07.2018	DOC satisfactory	31.10.2018

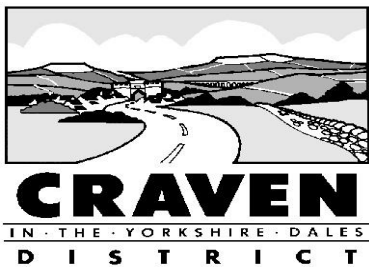
Planning Committee Report of New Complaints Registered **From 11/09/2018 to 06/11/2018**

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/02928/2018	Breach of condition - waiting area for drivers	9 Main Street Cross Hills Keighley BD20 8TA	Glusburn
ENF/02929/2018	Flat above the takeaway without planning permission.	13- 15 Main Street Ingleton Carnforth LA6 3EB	Ingleton And Clapham
ENF/02930/2018	Land of planning application 2018/19296/REM being used as a scrap yard.	Land North Of Raber Top Lane Rarber Top Lane Ingleton Carnforth LA6 3DN	Ingleton And Clapham
ENF/02931/2018	Works been carried out without submitting planning applications (Listed building consent was granted)	1 - 12 Skipton House Thanets Yard Skipton BD23 1EE	Skipton North
ENF/02932/2018	Boundary wall not constructed in accordance with approved plans	Land Hunters View Giggleswick Settle North Yorkshire	Penyghent
ENF/02933/2018	Erection of large structure with roof in the back garden	17 Hall Croft Skipton BD23 1PG	Skipton North

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/02934/2018	Un-authorised advertisement for 'Seasons Bakery'.	Meadow Cottage 1 New Road Ingleton Carnforth LA6 3HL	Ingleton And Clapham
ENF/02935/2018	Un-authorised advertisement for 'bellezza dentro'.	Settle Roundabout Settle BD24 9JY	Settle And Ribble Banks
ENF/02936/2018	Un-authorised advertisement for 'Watershed Mill'.	Settle Roundabout Settle BD24 9JY	Settle And Ribble Banks
ENF/02937/2018	Un-authorised tree works within a Conservation Area.	Land Adjacent To Waterside Keighley Road Skipton BD23 2QT	Skipton West
ENF/02938/2018	Houses not being built in accordance with approved plans	Pennine Haulage Brow Garage Rook Street Lothersdale Keighley	Aire Valley With Lothersdale
ENF/02939/2018	Potential change of use of upstairs restaurant to living accommodation. 2 windows and 1 door in side elevation abutting the car park.	13 Main Street Cross Hills Keighley BD20 8TA	Glusburn
ENF/02940/2018	Potential breach of condition 7 to planning application 63/2016/17568 - Land not used for scrap vehicles	Whitelock Developments Ltd Ings Lane Skipton BD23 1TX	Skipton West
ENF/02941/2018	Application 31/2011/11411 not been carried out in accordance with approved plans - demoiltion of house and complete rebuild	Bracken Rigg Brackenber Lane Giggleswick Settle BD24 0EB	Penyghent
ENF/02942/2018	Running car breakers business from garages to rear of property	6 Railway Cottages Station Road Settle BD24 9BJ	Settle And Ribble Banks

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/02943/2018	Running a business from home?	2 Raines Road Giggleswick Settle BD24 0AQ	Penyghent
ENF/02944/2018	Unauthorised flue on property	1 Goffa Mill Gargrave Skipton BD23 3NG	Gargrave And Malhamdale
ENF/02945/2018	Breach of condition 7 to application 2018/19203/ADV	Mercedes Benz Keighley Road Skipton BD23 2TA	Aire Valley With Lothersdale
ENF/02946/2018	Erection of fence over 1m high next to the highway	Thornfield Skipton Road Hellifield Skipton BD23 4JQ	Hellifield And Long Preston
ENF/02947/2018	Development not carried out in accordance with 22/2015/15953 - Additional windows	Damstones Pennine Way Cowling Keighley BD22 0DE	Cowling
ENF/02948/2018	Development not carried out in accordance with 17/2016/16554 - coverted to a holiday let and creation of new access.	Low Barn Pale Lane Carleton Skipton BD23 3HU	West Craven
ENF/02949/2018	Breach of planning approval - 59/2007/8005 - installation of white UPVC windows.	Roselea Hesley Lane Rathmell Settle BD24 0LG	Settle And Ribble Banks
ENF/02950/2018	Erection of dormer window to rear	22 Hall Avenue Sutton-in-craven Keighley BD20 7NL	Sutton-in-Craven

