

PLANNING COMMITTEE

24th September 2018

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

Officers – Legal Services Manager, Planning Manager, Principal Planning Officer (x3), Planning Assistant (x2) and Committee Officer.

Ward Representatives : Councillors Brown (Applications 2018/19269/FUL and 2018/19492/FUL) and Dawson (2018/19460/NMA).

Apologies for absence were received from Councillors Heseltine, Lis, Place and Solloway (substitute for Councillor Heseltine).

Start: 1.35pm

Finish: 18:57pm

Councillor Baxandall left the meeting at 5.58pm

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 29th August 2018 were confirmed and signed by the Chairman.

Minutes for Report

PL.881

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 2018/19508/FUL : Councillors Whitaker and Harbron made reference to their positions in respect of the Tarn Moor Trust and declared interests under Appendix B and Paragraph 15 respectively of the Council's Code of Conduct; Councillor Whitaker exercised his right to speak and they both left the room taking no part further 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 2018/19460/NMA : Councillor Whitaker indicated that he had received lobbying against this application.

Application 2018/19269/FUL : All Members indicated that they had received lobbying for this application.

Application 2018/19386/FUL : Non declared.

Application 2018/19508/FUL : The Chairman indicated that he had received lobbying against this application.

Application 2018/19270/MMA : Non declared.

Application 2018/19234/FUL : The Chairman indicated that he had received lobbying against this application.

Application 2018/19509/OUT : Non declared.

Application 2018/19492/FUL : Non declared.

Application 2018/19428/ADV : Non declared.

Application 2018/19150/FUL : Non declared.

Application 2018/19314/FUL : Non declared.

Application 62/2017/18064 : Non declared.

PL.882

PLANNING SCHEME OF DELEGATION

Further to Minute PL.879/18-19, the Strategic Manager for Planning and Regeneration submitted a report asking the Committee to consider an amendment to the proposed revised Planning Scheme of Delegation.

Members were reminded that in considering the proposed revised scheme of delegation at its meeting on 29th August 2018, the Committee had resolved that subject to Category 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 be approved for reference to Council for approval. The following wording for Category 7 was presented for approval-

Where a ward member requests, in writing, within 21 days of the receipt of the weekly list or by the closure of any publicity which has been carried out on the application (whichever is the latest), that an application be presented to the Planning Committee for decision, identifying the planning reasons for the referral and how the development affects their ward and agreed with the Planning Manager in consultation with the Chairman.

Footnote : As worded Category 7 referrals enables members other than the member for the ward within which the site is located to seek to refer the application to Committee where the development would have an effect on their ward.

Following a brief discussion it was

Resolved – That, the revised drafting of Category 7, Planning Scheme of Delegation, Ward Member referrals, as now submitted, is approved for inclusion within the revised Scheme of Delegation adopted by Planning Committee on 29th August 2018 for reference to Council for approval.

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

PL.883

PUBLIC PARTICIPATION

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

Application 2018/19460/NMA Mr R Hodgkiss (for the applicant)

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

Application 2018/19386/FUL Mr V Smith (for Embsay with Eastby Parish Council)
Mr J Snell (applicant)

Application 2018/19508/FUL	Ms J Ledwon (for Stirton with Thorlby Parish Meeting) Ms J Andrews (objector / for objectors) Mr G Salisbury (for the applicant)
Application 2018/19234/FUL	Mr J Ketchell (for Rathmell Parish Meeting / Ribblebanks Parish Council Parish Council) Mr S Craven (for the applicant)
Application 2018/19508/FUL	Mr T Turner (objector / for objectors) Mr I Swain (for the applicant)
Application 2018/19492/FUL	Mr A Durham (applicant)
Application 2018/19428/ADV	Mr R Hodgkiss (for the applicant)
Application 2018/19150/FUL	Mr H Thompson (applicant)
Application 62/2017/18064	Mr I Swain (for the applicant)

PL.884

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:-

2017/18476/FUL Revised design of proposed dwellinghouse to supersede previous planning approvals, parcel of land to eastern side of No. 16 Ickornshaw, Cowling - Approved with Conditions.

2017/18753/FUL Residential development of 10 dwellings including demolition of existing dwelling at no. 32 Greenroyd Drive to provide access off Greenroyd Drive and associated works, land west of Greenroyd Drive, Sutton in Craven – Refused.

2017/18767/CND Application to discharge conditions 5, 6, 7, 8, 11, 12 and 15 of original planning application referenced 08/2017/17775 granted 02/05/2017, Low Bentham CP School, Doctors Hill, Low Bentham - Split Decision.

2017/18804/HH New outbuilding within the curtilage of the site, 86 Otley Road, Skipton – Refused.

2017/18839/VAR Application for variation of condition no. 6 (provision of affordable housing) on planning appeal reference number APP/C2708/W/16/3144561 dated 28/07/2016 relating to planning application referenced 26/2015/15886, land south of Shires Lane, Embsay - Approved with Conditions.

