

PLANNING COMMITTEE

29th August 2018

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

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

Ward Representatives : Councillors Dawson (2018/19228/HH) and Jaquin (Applications 2017/18804/HH and 2018/19414/FUL).

An apology for absence was received from Councillor Place

Start: 1.40pm

Finish: 4.50pm

Councillor Brockbank arrived at 1.44pm

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 30th July 2018 were confirmed and signed by the Chairman.

Minutes for Report

PL.875

DECLARATIONS OF INTEREST

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

Application 2017/18804/HH : Councillors Rose and Baxandall declared interests under Paragraph 15 of the Council's Code of Conduct; Councillor Rose left the room and Councillor Baxandall moved to the public seating area taking no part in the discussion or vote.

PL.876

PUBLIC PARTICIPATION

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

Application 2018/19228/HH Councillor E Jaquin (for Skipton Town Council)
Mr G Threadgold (objector / for objectors)
Mrs C Midgley (applicant)

Application 2017/18804/HH Councillor E Jaquin (for Skipton Town Council)

Application 2018/19459/VAR Mr C Beebe (for the applicant)

Application 2018/19269/FUL Mr M Dracup of Glenburn (objector / for objectors)

PL.877

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:-

32/2016/17097 Conversion and restoration of Malsis Hall to create care facility (use class C2) including demolition of existing extensions and construction of new extensions, upgrading and re-opening of former sports facilities and residential development of 67 dwellings within grounds (including conversion of listed lodge building to dwellinghouse), Malsis Hall, Glusburn - Approved with Conditions.

17/2017/17886 Outline application for residential development, all matters reserved with the exception of highways, Grundy Farm, Carla Beck Lane, Carleton - Application Withdrawn.

2017/18376/FUL Proposed replacement of existing timber rear student door with aluminium door and screen. Proposed replacement of existing timber side kitchen entrance door with aluminium door (amended description - replacement windows removed from scheme, kitchen door added), Craven College, High Street, Skipton - Approved with Conditions.

2017/18679/PNAG Agricultural storage building (Prior Notification), Stone Gappe Hall, Stansfield Bridge to Babyhouse Lane, Lothersdale - Prior Approval Granted.

2018/18891/FUL Proposed residential development to create 13 No dwellings accessed from Back Gate, Ingleton, land behind Panwell Cottage and Spring Cottage to east of Back Gate, Ingleton – Refused.

2018/18906/FUL To drain excess water from field and some levelling off, Winter House Farm, Colne Road, Cowling - Approved with Conditions.

2018/18957/FUL Construction of 6 no residential dwellings, land off Back Gate, Ingleton - Application Withdrawn.

2018/19006/MMA Application for a minor material amendment to vary condition 2 (plans condition) of original planning consent 2017/18182/FUL granted 26/01/2018, barn south of Lower Gill Bottom, Shop Lane, Cowling – Approved with Conditions.

2018/19031/FUL Change of use of holiday cottages to single dwellinghouse with annexe, and continued use of stables for private use, Bull Copy, Windy Hill, Ingleton - Approved with Conditions.

2018/19048/MMA Application for minor material amendment to planning consent reference 63/2014/14688 to Plot nos. 33 to 37 for depth of garages to be increased to create a utility area to the rear and flues added to plots 33 - 37; eaves heights above garage areas raised to improve internal headroom for plots 33, 34, 36 and 37; bedroom 3 and garage roof amended from lean to pitched to plot 35, land bounded by A65, White Hills Lane and Raikes Road, Skipton - Approved with Conditions.

2018/19078/FUL Steel portal framed building for the purposes of storing stock and machinery, Goosebutts, Bark Lane, Eastby, Skipton - Approved with Conditions.

2018/19087/CND Application to discharge condition no 6 of planning consent reference 2018/19086/VAR, Skinner Ground Farm, Old Lane (north), Broughton – Condition satisfactorily discharged.

2018/19105/FUL Construction of 1 dwelling and minor alterations to windows (Amended Scheme), 11 Albert Street, Sutton-in-Craven – Refused.

2018/19100/FUL Demolition of existing commercial/industrial building. Construction of 3 no houses and associated parking/external works (amendment to approved scheme reference 2017/18577/FUL), Pennine Haulage Brow Garage, Rook Street, Lothersdale – Approved with Conditions.

2018/19111/CND Application to discharge Condition no's 3 (Written Scheme of Investigation), 4 (materials external surfaces), 5 (details of windows and doors), 6 (finished floor levels and external ground levels, 7 (contamination report) and 8 (crime prevention measures) on planning approval 2017/18340/FUL granted 16 March 2018, Skipton, land at corner field, to the north of A6131 / The Bailey - Split Decision.

2018/19114/CND Application to discharge Condition no's 9 (roads and footways), 10 (site accesses), 12 (off site highway improvement), 13 (footpath/cycleway), 16 (foul sewer crossing), 17 (disposal of foul and surface water), 20 (boundary treatments), 21 (bird boxes) and 22 (dry stone boundary wall) on planning approval 2017/18340/FUL granted 16 March 2018, land at corner field to the north of A6131 / The Bailey - Split Decision.