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/02951/2018	Un-authorised advertisement structures advertising Masons Arms, Fish _ Chip Shop, Kidz Day Nursery, Cave and Canyon and M's Spice.	A65 Field Opposite Dales Business Park New Road Ingleton Carnforth LA6 3HL	Ingleton And Clapham
ENF/02952/2018	Unauthorised erection of garage? Too large and may also be running a repair business.	18 Riversdale Giggleswick Settle BD24 0AW	Penyghent
ENF/02953/2018	Unauthorised change of use to A4 - drinking establishment	Coopers Cafe Bar 6 - 8 Belmont Street Skipton BD23 1RP	Skipton West
ENF/02954/2018	Erection of large shed	Atkinson Vos Wenning Mill Wenning Avenue High Bentham Lancaster LA2 7LW	Bentham
ENF/02955/2018	Unauthorised sign	Field Next A65 Stirton	
ENF/02956/2018	Erection of large dog kennel in rear garden	25 Hepworth Way Skipton BD23 2UH	Skipton East



Planning Enforcement
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Planning Committee Report of Cases Closed
From 11/09/2018 to 06/11/2018

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
0643/2009	13th November 2009	26th September 2018	Breach Resolved	Untidy land and buildings	Old Road Clapham Lancaster LA2 8JH	Ingleton And Clapham
0789/2010	1st June 2010	26th September 2018	Case Closed	Alleged non compliance with planning conditions that require auction sales other than live stock to cease on 31/05/2010	Skipton Auction Mart Gargrave Road Skipton BD23 1UD	Gargrave And Malhamdale
0866/2010	19th August 2010	6th November 2018	Breach Resolved	Extension of garden into adjacent field	13 Spring Gardens Cowling Keighley BD22 0AX	Cowling
0999/2011	28th March 2011	26th September 2018	Case Closed	Change of use of agricultural land to residential	The Chestnuts Barnoldswick Lane Burton In Lonsdale Carnforth LA6 3LZ	Bentham

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
1800/2014	29th May 2014	26th September 2018	Breach Resolved	Unauthorised advertisements on roundabout.	Little Chef Roundabout Adjoining Gargrave Road Skipton North Yorkshire BD23 1UD	Gargrave And Malhamdale
2076/2015	18th April 2015	25th September 2018	Breach Resolved	Untidy front garden	1 The Terrace Main Street Rathmell Settle North Yorkshire BD24 0LA	Settle And Ribble Banks
2345/2016	15th April 2016	26th September 2018	Case Closed	Development not in accordance with 63/2015/16362 & 16305	12 Gargrave Road Skipton North Yorkshire BD23 1PJ	Skipton North
2553/2017	10th January 2017	6th November 2018	Breach Resolved	Shipping Container has been placed over the beck/in yard.	Next To Stansfield Bridge In Haulage Yard Over Beck Rook Street Lothersdale Keighley North Yorkshire BD20 8EH	Aire Valley With Lothersdale
ENF/02750/2017	28th September 2017	6th November 2018	Breach Resolved	Erection of large sign mounted on 2m posts	Cross Hills Group Practice Holme Lane Cross Hills Keighley BD20 7LG	Glusburn