2017/18865/HH Proposed two storey rear extension and external alterations, 17 Pendle Street, Skipton - Approved with Conditions.

2018/19109/FUL Construction of two detached dwellings with associated off street parking and landscaping, Lingah Farm, Cononley Road, Glusburn – Refused.

2018/19124/FUL Demolition of timber stable and erection of new dwelling and associated works, Scaleber Farm, Back Lane, Low Bentham - Approved with Conditions.

2018/19136/CND Application to discharge condition No. 7 of planning approval referenced 17/2016/17560 granted 3 January 2017, Park Lane Garages, Park Lane, Carleton – Conditions satisfactorily discharged.

2018/19128/OUT Outline planning application (with all matters reserved other than layout) for the erection of a proposed ground floor commercial unit (Use Class A1 or A2) with residential accommodation above following the demolition of an existing single storey outbuilding, adjacent 73 Main Street, Cross Hills - Approved with Conditions.

2018/19228/HH Proposed one 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 - Approved with Conditions.

2018/19273/LBC Installation of 1 no. wall-mounted digital advertising screen adjacent to ticket hall, Skipton Railway Station, Broughton Road - Approved with Conditions.

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 - Approved with Conditions.

2018/19324/HH Proposed one-storey and two-storey side extension to provide additional bedroom and living accommodation, East View, Carleton - Approved with Conditions.

2018/19338/HH Single storey extension, 57 Regent Crescent, Skipton - Approved with Conditions.

2018/19389/HH Alterations to window and door openings to the rear elevation, reduce ground level of rear garden and relocate solar panels to front roof slope from rear shed, 5 The Grove, Skipton - Permission not required.

2018/19346/FUL Proposed conversion of a traditional barn to form two dwellings, and associated car-port and curtilage, Lane House Farm, High Bentham - Approved with Conditions.

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

2018/19383/HH Single storey extension to create sunroom, 2 Bowerley House, Settle - Approved with Conditions.

2018/19387/HH Proposed raising of existing main house roof by 1m and new rear pitched roof extension, 9 Park Wood Close, Skipton - Approved with Conditions.

2018/19398/HH Proposed two storey side extension and demolition of existing extension and garage, 15 Ribblesdale Estate, Long Preston - Approved with Conditions.

2018/19405/HH Raise the existing ground level of lowest part of the sloping rear garden by approx 60cm to create level garden. Erect boundary fence on north and south boundary, construct new steps to the existing out building (garage) 39 Midland Terrace, Station Road, Hellifield - Approved with Conditions.

2018/19407/FUL Amalgamation of two flats to form single detached domestic dwelling and first floor extension to side, dwelling rear of 74, High Street, Gargrave - Approved with Conditions.

2018/19408/LBC Amalgamation of two flats to form single detached domestic dwelling and first floor extension to side, dwelling rear of 74, High Street, Gargrave - Approved with Conditions.

2018/19427/HH Construction of rear and side extension, rebuild existing garage, convert the loft, dormer extension and extend the current drive/parking area, Haylands, Four Lane Ends, Raines Road, Giggleswick - Approved with Conditions.

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

2018/19436/HH Proposed three storey extension to side elevation, 28 Tarn Moor Crescent, Skipton - Refused.

2018/19439/HH Proposed first floor extension above existing rear lean-to, to create larger, bedrooms, 56 Windsor Avenue, Skipton - Approved with Conditions.

2018/19445/FUL Erection of two steel framed agricultural buildings to cover open yard areas, accessed via existing track, Waterscales Farm, Greystonegill Lane, High Bentham - Approved with Conditions.

2018/19478/HH Dropped kerb and creation of hardstanding, 11 Elmore Terrace, Keighley Road, Cross Hills - Approved with Conditions.

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 - Approved with Conditions.

2018/19462/HH Two storey side extension comprising of ground floor utility room & WC and single first floor bedroom. Along with modifications to existing house comprising of removal of internal wall, 33 Boundary Avenue, Sutton-in-Craven - Approved with Conditions.

2018/19468/HH Proposed demolition of existing garage and new build garden shed/potting store, re-roofing works to existing store (revised scheme to previous approval referenced 2017/18553/HH), 18 Ash Grove, Sutton-in-Craven - Approved with Conditions.

2018/19472/FUL New agricultural building, Marton Hall Farm, Thornton Road, West Marton - Approved with Conditions.

2018/19494/HH Erection of single storey extension at rear of property to form new kitchen & utility/rear entrance, 62 New Village, Ingleton - Approved with Conditions.

2018/19501/HH Rear dormer window and formation of tiled gable in place of hipped roof, 11 Hazel Grove Road, Sutton-in-Craven - Approved with Conditions.

2018/19504/FUL Change of use from dwelling to two self-contained flats, 2 Belgrave Street, Skipton - Approved with Conditions.