2018/19143/FUL Demolition of outbuildings to the north of the existing barn; conversion of existing barn to 2 dwellings; and construction of 6 dwellings (revised scheme pursuant to extant planning permission 19/2009/9478 for the development of 14 dwellings), land to the west of Bell Busk Lane, Coniston Cold – Refused.

2018/19144/FUL Retrospective application for retention of 2 no. dwelling houses and associated new entrance and landscape works (08/2016/17629), Bank View, Doctors Hill, Low Bentham - Approved with Conditions.

2018/19194/VAR Application to remove condition No. 2 of original planning consent reference 5/42/78, dated 31/01/1983, to remove occupancy restriction, Tenley House, Hellifield – Refused.

2018/19264/CPE Certificate of Lawful Development for an existing use of land for plant repairs, crane repairs, wagon repairs, mechanical and electrical repairs, agricultural repairs, farming, Skythorn Farm, Colne Road, Cowling - Approved

2018/19240/TPO Crown reduction of 5 no. Trees (TPO 28 1982), Mevell Hall (Rear), 76 High Street, Gargrave - Split Decision.

2018/19294/LBC Listed building consent for; 1) removal of internal stone cladding and re-plaster in living room; 2) remove modern stone hearth to reveal original fireplace and install woodburner, line chimney and install internal flue; 3) install larger replacement window in rear barn door; 4) replace external yard door with like for like, 9 Kings Street, Skipton - Approved with Conditions.

2018/19263/FUL Construction of an all-weather menage for domestic equestrian use. This would result in a change in use for a subdivision of the land from agricultural to recreational use. In order to achieve a level arena, a small amount of engineering work is proposed. There are no retaining structures proposed, Butterhaugh Farm, Church Street, Gargrave - Approved with Conditions.

2018/19271/MMA Minor material amendment to original application reference 42/2017/17738 for external changes (Condition 2 - Approved Plans), Gallaber Farm, Hellifield - Approved with Conditions.

2018/19272/CND Application to discharge conditions 7 and 12 of original planning consent reference 42/2017/17738, Gallaber Farm, Long Preston - Conditions satisfactorily discharged..

2018/19279/VAR Application to vary condition no. 2 of appeal reference APP/C2708/A/08/2071923 to allow the retention of brown UPVC windows on plots 3 and 4, Plots 3 and 4, College Croft, Hesley Lane, Rathmell - Approved with Conditions.

2018/19280/CND Application to discharge condition no. 3 of original planning permission 62/2017/18098 granted 27.06.2017, North Ribblesdale R U F C, Lower Greenfoot, Settle - Condition satisfactorily discharged..

2018/19321/MMA Material amendment to original planning consent reference 2018/18879/FUL for the resiting of houses 3 and 4 and 5 and 6, Bay Horse, Ellers Road, Sutton-in-Craven - Approved with Conditions.

2018/19300/VAR Application to vary condition no 5 of original planning consent reference 2017/18173/FUL to remove occupancy restriction, Willow Tree, High Street, Austwick - Approved with Conditions.

2018/19307/LBC Listed Building Consent for external and internal alterations to existing property, Dubsyke, Clapham, Ingleton - Approved with Conditions.

2018/19309/CND Application to discharge condition no. 4 (materials), condition no. 5 (Flood Risk Assessment), condition no. 6 (foul and surface water drainage), condition no. 8 (archaeology), condition no. 12 (engineering details), condition 19 (construction access and parking), condition no. 21 (site compound details) and condition no. 22 (construction traffic management plan) on outline planning application referenced 63/2012/13167 granted 14 March 2013, subsequently replaced by amended outline application 2018/19441/VAR approved 31st July 2018, land at North Parade, Skipton - Conditions satisfactorily discharged.

2018/19310/CND Application to discharge condition no. 2 (footpath links) and condition no. 4 (designing out crime) on reserved matters planning application referenced 63/2015/15503 granted 02 August 2016, land North Parade, Skipton - Condition satisfactorily discharged.

2018/19326/TPO T1 - Beech - prune away from buildings, crown reduction, crown lifting, crown thinning. T2 Oak - Removal of the lowest 3 branches over the road, Substation 2681, Beech Hill Road, Carleton - Split Decision.

2018/19366/COU Change of use of from retail shop to taxi booking office (ground floor), 9 Main Street, Cross Hills - Approved with Conditions.

2018/19329/VAR Application to vary condition no's 2 (approved plans) and 27 (external walls) of original planning approval referenced 21/2016/17019 to change the wording of condition 2 so that it is relevant to the new plans and condition 27 to allow the limited use of materials other than stone, Station Works, Cononley Lane, Cononley - Approved with Conditions

2018/19340/HH Single storey rear extension to provide dining room, 14 Ribblesdale Estate, Long Preston – Refused.

2018/19343/HH Erection of single-storey rear extension to dwelling, 1 Box Tree Farm, Main Street, Farnhill - Approved with Conditions.

2018/19345/ADV To fix nine aluminium plates (non-illuminated) underneath existing park signage to sell advertising onto as part of a revenue generation scheme by Craven Council and Swimming Pool, Craven Swimming Pool/Aireville Park, Skipton - Approved with Conditions.