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/02752/2017	10th October 2017	25th September 2018	Other Reason	Alleged unauthorised works? Construction work occurring outside of approved hours?	Station Works Cononley Lane Cononley Keighley BD20 8LN	Aire Valley With Lothersdale
ENF/02784/2017	20th December 2017	6th November 2018	Breach Resolved	Alleged replacement of windows and doors in breach of condition 3 of 63/2017/17997	7 Hallams Yard Skipton BD23 1JN	Skipton North
ENF/02788/2018	3rd January 2018	6th November 2018	Breach Resolved	A large area of land has been dug up and a track created running towards Sourber Laithe. Does it cover The Pennine Way?	Land On The Route Of Pennine Way Between Crossgate Farm & Newton Grange	Gargrave And Malhamdale
ENF/02853/2018	17th April 2018	25th September 2018	Other Reason	Working outside of site hours	Land Bounded By A65 White Hills Lane & Raikes Road Skipton North Yorkshire BD23 1LW	Skipton North
ENF/02865/2018	10th May 2018	6th November 2018	Breach Resolved	Alleged unauthorised development in front garden (creation of raised area)	4 Greta Heath Burton In Lonsdale Ingleton LA6 3LH	Bentham
ENF/02870/2018	22nd May 2018	6th November 2018	Not Expedient to Enforce	Unauthorised fence?	248 Moorview Way Skipton BD23 2TN	Skipton East

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/02872/2018	24th May 2018	6th November 2018	Breach Resolved	Un-authorised bed and breakfast.	1 Aireville Grange Gargrave Road Skipton BD23 1UB	Gargrave And Malhamdale
ENF/02881/2018	14th June 2018	6th November 2018	Not Expedient to Enforce	Alleged unauthorised creation of bin store with high fencing	The Woolly Sheep Inn 38 Sheep Street Skipton BD23 1HY	Skipton North
ENF/02889/2018	26th June 2018	6th November 2018	Breach Resolved	Application 72/2014/14828 not built in accordance with approved plans.	Tosside Fold Farm Dam Head To Tosside Fold Tosside Skipton BD23 4SD	Settle And Ribble Banks
ENF/02896/2018	12th July 2018	25th September 2018	No Breach	Alleged lack of construction phase parking in relation to application ref: 2017/18340/FUL	Land At Corner Field To The North Of A6131/Harrogate Road Skipton	Skipton North
ENF/02912/2018	10th August 2018	6th November 2018	No Breach	Fence having been erected around the car park	Briggs Brothers Unit 1 Cononley Lane Cononley Keighley BD20 8LG	Aire Valley With Lothersdale
ENF/02914/2018	15th August 2018	6th November 2018	Breach Resolved	Unauthorised signs advertising 'Fallfest 2018'	19 - 25 Main Street Cross Hills Keighley BD20 8TA	Glusburn

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/02916/2018	20th August 2018	26th September 2018	Breach Resolved	Erection of large flag on gable wall.	120 Keighley Road Skipton BD23 2QT	Skipton West
ENF/02918/2018	21st August 2018	26th September 2018	Case Closed	Unauthorised development in field at The Wenning	Land Bound By The Wenning And B6480 Low Bentham LA2 7DD	Bentham
ENF/02922/2018	4th September 2018	26th September 2018	Case Closed	Development potentially not being carried out in accordance with the approved plans. Boundary issues.	Land At Ings Avenue Skipton	Skipton West
ENF/02927/2018	7th September 2018	6th November 2018	Breach Resolved	Building not been built in accordance with approved plans ref: 68/2015/16198 and the use of the building differs from the approval.	Ingleborough View Farm Westhouse Ingleton LA6 3NZ	Ingleton And Clapham
ENF/02930/2018	14th September 2018	6th November 2018	Breach Resolved	Land of planning application 2018/19296/REM being used as a scrap yard.	Land North Of Raber Top Lane Raber Top Lane Ingleton Carnforth LA6 3DN	Ingleton And Clapham
ENF/02935/2018	20th September 2018	6th November 2018	Other Reason	Un-authorised advertisement for 'bellezza dentro'.	Settle Roundabout Settle BD24 9JY	Settle And Ribble Banks

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/02936/2018	20th September 2018	6th November 2018	Other Reason	Un-authorised advertisement for 'Watershed Mill'.	Settle Roundabout Settle BD24 9JY	Settle And Ribble Banks
ENF/02941/2018	17th October 2018	6th November 2018	Not Expedient to Enforce	Application 31/2011/11411 not been carried out in accordance with approved plans - demoiltion of house and complete rebuild	Bracken Rigg Brackenber Lane Giggleswick Settle BD24 0EB	Penyghent
ENF/02956/2018	31st October 2018	6th November 2018	No Breach	Erection of large dog kennel in rear garden	25 Hepworth Way Skipton BD23 2UH	Skipton East