2018/19507/MMA Application to vary condition 2 of previously approved application 18/2016/16930 granted 27.06.2016, Greenways, Clapham - Approved with Conditions.

2018/19517/HH Demolition of existing rear porch extension. Erection of single storey sun lounge. Re-roofing using natural blue/grey slates, Thornton Cottage, Burton in Lonsdale - Approved with Conditions.

2018/19518/LBC Application for listed building consent for the demolition of existing rear porch extension. Erection of single storey sun lounge. Re-roofing using natural blue/grey slates, Thornton Cottage, Burton in Lonsdale - Approved with Conditions.

2018/19519/COU Change of use of retail area to office area (A1 to A2), The Annexe, 13 Coach House, Museum Walk, Skipton - Approved with Conditions.

2018/19520/HH Erection of a three bay oak framed garage. two bays with garage doors and one bay as a workshop, Wenning Hipping, Keasden, Clapham - Approved with Conditions.

2018/19515/HH Single storey side extension, Fieldswright, 29 Springfield, High Bentham - Approved with Conditions.

2018/19529/HH Single storey rear extension to provide utility, WC and storage, 3 Smithy Croft Road, Gargrave - Approved with Conditions.

2018/19530/MMA Application to vary condition no. 2 (plans) of original planning permission referenced 2018/19041/FUL to amend the external colour of the building from green fibre sheeting and timber boarding to grey steel sheeting, Raygill Farm, Raygill Lane, Lothersdale - Approved with Conditions.

2018/19531/HH Replacement of existing conservatory, replacement of existing render with stonework, change one window to a door and replace fascias and rainwater goods, 7 The Old Saw Mill, Rathmell - Approved with Conditions.

2018/19534/HH Single storey rear and side extension to provide enlarged kitchen and lounge with additional attached garage, 146 Burnside Crescent, Skipton - Approved with Conditions.

2018/19535/HH Construction of garden room over the existing garage, 1 Raikeswood Drive, Skipton - Approved with Conditions.

2018/19536/HH New porch to front and new pitched roof over existing garage (replacing flat roof), 20 Grassington Road, Skipton - Approved with Conditions.

2018/19561/NMA Non material amendment to original planning consent reference 2018/19115/HH to change external finish from painted render to pebbledash, 111 Burnside Avenue, Skipton - Non-material amendment approved.

2018/19543/CND Application to discharge condition No's. 3 (Archaeology) and 4 (Materials) of original planning permission referenced 2018/19287/HH granted 26/06/2018, Homesteads, Peel Green, Hellifield - Conditions satisfactorily discharged.

2018/19544/HH Attic conversion and front dormer window, 13 Ruskin Avenue, Skipton - Approved with Conditions.

2018/19553/HH Replacement porch supported on timber posts, replacement of door and window to front, 21 Tarn Moor Crescent, Skipton - Approved with Conditions.

2018/19577/HH Two single storey extensions to the rear of the property. One sunroom/lounger area and one shower room/toilet and utility area, 8 Greenfoot Lane, Low Bentham - Approved with Conditions.

2018/19558/HH Proposed alterations to an existing dwelling, Woodbourne, 7 Springfield, High Bentham - Approved with Conditions.

2018/19568/TCA Tree 1 – Sweet chestnut – Fell, Tree 2 - Cherry - Canopy reduction 20% 31 and 37 Higherlands Close, Gargrave - Approved.

2018/19581/TCA T1 Horse chestnut - Crown lift lower branches to give 2m clearance above roof of buildings. Remove dead wood and clean through any poor limbs, First Steps , Newmarket Street, Skipton - Approved.

2018/19582/TPO T1 Sycamore - Crown lift to remove epicormic shoots. Shorten 2 limbs over neighbouring house, remove dead wood, 26 Main Street, Embsay – Approved.

2018/19583/TCA T1 Whitebeam, reduce height and spread by 10%, T2 Yew, light trim and shape, T3 Laurel, reduce height and spread by 15%, cut back from pavement Woodlands House , Woodlands Drive, Skipton - Approved.

2018/19585/TCA Fell 1 no. Hornbeam, 3 Low Street, Burton in Lonsdale - Approve Tree Works in Conservation Area.

2018/19589/CND Application to discharge condition no's 8 and 9 from planning approval referenced 2017/18416/VAR granted 19th December 2017, Craven College Aireville Campus, Skipton - Conditions satisfactorily discharged.

2018/19591/CND Application to discharge condition no's 3, 4, 5 and 10 of original planning approval referenced 2017/18195/FUL granted 21/11/2017, Land Off Ellers Road, Sutton-in-Craven - Conditions satisfactorily discharged.

2018/19607/TPO T4 Yew - Crown lift by 1m, T5 Holly - Fell Hollin Tree, Main Street, Ingleton – Approved.

2018/19608/TCA Various Crown lifting and reduction to park trees adjacent to 33 Hayton Way, Aireville Park Alongside, 33 Hayton Way, Skipton - Approved.