2018/19350/LBC Listed building application for rebuilding of dry stone wall to a height of 1.3m, Bend Gate House, Long Preston - Approved with Conditions.

2018/19390/LBC Renovation of farmhouse including removal of 20th Century insertions, original internal walls and external porch. Insertion of new partitions, damp-proofing, structural steelwork, replacement double glazed windows and doors, plumbing and heating system, electrical system, kitchen and bathrooms, White House, Chapel Lane, Halton East - Approved with Conditions.

2018/19391/FUL Erection of one three bedroomed dwelling, land south of Paget Hall, Church Street, Gargrave - Application Withdrawn.

2018/19353/FUL Replacement of existing windows with new double glazed uPVC windows, 1-4 Riversdale, Giggleswick, Settle - Approved with Conditions.

2018/19355/HH Demolition of workshop/garage and garden store, and erection of new summer house, 75 Raikes Road, Skipton - Approved with Conditions.

2018/19412/CND Application to discharge condition no 16 of original planning consent reference 2018/18656/FUL dated 14.12.2017, Former Allotments And Garages, Skipton - Condition satisfactorily discharged.

2018/19365/HH Proposed two storey side extension to existing dwelling house, 39 Elmore Terrace, Keighley Road, Cross Hills - Approved with Conditions.

2018/19374/CPL Application for Certificate of Lawful Development for proposed hip to gable conversion and construction of rear dormer, 56 Raikeswood Drive, Skipton – Refused.

2018/19375/HH Demolition of existing extension and construction of single storey rear extension, 56 Raikeswood Drive, Skipton - Approved with Conditions.

2018/19379/HH Installation of 3 no. rooflights, Currier Cottage, 14 Victoria Street, Settle - Approved with Conditions.

2018/19381/FUL Change of use of agricultural land to form patio and verandah for approved conversion to dwelling, Binns Lane Farm, Binns Lane, Glusburn - Approved with Conditions.

2018/19382/HH Proposed dormer window and detached garage (re-submission of approved application reference 2017/18610/HH), Cherry Trees, Moorfoot Lane, Cononley - Approved with Conditions.

2018/19385/LBC Application for listed building consent for minor replacement of defective stone roof slates to part and repairs to a render covered chimney stack, Craven Court, High Street, Skipton - Approved with Conditions.

2018/19388/HH Proposed ancillary single storey garden room with a pitched roof, 4 Hall Gardens, Farnhill - Approved with Conditions.

2018/19394/TPO Various work to 1 no. Corsican Pine, Thornton House, Track To All Saints Vicarage, Burton in Lonsdale - Approved Tree Work under Tree Preservation Order

2018/19392/CND Application to discharge condition no 8 of original planning consent reference 2017/18435/LBC, The Folly, Victoria Street, Settle - Condition satisfactorily discharged.

2018/19393/CPL Certificate of lawfulness (proposed) for rear dormer window extension serving existing 2nd floor bedroom, 8 Thorndale Street, Hellifield - Approved.

2018/19395/TPO Fell 5 no. Trees (T1, T2, T3, T5, T9), Skipton Castle, The Bailey - Approved tree work under Tree Preservation Order.

2018/19397/FUL The conversion and roof alterations of an existing residential double garage to provide a single dwelling house, garage to the rear of College Crescent, College Road, Bradley – Refused.

2018/19399/FUL Erection of willow sculpture of an archer figure, Skipton Castle Woods, Skipton - Approved.

2018/19400/FUL Removal of a number of small scale agricultural structures and replace with a purpose built steel portal frame agricultural building, The Lumb, New Hall, Rathmell - Approved with Conditions.

2018/19402/FUL Erection of willow sculpture of stalking horse, Skipton Castle Woods, Skipton - Approved.

2018/19409/FUL New agricultural building and riding arena (for private use), Land At Mill Glen, Hesley Lane, Rathmell – Approved with Conditions.

2018/19410/TPO T1 Beech - Crown lift to 5m and crown thin by 10%. T5 and T6 Beech - Crown lift to 4m and crown thin by 10%. Fell 2 no. Whitebeam, 1 no. Beech and 1 no. Hornbeam, 17 Gainsborough Court, Skipton - Approved tree work under Tree Preservation Order.

2018/19415/HH External lift shaft, extended second floor balcony with external and internal alterations, Massa Wood House, Raikeswood Drive, Skipton - Approved with Conditions.

2018/19418/MMA Minor material amendment to original planning consent reference 2017/18578/FUL granted 22/11/2017 to increase length of garage, West Barn, Clough Head Farm, West Lane, Sutton-in-craven - Approved with Conditions.

2018/19419/TCA T1 Lime Tree – Fell, 7 Beech Mount, Main Street, Cononley - Approved tree works in Conservation Area.

2018/19420/FUL Change of use and internal alterations to convert former office at second floor into two apartments, 49 - 51 Barclays Bank Chambers, Second Floor, High Street, Skipton - Approved with Conditions.