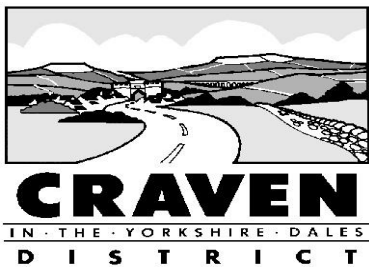
Planning Committee Report of New Complaints Registered **From 11/09/2018 to 06/11/2018**

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/02928/2018	Breach of condition - waiting area for drivers	9 Main Street Cross Hills Keighley BD20 8TA	Glusburn
ENF/02929/2018	Flat above the takeaway without planning permission.	13- 15 Main Street Ingleton Carnforth LA6 3EB	Ingleton And Clapham
ENF/02930/2018	Land of planning application 2018/19296/REM being used as a scrap yard.	Land North Of Raber Top Lane Rarber Top Lane Ingleton Carnforth LA6 3DN	Ingleton And Clapham
ENF/02931/2018	Works been carried out without submitting planning applications (Listed building consent was granted)	1 - 12 Skipton House Thanets Yard Skipton BD23 1EE	Skipton North
ENF/02932/2018	Boundary wall not constructed in accordance with approved plans	Land Hunters View Giggleswick Settle North Yorkshire	Penyghent
ENF/02933/2018	Erection of large structure with roof in the back garden	17 Hall Croft Skipton BD23 1PG	Skipton North

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/02934/2018	Un-authorised advertisement for 'Seasons Bakery'.	Meadow Cottage 1 New Road Ingleton Carnforth LA6 3HL	Ingleton And Clapham
ENF/02935/2018	Un-authorised advertisement for 'bellezza dentro'.	Settle Roundabout Settle BD24 9JY	Settle And Ribble Banks
ENF/02936/2018	Un-authorised advertisement for 'Watershed Mill'.	Settle Roundabout Settle BD24 9JY	Settle And Ribble Banks
ENF/02937/2018	Un-authorised tree works within a Conservation Area.	Land Adjacent To Waterside Keighley Road Skipton BD23 2QT	Skipton West
ENF/02938/2018	Houses not being built in accordance with approved plans	Pennine Haulage Brow Garage Rook Street Lothersdale Keighley	Aire Valley With Lothersdale
ENF/02939/2018	Potential change of use of upstairs restaurant to living accommodation. 2 windows and 1 door in side elevation abutting the car park.	13 Main Street Cross Hills Keighley BD20 8TA	Glusburn
ENF/02940/2018	Potential breach of condition 7 to planning application 63/2016/17568 - Land not used for scrap vehicles	Whitelock Developments Ltd Ings Lane Skipton BD23 1TX	Skipton West
ENF/02941/2018	Application 31/2011/11411 not been carried out in accordance with approved plans - demoiltion of house and complete rebuild	Bracken Rigg Brackenber Lane Giggleswick Settle BD24 0EB	Penyghent
ENF/02942/2018	Running car breakers business from garages to rear of property	6 Railway Cottages Station Road Settle BD24 9BJ	Settle And Ribble Banks

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/02943/2018	Running a business from home?	2 Raines Road Giggleswick Settle BD24 0AQ	Penyghent
ENF/02944/2018	Unauthorised flue on property	1 Goffa Mill Gargrave Skipton BD23 3NG	Gargrave And Malhamdale
ENF/02945/2018	Breach of condition 7 to application 2018/19203/ADV	Mercedes Benz Keighley Road Skipton BD23 2TA	Aire Valley With Lothersdale
ENF/02946/2018	Erection of fence over 1m high next to the highway	Thornfield Skipton Road Hellifield Skipton BD23 4JQ	Hellifield And Long Preston
ENF/02947/2018	Development not carried out in accordance with 22/2015/15953 - Additional windows	Damstones Pennine Way Cowling Keighley BD22 0DE	Cowling
ENF/02948/2018	Development not carried out in accordance with 17/2016/16554 - coverted to a holiday let and creation of new access.	Low Barn Pale Lane Carleton Skipton BD23 3HU	West Craven
ENF/02949/2018	Breach of planning approval - 59/2007/8005 - installation of white UPVC windows.	Roselea Hesley Lane Rathmell Settle BD24 0LG	Settle And Ribble Banks
ENF/02950/2018	Erection of dormer window to rear	22 Hall Avenue Sutton-in-craven Keighley BD20 7NL	Sutton-in-Craven