2018/19611/NMA Non material amendment application for amended property division lines and reopening and enlarging a former door opening on the front elevation relating to previous planning application referenced 17/2016/16525 granted 22 February 2016, Ivy Cottage Farm, Carla Beck Lane, Carleton - Non-material amendment approved.

2018/19622/TCA T1 Larch - Fell, Draughton House, Low Lane, Draughton - Approved.

2018/19624/TCA T1 Copper Plum - 25% crown reduction and re-shape, 5 The Bailey, Skipton - Approved.

2018/19662/PNAG Prior notification application for extension to existing agricultural building, Ingleborough View Barn, Westhouse, Ingleton – Prior notice refused; application required.

2018/19674/TPO Remove 4 no. Trees, Short Bank Gully Rec, off Shortbank Close, Skipton – Approved.

b. Applications

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

Permission Granted

2018/19460/NMA Non-material amendment to original planning consent reference 63/2016/17350 to revise position of entrance door, balustrade, handrails + steps, remove 2 windows in south-east elevation and reduce width of north-west window, 16 Park Wood Crescent, Skipton.

Conditions

This permission relates to the following plans:

- Drawing no. 848/2D received 13th July 2018
- Drawing no. 848/7 received 21st June 2018
- Drawing no. 848/8A received 21st 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.

Informative : This decision notice should be read in conjunction with planning permission 63/2016/17350. All conditions that were imposed on planning permission 63/2016/17350 apply to the development as now amended (in addition to the conditions imposed under this permission), except where these have already been discharged. (*)

Note : A motion to refuse the above application was lost on the Chairman's casting vote; the motion to approve the application was passed on the Chairman's casting vote.

2018/19270/MMA Minor material amendment to original planning consent reference 31/2016/17348 to amend size and location of external openings; amend location of external wall materials; reduce size of plant room adjacent to the garage; remove chimney stack, site adjacent to Bankwell 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. The approved plans comprise:

- 02 Rev A - Site Layout received by Craven District Council on the 14th September 2016.
- 04 Rev B - Proposed Plans received by Craven District Council on the 24th August 2018.
- 05 Rev B - Proposed Elevations received by Craven District Council on the 24th 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 except where conditions indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Before Development Commences

3. 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 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.

4. Before any equipment, machinery or materials are brought on to the site for the purposes of the development, fencing shall be erected in accordance with BS5837:2012 'Trees in Relation to Construction' along the northwest and northeast boundaries of the application site. The fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made.

Informative: The fencing erected in accordance with BS5837:2012 'Trees in Relation to Construction' should be sufficiently strong to withstand impacts likely to be caused during any building operations undertaken in the vicinity. The recommendations BS5837:2012 should be consulted and employed. Standards indicate the minimum recommended for fencing erected is to be at least 2.3m in height, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting either herras fencing or chain link in accordance with the plan on page 13 figure 2 of the above British Standard.

During Building Works

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

6. The applicant should ensure that any topsoil brought on site is free from metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils as specified in BS 3882: 2007 - Specification for Topsoil and requirements for use. At the request of the Local Planning Authority, details of the supplier(s) and confirmation on the source(s) of any topsoil material should be supplied within 21 days of any request being received.

7. The permission hereby given does not include the removal of the trees T1 to T6, T8 & T9 that are identified to be retained in the Tree Report by I Tavendale (and 1:250 plan that accompanied that appraisal) received by the Local Planning Authority on 14th September

2016. With the exception of this stipulation, the development hereby permitted shall otherwise be carried out wholly in accordance with the aforementioned appraisal and accompanying plan.

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

9. 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.

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

11. The tree planting scheme shall be implemented in accordance with details approved under ref: 2017/18825/CND and shall be retained thereafter.

Ongoing Conditions

12. The development shall be constructed in accordance with the approved details under the Discharge of Conditions ref: 2018/19357/CND application and shall be maintained at all times thereafter.

Informatives

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 offer a fully supported mapping service and we recommend the applicant contact our Property Searches Team on 0370 751 0101 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.

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.

Any further information regarding Developer Services and Planning please visit our website at <http://www.unitedutilities.com/builders-developers.aspx>

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 dwelling hereby

permitted should be limited to 0730 hours to 1800 hours on Monday to Fridays and 0730 hours to 1300 hours on Saturday. No works should take place on Sundays or Bank/Public Holidays.

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. (*)

2018/19234/FUL Construction of detached dwelling and garage, formation of new access and create parking spaces and turning area for existing properties, Mell Brae and 1 Main Street, Rathmell.

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. 02 Rev A - Proposed Site Plan received 19th April 2018.
- Drawing no. 03 Rev A - Detailed Design received 23rd April 2018.
- Drawing no. 04 - Location Plan received 23rd April 2018.

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

Before you Commence Development

3. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

- a. Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- b. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority, and maintained thereafter to prevent such discharges.
- c. 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.