2018/19421/LBC Listed building application for change of use and internal alterations to convert former office at second floor into two apartments, 49 - 51 Barclays Bank Chambers, Second Floor, High Street, Skipton - Approved with Conditions.

2018/19422/CND Application to discharge condition no. 3 of original planning permission referenced 2017/18733/HH granted 15.05.2018, Mill Lodge, Bell Busk, Skipton - Condition satisfactorily discharged.

2018/19424/HH Single storey garage extension and first floor extension. New conservatory, Green Ways, Glusburn Bridge, Colne Road, Glusburn - Approved with Conditions.

2018/19442/HH Replace upper floor french windows with single windows and re-use upper floor french window to new position at rear of converted ground floor integral garage, 7 Moorland Close, Emsay - Approved with Conditions.

2018/19425/ADV Application for advertisement consent for 1 x internally illuminated letter set and 1 x free-standing internally illuminated gateway sign, A C Price Engineering Ltd Ingleton Industrial Estate, New Road, Ingleton - Approved with Conditions.

2018/19429/TPO Horsechestnut Tree - Crown Clean and thin by 15%. Crown lift to 5.2 metres for Highway Clearance, 47 Rockwood Drive, Skipton - Approved tree work under Tree Preservation Order.

2018/19457/HH Proposed rear conservatory and garden shed, 4 St Aidans Court, Gisburn Road, Hellifield - Approved with Conditions.

2018/19437/HH Single storey rear conservatory extension, 1 St Johns Terrace, Church Street, Settle - Approved with Conditions.

2018/19441/VAR Variation of condition 17 of outline application reference 63/2012/13167 granted 13th March 2013 to require highway improvement works to be approved before the occupation of 30 dwellings instead of prior to the commencement of the development, land at North Parade, Skipton - Approved with Conditions.

2018/19443/FUL Exhumation and replacement of below ground fuel storage tanks with 2 No. new 45,000 litre below ground double skin steel monitored fuel storage vessels. Existing canopy over forecourt to be demolished and replaced with new in a 2 islands straight arrangement. New canopy over to be set at min 4.5m high above the highest forecourt level. The existing drainage petrol interceptor is to be exhumed and replaced with a new 10,000 litre class 1 vessel. Existing tank fuelling strategy to be abandoned and new above ground offset fill location to be installed in between the 2 islands together with associated containment drainage, services and resurfacing. Existing tank vents to be replaced in existing location with new. Existing jet wash facility to be removed and area utilised for disabled customer parking bay. 3 No. new parallel parking bays laid out to the site frontage. Existing air / water facility relocated to a more appropriate location, Co-Op, Petrol Whitefriars, 9 Church Street, Settle - Approved with Conditions.

2018/19446/TCA Fell 3 large pollarded trees within the churchyard, St Mary's Church, Main Street, Ingleton - Approved tree works in Conservation Area.

2018/19447/TPO T1 Beech - Crown lift and thin by 30%, 15 Butterbergh, High Bentham - Split Decision.

2018/19452/PNT Installation of electronic communications apparatus (Prior Approval), pavement at junction of Skipton Road and Thornview Road, Hellifield – Prior notification refused, application required.

2018/19461/TCA T1 and T2 Sycamore - Reduce by 2 to 3 meters all around leaving a branch length of 2 to 4 plus meters on both trees, College House, College Farm, College Road, Bradley - Approved tree works in Conservation Area.

2018/19463/HH Creation of single storey side extension, 12 The Close, Skipton - Approved with Conditions.

2018/19466/NMA Application for non-material amendment to original planning permission referenced 2018/18964/HH for 1) Re-arrangement of windows and doors to extension, 2) Lowering of roof pitch and 3) Reduce overall size of proposed windows, Firsbank, Mewith Lane, Low Bentham - Approved with Conditions.

2018/19483/CND Discharge of Condition No. 8 (details of greenhouse) of planning permission 30/216/16566, Higherland House, West Street, Gargrave - Condition satisfactorily discharged.

2018/19465/TPO T1 - Beech - remove deadwood and radially reduce the south spread by 2m, 3 Sunnybank Villas, Bungalow Road, Glusburn - Approved tree work under Tree Preservation Order.

2018/19471/PNAG Agricultural steel portal building, land off New Lane, Kildwick - Prior Approval Not Required.

2018/19476/FUL Proposed dwelling, land off Matthew Lane, Matthew Lane, Bradley - Application Withdrawn.

2018/19495/HH Demolition of garage and outbuilding. Construction of single storey side extension, 9 Princes Drive, Skipton - Approve with Conditions.

2018/19497/CND Discharge of Condition No. 3 (materials) of planning permission 2018/19081/FUL granted 08 May 2018, 28 Back Bridge Street, Skipton - Condition satisfactorily discharged.

2018/19488/VAR Application to vary Condition 2 of previously approved application 2018/19274/HH, to allow for 1 additional new dormer window to rear elevation, and the installation of 2 new obscure glazed windows to side elevations at second floor of the existing dwelling, 1 White Hills Croft, Skipton - Approved with Conditions.