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/02951/2018	Un-authorised advertisement structures advertising Masons Arms, Fish _ Chip Shop, Kidz Day Nursery, Cave and Canyon and M's Spice.	A65 Field Opposite Dales Business Park New Road Ingleton Carnforth LA6 3HL	Ingleton And Clapham
ENF/02952/2018	Unauthorised erection of garage? Too large and may also be running a repair business.	18 Riversdale Giggleswick Settle BD24 0AW	Penyghent
ENF/02953/2018	Unauthorised change of use to A4 - drinking establishment	Coopers Cafe Bar 6 - 8 Belmont Street Skipton BD23 1RP	Skipton West
ENF/02954/2018	Erection of large shed	Atkinson Vos Wenning Mill Wenning Avenue High Bentham Lancaster LA2 7LW	Bentham
ENF/02955/2018	Unauthorised sign	Field Next A65 Stirton	
ENF/02956/2018	Erection of large dog kennel in rear garden	25 Hepworth Way Skipton BD23 2UH	Skipton East



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Planning Committee Report of Cases Closed
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Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
0643/2009	13th November 2009	26th September 2018	Breach Resolved	Untidy land and buildings	Old Road Clapham Lancaster LA2 8JH	Ingleton And Clapham
0789/2010	1st June 2010	26th September 2018	Case Closed	Alleged non compliance with planning conditions that require auction sales other than live stock to cease on 31/05/2010	Skipton Auction Mart Gargrave Road Skipton BD23 1UD	Gargrave And Malhamdale
0866/2010	19th August 2010	6th November 2018	Breach Resolved	Extension of garden into adjacent field	13 Spring Gardens Cowling Keighley BD22 0AX	Cowling
0999/2011	28th March 2011	26th September 2018	Case Closed	Change of use of agricultural land to residential	The Chestnuts Barnoldswick Lane Burton In Lonsdale Carnforth LA6 3LZ	Bentham

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
1800/2014	29th May 2014	26th September 2018	Breach Resolved	Unauthorised advertisements on roundabout.	Little Chef Roundabout Adjoining Gargrave Road Skipton North Yorkshire BD23 1UD	Gargrave And Malhamdale
2076/2015	18th April 2015	25th September 2018	Breach Resolved	Untidy front garden	1 The Terrace Main Street Rathmell Settle North Yorkshire BD24 0LA	Settle And Ribble Banks
2345/2016	15th April 2016	26th September 2018	Case Closed	Development not in accordance with 63/2015/16362 & 16305	12 Gargrave Road Skipton North Yorkshire BD23 1PJ	Skipton North
2553/2017	10th January 2017	6th November 2018	Breach Resolved	Shipping Container has been placed over the beck/in yard.	Next To Stansfield Bridge In Haulage Yard Over Beck Rook Street Lothersdale Keighley North Yorkshire BD20 8EH	Aire Valley With Lothersdale
ENF/02750/2017	28th September 2017	6th November 2018	Breach Resolved	Erection of large sign mounted on 2m posts	Cross Hills Group Practice Holme Lane Cross Hills Keighley BD20 7LG	Glusburn