During Building Works

4. 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.

5. Notwithstanding any details shown on the approved plan, details of the soft and hard landscaping of the site including wherever possible the retention of existing trees and hedges have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest.

6. 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 approved site plan before the development hereby approved is first brought into use, and shall be retained as such thereafter.

7. 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 plan for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

8. Foul and surface water shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in national planning practice guidance. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.

9. 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.

Informatives

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

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

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

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

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

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 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.

A public sewer crosses the access road to this site and we may not permit building over it. We will require an access strip width of six metres, three 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, or a diversion of the affected public sewer at the applicant's expense, may be necessary. To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with our Developer Engineer at wastewaterdeveloperservices@uuplc.co.uk as a lengthy lead in period may be required if a sewer diversion proves to be acceptable.

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

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

2018/19492/FUL Change of use of existing stable and extension to form single dwelling, Great Gib Farm, Stockshott Lane, Cononley.

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:

- Location Plan - Drawing No. 2018/A+A/1, received 28th June 2018;
- Existing Site Plan - Drawing No. 2018/A+A/11, received 28th June 2018;
- Proposed Floor Plans - Drawing No. 2018/A+A/20, received 28th June 2018;
- Proposed West Elevation - Drawing No. 2018/A+A/21, received 28th June 2018;
- Proposed East Elevation - Drawing No. 2018/A+A/22, received 28th June 2018;
- Proposed North Elevation and Section C-C - Drawing No. 2018/A+A/23, received 28th June 2018;

- Proposed South Elevation and Section B-B - Drawing No. 2018/A+A/24, received 28th June 2018;
- Proposed Roof Plan & Existing Stable Plan - Drawing No. 2018/A+A/30, received 28th June 2018;
- Proposed Owl Nest - Drawing No. 2018/A+A/31, received 28th June 2018;
- Proposed Bat Box & Sparrow Terrace - Drawing No. 2018/A+A/32, received 28th June 2018;
- Proposed Site Plan - Drawing No. 2018/A+A/130, received 28th June 2018;
- Initial Soft Landscape Proposals - Drawing No. GR/05/18/01, received 28th June 2018;
- Existing Stable Elevations - Drawing No. 621/4/101, received 6th July 2018;
- Existing Stable Elevation and Section 2 - Drawing No. 621/4/102, received 5th July 2018;
- Drainage Statement, received 28th June 2018;
- SAP Assessments, received 28th June 2018;
- Structural Details, received 28th June 2018;
- European Protected Species Bat Survey by Lucille Fairbank Wildlife Survey and Consultancy, received 28th June 2018;
- Design and Access Statement, received 28th June 2018;
- Planning Statement, received 28th June 2018;
- Topographical Survey of Land, received 28th 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 except where conditions indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

2018/19150/FUL Proposed bungalow at Well Spring Farm, Well Spring Farm, Lothersdale Road, Glusburn.

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:

- P1795.001 - Proposed elevations as received on 29th March 2018
- P1975.002 - Proposed floor and roof plan as received on 29th March 2018
- P1975.003 - Existing/proposed site plan as received on 29th March 2018
- P1975.004 - Existing site plan as received on 29th March 2018
- P1975.005 - Proposed site plan as received on 1st May 2018
- P1975.006 - Site location plan as received on 1st 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.

Before you Commence Development

3. No development shall take place on site until full details of both hard and soft landscape works for the whole site together with a programme of implementation have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved prior to the occupation of any part of the development or as may be otherwise agreed in writing by the Local Planning Authority. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

4. No above ground works shall take place until a scheme for the disposal of foul and 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. separate systems for the disposal of foul and surface water;
- b. details of the rate of surface water discharge 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);
- c. details of any necessary flow attenuation measures, including the use of SUDS where appropriate; and
- d. 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 dwelling is first occupied, and shall be maintained and managed as such thereafter.

5. 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 submitted details.

Ongoing Conditions

6 The development hereby permitted shall be implemented in strict accordance with the [SPECIFY - ecological report details] and any variation thereto shall be agreed in writing by the local planning authority before such change is made.

7 No development [other than that expressly authorised by this permission] consisting of the enlargement, improvement or other alteration of the permitted dwellinghouse and garage, the erection of any ancillary buildings, or the erection of boundary walls or fences shall be carried out within the curtilage of the dwellinghouse hereby permitted.

Informative : All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.

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. (*)

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

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:

- 001 Rev A - Existing buildings as received on 4th July 2018
- 002 Rev B - Amended access details for proposed house as received on 11th 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.

Before you Commence Development

3. The development shall be carried out in full accordance with the advice and recommendations set out in the Bat Scoping Assessment by 'PBA Applied Ecology Ltd' (Section 5 of report dated 13th August 2018). The dusk emergence surveys referred to in Section 5 shall be provided before works commence on Barns 2 and 4.