2018/19489/CND Application to discharge condition no's 3 and 4 (Roof: Marley Moderns, Walls: Blockwork and White K Rend Render, RWG: Black Plastic Half Round, Windows: White Plastic) Drive finish: Tarmac, Paths: 600x600 Buff Flags, Fencing type: Hit and Miss Timber Fencing from planning application referenced 66/2016/17316 granted 25 October 2016, land to north of 13 Harper Grove, Sutton-in-Craven - Conditions satisfactorily discharged.

2018/19490/HH Raised patio to rear of single storey dwelling, 18 Moorview Way, Skipton - Approved with Conditions.

2018/19498/TPO, Fell 2 no. Ash. Remove deadwood on various species, 5 Garden Holme, New Road To Bank Bottom, Thornton in Lonsdale, Ingleton - Approved tree work under Tree Preservation Order.

2018/19500/CPL Application for certificate of lawful development for rear dormer window, 31 Ings Avenue, Skipton – Approved.

2018/19502/HH Single storey rear extension, 81 Burnside Avenue, Skipton - Approved with Conditions.

2018/19503/HH Two storey rear extension to provide a bathroom over enlarged kitchen and wet room, 31 Ings Avenue, Skipton - Approve with Conditions.

2018/19510/TCA T1, T3 and T4 Sycamore - Fell T2 Elm - Fell, White House Barn, Chapel Lane, Halton East, Skipton - Approved tree works in Conservation Area.

2018/19512/CND Application to discharge condition no. 3 of original planning permission referenced 2018/19094/LBC granted 22/06/2018, Church View, 9 High Street, Burton In Lonsdale - Condition satisfactorily discharged.

2018/19521/OTHERS The proposal is for the change of use of an agricultural building to Use Class B8 (distribution and storage), New Laithe Farm, Station Road, Cross Hills - Prior Approval Granted.

2018/19524/TPO Fell 28 no. Ash Trees suffering from advanced Ash die back, Skipton Castle Woods, The Bailey, Skipton - Approved tree work under Tree Preservation Order.

2018/19533/PNAG Proposed agricultural building to cover existing yard, Long Bank Farm, Keasden, Clapham - Prior approval not required.

2018/19548/CND Application to discharge conditions 3 (arboricultural method statement) and 4 (tree protection plan) of original planning permission 2018/19017/HH granted 11/04/2018, Wood Cottage, 1 Wood Grove, Skipton - Condition satisfactorily discharged.

2018/19554/TPO 6 Mature Beech Trees - Crown Lift to 5 Metres and thin up to 10%, 1 Mature Lime Tree - Crown lift to 6 metres and thin up to 10%, 1 Mature Beech Tree - Branches to be trimmed, Croft House, 1A Shires Lane, Embsay - Approved tree work under Tree Preservation Order.

2018/19555/TCA Remove early mature Beech Trees from the south west corner of the plot, Remove 1 no. Mature Willow, Croft House, 1A Shires Lane, Embsay - Approved tree works in Conservation Area.

b. Applications

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

Permission Granted

2018/19228/HH Proposed 1 and a half storey extension to front of existing dwelling with dormer. Proposed single storey lean-to extension to rear to create sunroom to replace existing UPVC conservatory, 26 Hall Croft, Skipton.

Conditions

Time Limit for Commencement

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

Approved Plans

2. The permission relates to the following plans:

- Location Plan, Site Plan & Floor Plans as proposed Rev B, received 13th July 2018;
- Elevations as Proposed Rev B, received 13th July 2018;
- Location Plan, Site Plan & Floor Plans as existing, received 10th April 2018;
- Elevations as Existing, received 10th April 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

3. Notwithstanding the provisions of Schedule 2, Part 1, Classes A 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), both the first floor window shown within the southern elevation of the hereby approved plans, and the 2 ground floor windows which surround the door in the southern elevation shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) once installed. These shall be retained as such thereafter.

Informatives

1. During construction there is a potential for noise nuisance to nearby residential properties. Operating times for construction should be limited to:

- 08:00am to 18:00pm Monday to Friday
- 08:00am 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 National Planning Policy Framework. (*)

2018/19288/FUL Full planning permission for the construction of side extension, and retrospective permission for the change of use of agricultural land to domestic garden, 13 Spring Gardens, Cross Street, Cowling.

Conditions

Time Limit for Commencement

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

Approved Plans

2. This permission relates to the following plans:

- Drawing No. 18/1010-01, received 2nd May 2018;
- Drawing No. 18/1010-02, received 2nd May 2018;
- Drawing No. 18/1010-03, received 2nd May 2018;
- Drawing No. 18/1010-04 Rev A, received 2nd May 2018;
- Drawing No. 18/1010-05 Rev A, received 17th May 2018;
- Drawing No. 18/1010-07, received 2nd May 2018.

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

During Building Works

3. The materials to be used in the construction of the external surfaces of the extension hereby approved shall match those used in the existing dwelling

Informatives

1. During construction there is a potential for noise nuisance to nearby residential properties. Operating times for construction should be limited to:

- 08:00am to 18:00pm Monday to Friday;
- 08:00am 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.

3. As the change of use from agricultural land to residential curtilage has already been implemented, condition 1 relates only to the hereby approved extension.