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ENF/02752/2017	10th October 2017	25th September 2018	Other Reason	Alleged unauthorised works? Construction work occurring outside of approved hours?	Station Works Cononley Lane Cononley Keighley BD20 8LN	Aire Valley With Lothersdale
ENF/02784/2017	20th December 2017	6th November 2018	Breach Resolved	Alleged replacement of windows and doors in breach of condition 3 of 63/2017/17997	7 Hallams Yard Skipton BD23 1JN	Skipton North
ENF/02788/2018	3rd January 2018	6th November 2018	Breach Resolved	A large area of land has been dug up and a track created running towards Sourber Laithe. Does it cover The Pennine Way?	Land On The Route Of Pennine Way Between Crossgate Farm & Newton Grange	Gargrave And Malhamdale
ENF/02853/2018	17th April 2018	25th September 2018	Other Reason	Working outside of site hours	Land Bounded By A65 White Hills Lane & Raikes Road Skipton North Yorkshire BD23 1LW	Skipton North
ENF/02865/2018	10th May 2018	6th November 2018	Breach Resolved	Alleged unauthorised development in front garden (creation of raised area)	4 Greta Heath Burton In Lonsdale Ingleton LA6 3LH	Bentham
ENF/02870/2018	22nd May 2018	6th November 2018	Not Expedient to Enforce	Unauthorised fence?	248 Moorview Way Skipton BD23 2TN	Skipton East

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/02872/2018	24th May 2018	6th November 2018	Breach Resolved	Un-authorised bed and breakfast.	1 Aireville Grange Gargrave Road Skipton BD23 1UB	Gargrave And Malhamdale
ENF/02881/2018	14th June 2018	6th November 2018	Not Expedient to Enforce	Alleged unauthorised creation of bin store with high fencing	The Woolly Sheep Inn 38 Sheep Street Skipton BD23 1HY	Skipton North
ENF/02889/2018	26th June 2018	6th November 2018	Breach Resolved	Application 72/2014/14828 not built in accordance with approved plans.	Tosside Fold Farm Dam Head To Tosside Fold Tosside Skipton BD23 4SD	Settle And Ribble Banks
ENF/02896/2018	12th July 2018	25th September 2018	No Breach	Alleged lack of construction phase parking in relation to application ref: 2017/18340/FUL	Land At Corner Field To The North Of A6131/Harrogate Road Skipton	Skipton North
ENF/02912/2018	10th August 2018	6th November 2018	No Breach	Fence having been erected around the car park	Briggs Brothers Unit 1 Cononley Lane Cononley Keighley BD20 8LG	Aire Valley With Lothersdale
ENF/02914/2018	15th August 2018	6th November 2018	Breach Resolved	Unauthorised signs advertising 'Fallfest 2018'	19 - 25 Main Street Cross Hills Keighley BD20 8TA	Glusburn

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/02916/2018	20th August 2018	26th September 2018	Breach Resolved	Erection of large flag on gable wall.	120 Keighley Road Skipton BD23 2QT	Skipton West
ENF/02918/2018	21st August 2018	26th September 2018	Case Closed	Unauthorised development in field at The Wenning	Land Bound By The Wenning And B6480 Low Bentham LA2 7DD	Bentham
ENF/02922/2018	4th September 2018	26th September 2018	Case Closed	Development potentially not being carried out in accordance with the approved plans. Boundary issues.	Land At Ings Avenue Skipton	Skipton West
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ENF/02930/2018	14th September 2018	6th November 2018	Breach Resolved	Land of planning application 2018/19296/REM being used as a scrap yard.	Land North Of Raber Top Lane Rarber Top Lane Ingleton Carnforth LA6 3DN	Ingleton And Clapham
ENF/02935/2018	20th September 2018	6th November 2018	Other Reason	Un-authorised advertisement for 'bellezza dentro'.	Settle Roundabout Settle BD24 9JY	Settle And Ribble Banks

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/02936/2018	20th September 2018	6th November 2018	Other Reason	Un-authorised advertisement for 'Watershed Mill'.	Settle Roundabout Settle BD24 9JY	Settle And Ribble Banks
ENF/02941/2018	17th October 2018	6th November 2018	Not Expedient to Enforce	Application 31/2011/11411 not been carried out in accordance with approved plans - demoiltion of house and complete rebuild	Bracken Rigg Brackenber Lane Giggleswick Settle BD24 0EB	Penyghent
ENF/02956/2018	31st October 2018	6th November 2018	No Breach	Erection of large dog kennel in rear garden	25 Hepworth Way Skipton BD23 2UH	Skipton East