Note: Should the works not commence within 24 months of the submitted Bat Scoping Assessment, a further Bat Scoping Assessment would be required

4. 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 33 metres measured along both channel lines of the major road Park Lane 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. These visibility areas

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

5. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

- 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 20
- e. 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.
- 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.

6. No development shall take place on site until full details of both hard and soft landscape works for the whole site together with a programme of implementation have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved prior to the occupation of any part of the development or as may be otherwise agreed in writing by the Local Planning Authority. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

During Building Works

7. Notwithstanding any description of materials in the application, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the building and construction of the detached garage 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.

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

Before the Development is Occupied

9. Before the dwelling is first occupied the first floor bedroom window in the northeastern gable shall be installed as a non-opening unit and obscure glazed to at least Code 5 standard. It shall subsequently be maintained in this form unless consent has been obtained in writing for its replacement from the Local Planning Authority.

Ongoing Conditions

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), unless otherwise agreed in writing with the District Planning Authority, no development [other than that expressly authorised by this permission] consisting of the enlargement, improvement or other alteration of the permitted dwellinghouse and garage, the erection of any ancillary buildings, or the erection of boundary walls or fences shall be carried out within the curtilage of the dwellinghouse hereby permitted.

Informatives

1. The granting of planning permission does not absolve the applicants from complying with the relevant law protecting species, including obtaining and complying with the terms of conditions of any licences required, as described in Part IVB of Circular 06/2005. Should any protected species or evidence of protected species be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and be given Natural England's contact details.

2. All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.

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. (*)

Delegated Authority

2018/19386/FUL Proposed erection of 9 no. dwellings (outline consent appeal reference APP/C2708/W/16/3144209, CDC ref 26/2015/16037) (re-submission of withdrawn application reference 2018/19116/FUL), land to the east of Laurel Croft, Embsay – the Planning Manager was authorised to approve this application subject to the conditions listed below, and to the prior completion of a deed of variation to the existing Section 106 Agreement so as to relate that agreement to this application, and subject also to the proposed conditions being appropriately amended so as to:-

- a. Require submission for approval of details of porches to be provided for the affordable housing units.
- b. Remove permitted development rights from both the front and rear gardens of the proposed properties.
- c. Delete reference to the payment of a commuted sum in lieu of on-site affordable housing provision (condition 3).
- d. Require details of how the surface water drainage system will be maintained and managed after installation.
- e. Embody a requirement that the materials used on the parking area will allow surface water to drain away.

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. 351.03 Location Plan
Design and Access Statement
Drawing no. 351.09 Window/Door Details
Drawing no. 351.14 Proposed Floor Plans
Drawing no. 351.15 Proposed Street Scene Elevations
Drawing no. 351.16 Proposed 3D Visuals
Drawing no. 351.17 Proposed Elevations

Received by the Local Planning Authority 1st June 2018

Drawing no. 351.13 revision D Proposed Site Plan
Drawing no. 351.18 Bin Store Detail

Received by the local planning authority 5th 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.

Before Development Commences

3. No development shall commence until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2: Glossary of the National Planning Policy Framework (2018) and any future guidance that replaces it. The scheme shall include:

- a. the numbers, type, tenure and location on the site of the affordable housing provision to be made as agreed with the District Council.

- b. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing.
- c. the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no affordable housing provider is involved.
- d. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing.
- e. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

The affordable housing shall be retained in accordance with the approved scheme.

4. No development shall commence until a programme of archaeological work for the northern part of the site has been implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

5. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

- a. hours of work for site preparation, delivery of materials and construction;
- b. arrangements for the parking of vehicles for site operatives and visitors clear of the public highway;
- c. details of areas designated for the loading, unloading and storage of plant and materials;
- d. details of the siting, height and maintenance of security hoarding;
- e. arrangements for the provision of wheel washing facilities or other measures to be taken to prevent the deposit of mud, grit and dirt on the public highway by construction vehicles travelling to and from the site;
- f. measures to control the emission of dust and dirt during construction;
- g. a scheme for the recycling/disposing of waste resulting from demolition and construction works;
- h. details for the routing of HGVs to the site.

The duly approved CMS shall be implemented and adhered to throughout the entirety of the construction period.

6. No development shall take place until a scheme for tree protection measures to be implemented during the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a. Details of a construction exclusion zone (including protective fencing of a height and design which accords with the requirements BS 5837: 2012) to be formed around the root protection areas of those trees within and/or overhanging the site to be retained.
- b. Details of any excavation to take place within the root protection areas of those trees within and/or overhanging the site to be retained.
- c. Details of the foundations of any building, hardstandings and/or boundary treatments to be constructed within the root protection areas of those trees within and/or overhanging the site to be retained.

The development shall thereafter be carried out in strict accordance with the protection measures contained in the duly approved scheme throughout the entirety of the construction period.