4. The applicant should ensure that the products of combustion from the proposed wood burning stove are adequately dispersed as to not cause a nuisance.

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 38 of the National Planning Policy Framework.

2018/19414/FUL Conversion of existing house to 2 no. self-contained apartments, Springholme, Otley Road, Skipton.

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. The approved plans consist of: Dwg No. 2785 received by the Council on 29th May, 2018.

Before Development Commences

3. Prior to the commencement of development, details of a scheme of noise attenuation to the dividing walls shall be submitted to and approved in writing by the local planning authority. The noise attention scheme shall be carried out in strict accordance of the approved details 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. (*)

2018/19433/HH Proposed side extension with associated external works, Thorncroft, Cam Lane, Thornton in Craven.

Conditions

Time Limit for Commencement

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

Approved Plans

2. This permission relates to the following plans and documents:

- 01741-100 – Site location plan as received on 13th June 2018
- 1741-206 – Proposed south elevation as received on 13th June 2018
- 01741-207 – Proposed elevations as received on 13th June 2018
- 01741-209 – Proposed site section as received on 13th June 2018
- 01741-210 – Proposed 3D view from site entrance as received on 13th June 2018
- 01741-211 – 3D sketch view as received on 13th June
- 01741-212 - 3D sketch view as received on 13th June
- 01741-213 - 3D sketch view as received on 13th June
- 01741-SK18 - Proposed site plan as received on 13th June
- 01741-202 - Proposed site plan as received on 21st June 2018
- 01741-203 - Proposed ground floor plan as received on 21st June 2018
- 01741-204 - Proposed first floor plan as received on 21st June 2018
- Design and Access Statement as received on 13th June 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

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the extension shall be constructed in accordance with the materials detailed in the Design & Access Statement; on the approved plans and the supplementary information as received on the 14th August 2018.

4. Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on dwg no. 01741-SK18 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraph 38 of the National Planning Policy Framework. (*)

2018/19459/VAR Retrospective application to vary condition numbers 2, 3, 4, 5 and 13 to allow for the installation of a jet wash on the south-east corner of the site, the reconfiguration of the existing car park to accommodate the jet wash and minor alterations on application reference number 2018/18915/VAR dated 16/03/2017, Three Peaks Filling Station, New Road, Ingleton.

Conditions

Approved Plans

1. Amended plans condition:

- 5945(P)100 Rev A - Site Location Plan received by Craven District Council on the 15th January 2018.
- 5945(P)101 - Proposed Block Plan received by Craven District Council on the 15th January 2018.
- 5945(P)533 Rev A - Propose Site Plan received by Craven District Council on the 21st June 2018.
- 5945(P)103 Rev A - Proposed Building Plans received by Craven District Council on the 15th January 2018.
- 5945(P)203 Rev A - Proposed Elevations received by Craven District Council on the 15th January 2018.
- 5945(P)204 Rev A - Proposed Elevations received by Craven District Council on the 31st January 2017.
- 170105 - 11 Rev C - Highway Works to Footpath and Crossing received by Craven District Council on the 21st June 2018
- 170105 - 05 Rev K - Finishes Layout received by Craven District Council on the 21st June 2018

The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non- material amendment.

During Building Works

2. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans

- 5945(P)103 Rev A
- 5945(P)203 Rev A
- 5945(P) 204 Rev A
- 5945(P) 533 Rev A
- 170105-05 K

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, boundary treatments to the site shall be erected in accordance with the details (including their siting, height, materials, finish and design) shown on drawing nos. 5945(P) 533 Rev A 170105-05 before the development hereby approved is first brought into use, and shall be retained as such thereafter.

4. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the hard landscaping scheme for the site shown on drawing no. 5945(P) 533 Rev A & 170105-05 K shall be carried out in accordance with the details shown on the approved plan before the development hereby approved is first brought into use, and shall be retained as such thereafter.

5. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development hereby approved shall be carried out in full accordance with the strategy outlined in the Flood Risk Assessment by EWE Associates Ltd dated May 2017. The measures contained within the Flood Risk Assessment which are designed to ensure that any risk of flooding is reduced to an acceptable level and shall be implemented before the first use of the building hereby approved, and shall be retained as such thereafter.

Before the Development is Occupied

6. Amended Condition. The plant machinery shall be installed in accordance with the details submitted to the Local Planning Authority as part of the Discharge of Conditions application 2018/19123/CND and shall be retained thereafter.

7. Amended Condition: The external lighting shall be installed on site in accordance with the details submitted to the Local Planning Authority as part of the Discharge of Conditions Application 2018/18889/CND and shall be retained as such thereafter.

8. Amended Condition: The vehicle barriers shall be installed on site in accordance with Drawing 5945(P)523 and details contained within Bailey Streetscene specification sheets submitted to the Local Planning Authority as part of the Discharge of Conditions Application ref 2018/18889/CND and shall be retained as such thereafter.

Ongoing Conditions

9. Prior to the development being brought into use the site access shall have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

- The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority, and maintained thereafter to prevent such discharges.
- The final surfacing of any private access within 6 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- Provision of tactile paving in accordance with the current Government guidance. All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

10. The retail unit hereby approved shall only be open for trade or business between 06.00 and 23.00 Monday to Sunday (inclusive), and deliveries of goods to the site shall only take place between 05.00 and 20.00.

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

12. The car parking spaces, turning areas and access shown on 5945(P)533 Rev A shall be kept available for their intended purposes at all times.

Informatives

1. No site preparation, delivery of materials or construction works, other than quiet internal building operations such as plastering and electrical installation, shall take place other than between 08:00 hours and 18:00 hours Monday-Friday and between 08:00 hours and 13:00 hours on Saturdays. No Sunday or Bank Holiday working.

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.

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 38 of the National Planning Policy Framework. (*)

2018/19100/FUL Demolition of timber stable and erection of new dwelling and associated works, Scaleber Farm, Back Lane, Low Bentham.

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:

- Location Plan dated 9/3/2018 and received 22nd March 2018
- Drawing no.1540 01 Site Plan received 22nd March 2018
- Drawing no.1540-02 Plans - Elevations - Section received 22nd March 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. Before their first use on site samples of the materials to be used in the construction of the external surfaces of the dwelling and the hard surfacing areas hereby permitted, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
4. Prior to the commencement of the development hereby approved protective barrier fencing shall be erected around the existing trees located to the north and west of the proposed house. The fencing shall be erected in accordance with a plan that shall first be submitted to and approved in writing by the Local Planning Authority. The barrier fencing shall comply with BS 5837 (2012) and within the fenced areas no development, vehicle manoeuvring, storage of materials or plant or the addition of soil shall take place. The fencing shall not be moved and shall remain in place until completion of all of the development work hereby approved .
5. Prior to the occupation of the dwelling hereby approved replacement tree planting shall be undertaken in the areas shown on the approved plans the exact species of which and location for planting shall first be submitted to and approved in writing by the local planning authority. All planting shall be subsequently carried out in accordance with the approved details and shall be maintained as such thereafter including the replacement of any dead, diseased or dying tree with the same species to that originally planted.

Ongoing Conditions

6. The residential curtilage associated with the dwelling hereby approved shall be as defined on the approved location plan and for the avoidance of doubt shall not extend northwards behind the rearmost (northern) wall of the approved dwelling or the remaining stone boundary wall that delineates the existing residential curtilage of Scaleber Farm from the adjacent paddock/land in the applicant's ownership.
7. Prior to the occupation of the dwelling hereby approved the vehicle parking and turning areas shall be constructed in accordance with the approved plans. once created the parking/turning areas shall be retained and kept clear of any obstruction at all times.

Informatives

1. National Grid - Pipeline Information

- No buildings should encroach within the Easement strip of the pipeline indicated above.
- No demolition shall be allowed within 150 metres of a pipeline without an assessment of the vibration levels at the pipeline. Expert advice may need to be sought which can be arranged through National Grid.
- National Grid has a Deed of Easement for each pipeline which prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent / temporary buildings, or structures. If necessary National grid will take action to legally enforce the terms of the easement.
- We would draw your attention to the Planning (Hazardous Substances) Regulations 1992, the Land Use Planning rules and PADHI (Planning Advice for Developments near Hazardous Installations) guidance published by the HSE, which may affect this development.
- To view the PADHI Document, please use the link below:
<http://www.hse.gov.uk/landuseplanning/padhi.pdf>
- You should be aware of the Health and Safety Executives guidance document HS(G) 47 "Avoiding Danger from Underground Services", and National Grid's specification for Safe Working in the Vicinity of National Grid High Pressure gas pipelines and associated installations - requirements for third parties T/SP/SSW22. You should already have

received a link to download a copy of T/SP/SSW/22, from our Plant protection Team, which is also available to download from our website.

- To view the SSW22 Document, please use the link below:
<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>
- A National Grid representative will be monitoring the works to comply with SSW22.
- To download a copy of the HSE Guidance HS(G)47, please use the following link:
<http://www.hse.gov.uk/pubns/books/hsg47.htm>
- National Grid will also need to ensure that our pipelines access is maintained during and after construction.
- Our pipelines are normally buried to a depth cover of 1.1 metres however; actual depth and position must be confirmed on site by trial hole investigation under the supervision of a National Grid representative. Ground cover above our pipelines should not be reduced or increased.
- If any excavations are planned within 3 metres of National Grid High Pressure Pipeline or, within 10 metres of an AGI (Above Ground Installation), or if any embankment or dredging works are proposed then the actual position and depth of the pipeline must be established on site in the presence of a National Grid representative. A safe working method must be agreed prior to any work taking place in order to minimise the risk of damage and ensure the final depth of cover does not affect the integrity of the pipeline.
- Excavation works may take place unsupervised no closer than 3 metres from the pipeline once the actual depth and position has been confirmed on site under the supervision of a National Grid representative. Similarly, excavation with hand held power tools is not permitted within 1.5 metres from our apparatus and the work is undertaken with NG supervision and guidance.