During Building Works

7. Prior to their first use on site samples of the materials to be used in the construction of the external surfaces of the dwellings hereby approved shall be submitted to and approved in writing by the local planning authority. The development shall subsequently be carried out in accordance with the approved details.

8. No dwelling shall be occupied until the parking and turning areas shown on the approved plans have been constructed and laid out in accordance with the approved plans. These areas shall thereafter be kept available at all times for the parking/manoeuvring of vehicles.

Before the Development is Occupied

9. No above ground works shall take place until a scheme for the disposal of foul and surface water from the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in North Yorkshire County Council SUDS Design Guidance (or any subsequent update or replacement for that document) and shall include:

- a. Separate systems for the disposal of foul and surface water.
- b. Details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer which shall ensure that the post-development surface water runoff rate generated during rainfall events up to and including the 1 in 100 year event does not exceed the pre-development runoff rate for the corresponding rainfall event, including appropriate allowances for climate change and urban creep and details of any necessary flow attenuation measures to achieve this.
- c. Details of ground exceedance and/or flood pathways to deal with exceedance flows in excess of the 1 in 100 year rainfall event and to ensure that runoff for all events up to the 1 in 30 year event are completely contained within the drainage system (including through the use of areas to hold or convey water).
- d. Details of how the system will be maintained and managed after completion.

The scheme shall be implemented in accordance with the duly approved details before any of the dwellings are first occupied, or within any other timescale which has first been approved in writing by the Local Planning Authority, and shall be maintained/managed as such thereafter.

Ongoing Conditions

10. No dwelling shall be occupied until works for the disposal of sewage shall be provided on the site to serve the development hereby permitted in accordance with details that shall first be submitted to and approved in writing by the local planning authority.

11. The garage provided to Plot 9 shall be kept available at all times for the parking of motor vehicles by the occupants of the dwelling and their visitors and for no other purpose.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any of the dwellinghouses hereby permitted unless otherwise approved in writing by the local planning authority

Informatives

1. In order to safeguard the living conditions of nearby residents particularly with regard to the effects of noise 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.
2. 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.
3. In order to safeguard the living conditions of nearby residents 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.
4. In order to ensure that no contaminated materials are brought onto 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 of the source(s) of any topsoil material should be supplied within 21 days of any request being received.
5. With regards to condition no. 3 above the developer should note that the existing Sn106 Agreement between the applicant and the Council refers to the extant planning permission ref: 26/2015/16037 and is only applicable if that permission is implemented. In order to discharge condition 3 of this permission the applicant is advised to instruct their solicitor to request a deed of variation to the existing Sn 106 Agreement to relate that Agreement to the current planning decision.

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. (*)

62/2017/18064 Outline application with some matters reserved for an employment led mixed-use development, comprising the construction of a new Business Park incorporating B1 Business Units, B2 General Industrial units, a car dealership and residential development, Anley Crag Business Park, land to the west of the B6480 (Skipton Road), Settle – the Planning Manager was authorised to approve this application subject to the conditions listed below, and subject also to the applicant signing a prior Section 106 Agreement in respect of

- a. A programme for the phasing and delivery of the employment land, and
- b. Off-site commuted payments for open space provision to meet the quality deficiency in the Settle area.

Conditions

Time Limit for Commencement

1. No development shall commence on either the 'employment area' or the 'residential area' until approval of the details of the layout, scale, external appearance, and the landscaping/boundary treatments (hereinafter called "the reserved matters") for the respective area has been obtained from the local planning authority in writing.

An application for the approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission.

The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, Site plan 488/02(01)005 G (as far as it relates to matters that are not reserved), Framework Travel Plan produced by Fore Consulting, Access Design drawing 3546 SK001 01, and Draft Flood Risk Assessment 1.1 prepared by JBA Consulting.

Before you Commence Development

3. No development shall commence until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2: Glossary of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- a. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 30% of units;
- b. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- c. the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no affordable housing provider is involved;
- d. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- e. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

or:

- f. details of an equivalent affordable housing contribution to be provided in lieu of affordable housing on site and the means by which such a contribution shall be provided.
- The affordable housing shall be retained in accordance with the approved scheme.

4. The development shall not begin until a scheme detailing the phasing of the construction of the development including the means of access, construction of buildings, the provision of car parking and servicing arrangements, and the landscaping of the site, has been submitted to and approved in writing by the Local Planning Authority. The development must thereafter be carried out in accordance with the details approved.

5. Any application for approval of reserved matters on the 'residential area' submitted pursuant to this permission shall include a scheme for the provision and future maintenance of public open space. The scheme shall include details of the size, siting, layout, design, a schedule of works and future maintenance arrangements for all elements of the public open space, and a timetable for its provision. The public open space shall be provided in accordance with the details and timetable contained within the duly approved scheme, and shall be maintained as such thereafter for use as public open space.

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

during rainfall events up to and including the 1 in 100 years rainfall event, to include for climate change and urban creep, will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The approved drainage system shall be implemented in accordance with the approved detailed design prior to completion of the development. The scheme to be submitted shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in North Yorkshire County Council SuDS Design Guidance (or any subsequent update or replacement for that document).

7. The details to be submitted to and approved in writing by the local planning authority as part of the reserved matters shall include full details of both hard and soft landscape works and these works shall be carried out as approved. The details shall include a detailed scheme for the planting of trees and shrubs specifying types and species, a programme of planting and the timing of implementation of the scheme, including any earthworks required; details of hard landscaping materials, including the surfacing materials of any hard-standing, drives, footways, screen walls, fences and other means of enclosure. Development shall be carried out in accordance with the approved details.

8. No development shall take place on either the 'employment area' or the 'residential area' until details of the site access for the respective area has been submitted to and approved in writing by the local planning authority. These details shall include: the highway verge/footway crossing; the visibility splays, any gates or barriers; the gradient of that part of the accesses extending 20 metres into the site from the carriageway of the existing highway, the finished surface; measures to prevent surface water run-off onto the highway; the provision of tactile paving, and a timetable for the implementation and completion of the works. The development shall be carried out in accordance with the approved details.

9. No development shall commence on either the 'employment area' or the 'residential area' until detailed drawings showing the proposed highway layout for the respective area have been submitted and approved in writing by the local planning authority. The detailed drawings shall include dimensions of any carriageway, cycleway, footway and verges and visibility splays, existing and proposed site levels, accesses and driveways, street lighting, surface water disposal, traffic calming measures, all types of surfacing provision of any site compound, on-site parking and materials storage and details of the programme of works including any phasing of construction. Development shall be in accordance with the approved details.

10. No development on either the 'employment area' or the 'residential area' shall take place until a Construction Method Statement for the respective area 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. The statement shall provide for the following:

- 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
- e. wheel washing facilities
- f. measures to control the emission of dust and dirt during construction
- g. a scheme for recycling/disposing of waste resulting from demolition and construction works
- h. HGV routing to avoid the Settle Town Centre

Before the Development is Occupied

11. Prior to the occupation of any individual business unit, a scheme detailing the provisions to be made for the safe storage of waste must be submitted to and approved in writing by the local planning authority and shall be maintained for the life of the approved development.

Ongoing Conditions

12. 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.

13. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Draft Flood Risk Assessment dated 27 April 2017 version 1.1 proposing surface water discharging into watercourse which was prepared by JBA Consulting. 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.

14. In relation to the proposed residential properties, unless otherwise approved in writing by the Local Planning Authority the development should ensure compliance with BS8233:2014 Guidance on 'Sound Insulation and Noise Reduction for Buildings'.

15. The rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed background sound levels by more than 3dB(A) between the hours of 0700-2300 (taken as a 15 minute LA90 at the nearest sound sensitive premises) and shall not exceed the background sound level between 2300-0700 (taken as a 15 minute LA90 at the nearest/any sound sensitive premises). All measurements shall be made in accordance with the methodology of BS4142 (2014) (Methods for rating and assessing industrial and commercial sound). Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property. Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the local planning authority.

16. No deliveries or despatches shall be made to or from the commercial units, and no delivery or despatch vehicles shall enter or leave the site (whether laden or unladen) before the hours of 07:00 nor after 22:00.

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. (SV) (*)

(Councillor Rose asked that her abstention in voting on the above application be recorded.)

Permission Refused

2018/19269/FUL Proposed single dwelling (previously approved application no. 21/2007/7561), Copper Coin, Nethergill Lane, Cononley – the Planning Manager to formulate appropriate reasons for refusal based on grounds of overdevelopment and amenity arising from the proposed development's impact on neighbouring property, including overshadowing of the neighbouring garden.

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) (*)

2018/19428/ADV Advertisement consent to fix 3 no. individual composite boards (non-illuminated) underneath existing signage, Falconry Centre, Crow Nest Road, Austwick.

Reasons for Refusal

The proposed signage will result in a significant detrimental impact to visual amenity and the quality and character of the surrounding area. On balance, it is considered that the adverse impacts arising from the proposed development would be contrary to paragraph 132 of the National Planning Policy Framework (NPPF). Additionally, the proposed advertisements do not conserve or enhance the landscape and scenic beauty present in the surrounding Area of Outstanding Natural Beauty and is therefore contrary to paragraph 172 of the NPPF. On this basis, the proposal is unacceptable and should be refused.

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 : In refusing the above application the Committee indicated that it was supportive of appropriate advanced signage for the site.

Consideration Deferred

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 – to enable clarification of the position with regard to the Highway Authority recommendation and visibility splays, levels of illumination, facilities for use in connection with the proposed camping pods and investigation of the substance, if any, of concerns regarding the sewage system. (*)

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 – 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.885

PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 15th August to 10th September 2018.

Minutes for Decision

- None -

Chairman.