Pipeline Crossings

- Where existing roads cannot be used, construction traffic should ONLY cross the pipeline at locations agreed with a National Grid engineer.
- All crossing points will be fenced on both sides with a post and wire fence and with the fence returned along the easement for a distance of 6 metres.
- The pipeline shall be protected, at the crossing points, by temporary rafts constructed at ground level. No protective measures including the installation of concrete slab protection shall be installed over or near to the National Grid pipeline without the prior permission of National Grid. National Grid will need to agree the material, the dimensions and method of installation of the proposed protective measure. The method of installation shall be confirmed through the submission of a formal written method statement from the contractor to National Grid.
- Please be aware that written permission from National Grid is required before any works commence within the National Grid easement strip.
- A National Grid representative shall monitor any works within close proximity to the pipeline to comply with National Grid specification T/SP/SSW22.
- A National Grid representative shall monitor any works within close proximity to the pipeline to comply with National Grid specification T/SP/SSW22.
- A Deed of Indemnity is required for any crossing of the easement including cables.

Cables Crossing

- Cables may cross the pipeline at perpendicular angle to the pipeline i.e. 90 degrees.
- A National Grid representative shall supervise any cable crossing of a pipeline.
- An impact protection slab should be laid between the cable and pipeline if the cable crossing is above the pipeline.
- Where a new service is to cross over the pipeline a clearance distance of 0.6 metres between the crown of the pipeline and underside of the service should be maintained. If this cannot be achieved the service must cross below the pipeline with a clearance distance of 0.6 metres. All work should be carried out in accordance with British Standards policy

BS EN 13509:2003 - Cathodic protection measurement techniques

- BS EN 12954:2001 - Cathodic protection of buried or immersed metallic structures - General principles and application for pipelines
- BS 7361 Part 1 - Cathodic Protection Code of Practice for land and marine applications
- National Grid Management Procedures

3. During construction there is a potential for noise nuisance to nearby residential properties. In order to safeguard the living conditions of nearby residents operating times for construction should be limited to:

- 8:00am to 6:00pm Monday to Friday
- 8:00am to 1:00pm Saturday
- No Sunday or Bank Holiday working.

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

5. In order to safeguard the living conditions of nearby residents particularly with regard to the effects of dust the applicant should identify all areas of the site and the site operations where dust may be generated and ensure that dust is controlled so as not to travel beyond the site boundary.

6. In order to prevent contamination of the site the applicant should ensure that any topsoil brought on site is free from metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils as specified in BS 3882: 2015

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

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.

Permission Refused

2017/18804/HH New outbuilding within the curtilage of the site, 86 Otley Road, Skipton – Due to its design and scale the proposed building would have a commercial appearance, which would be exacerbated by its isolated position in relation to No. 86 Otley Road. As such the proposed building, due to its position, scale and design, would be out of keeping with the application property and street scene, and would be harmful to the character and appearance of the area. The proposal therefore fails to comply with the aims and objectives of the National Planning Policy Framework, in particular section 7 of that document, and Saved Policy H20 of the Craven District (Outside the Yorkshire Dales National Park) Local Plan. (SV) (*)

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 38 and 39 of the National Planning Policy Framework. In particular the Council has accepted additional information / changes to the scheme post validation and has advised the agent with respect to the reasons why the application cannot be supported in its current form and provided advice with respect to a resubmission.

Consideration Deferred

2018/19269/FUL Proposed single dwelling (previously approved application no. 21/2007/7561), Copper Coin, Nethergill Lane, Cononley – 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.)

PL.878

PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the periods 17th July to 14th August 2018 and 17th July to 13th August 2018 respectively.

PL.879

PLANNING SCHEME OF DELEGATION

The Strategic Manager for Planning and Regeneration submitted a report asking the Committee to consider proposed revisions to the Planning Scheme of Delegation.

The Planning Scheme of Delegation had been comprehensively reviewed in 2002 and most recently amended in 2011, but in the period since 2011 there had been a number of legislative changes and as such there was a need to update the Scheme to ensure that decisions were made within the legislative timescales and to ensure that deemed approvals were not granted by default. In recommending changes to reflect the legislative changes it was also recommended that the Scheme be amended so as to clarify and streamline the 7 day notice procedure. Although the changes, if adopted, may reduce the number of applications considered by Committee they would not be designed to increase delegation to Officers, save for the revisions to meet legislative requirements.

During the course of the ensuing discussion a Member in referring to the ability to refer an application to committee drew attention to the potential for some applications to have an impact on a neighbouring ward, and on putting the revised scheme to the vote it was

Resolved – That, subject to Paragraph 7 (Ward Member Referrals) of the draft revised Planning Scheme of Delegation being appropriately amended to include reference to members of neighbouring wards also being able to request that an application be referred to Planning Committee, the draft revised Planning Scheme of Delegation is approved for reference to Council for approval.

Notes : 1. The amended wording to Paragraph 7 Ward Member Referrals will be presented to Planning Committee on 24th September, 2018.

2. Under the Council's Constitution the revised Planning Scheme of Delegation would be presented to Audit and Governance Committee before reference to Council.

PL.880

MEETINGS - START TIME

Resolved – That for the remainder of the current municipal year, meetings of this Committee start at 1.30pm.

Minutes for Decision

- None -

Chairman.