

PLANNING COMMITTEE

22nd October 2018

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

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

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

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

Start: 1.35pm

Finish: 17:35pm

Councillor Heseltine left the meeting at 4.30pm

Councillor Place left the meeting at 5.09pm

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

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

Minutes for Report

PL.886

DECLARATIONS OF INTERESTS AND LOBBYING

a. Declarations of Interest

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

Application 2018/19587/HH : Councillor Thompson made reference to his role as Chairman of Burton in Lonsdale Parish Council in facilitating a discussion on this application, having spoken on behalf of the Parish Council and as ward representative he withdrew to the public seating area taking no further part in the discussion or vote.

b. Lobbying

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

Application 2018/19146/FUL : The Chairman and Councillors Harbron, Heseltine and Shuttleworth indicated that they had received lobbying against this application.

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

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

PL.887

PUBLIC PARTICIPATION

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

Application 2018/19146/FUL Councillor Jaquin (for Skipton Town Council)
Mr R Turner (objector / for objectors)
Mr M Johnson (for the applicant)

Application 2017/18875/OUT Mrs J Wright (objector / for objectors)

Application 2017/18633/FUL Mrs R Thompson (the applicant)

Application 2018/19695/FUL Miss C Peacock (objector / for objectors)
Mr J Everett (for the applicant)

Application 2018/19505/FUL Cllr D Taylor (for Settle Town Council)
Mr P Tilbury (objector / for objectors)
Mr D Claxton (for the applicant)

Application 2018/19509/OUT Cllr D Taylor (for Settle Town Council)
Mr T Turner (objector / for objectors)
Mr I Swain (for the applicant)

Application 2018/19635/FUL Mr M Brennand (applicant)

Application 2018/19587/HH Cllr I Thompson (for Burton in Lonsdale Parish Council)
Ms C Matthews (objector)

PL.888

APPLICATIONS FOR PLANNING PERMISSION

a. Delegated Matters

The Strategic Manager for Planning and Regeneration reported the following applications for planning permission which had been dealt with under delegated authority:-

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

b. Applications

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

Permission Granted

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

Conditions

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

2. This permission relates to the following plans:

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

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

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

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

4. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works or the depositing of material on the site, until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

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

- a. The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- b. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- c. Any gates or barriers shall be erected a minimum distance of 4.5 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- d. That part of the access(es) extending 4.5 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.
- e. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority, and maintained thereafter to prevent such discharges.
- f. The final surfacing of any private access within 4.5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- g. Provision of tactile paving in accordance with the current Government guidance. All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

5. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 45 metres measured along both channel lines of the major road new estate road from a point measured 2 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

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

7. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved details.

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

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

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

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

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

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

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

Informatives

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

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

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

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

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

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

6. The applicant is advised to undertake early engagement with telecommunication providers to ensure the development benefits from the highest quality broadband connectivity available. Lead times for the provision of broadband services can be in excess of 9 months prior to occupation of the first dwelling. The District Council has produced a document, "Broadband Connectivity for New Developments in Craven - A Briefing Note for Developers" which provides a general introduction to broadband connectivity in the District. The briefing note is available by emailing edu@cravencd.gov.uk or can be downloaded from the District Council website.

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

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

Conditions

Time Limit for Commencement

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

Approved Plans

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

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

During Building Works

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

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

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

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

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

Informatives

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

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

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

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

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

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

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

Conditions

Time Limit for Commencement

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

Approved Plans

2. This permission relates to the following plans:

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

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

Before Development Commences

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

Following completion of any measures identified in the approved Remediation Strategy, a validation report shall be submitted within agreed timescales to, and approved in writing by, the Local Planning Authority. The site shall not be brought into use until such time as all the validation data has been approved in writing by the Local Planning Authority at the agreed timescales. The Remediation Strategy and Validation Report shall be prepared in accordance with current best practice.

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

During Building Works

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

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

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

7. The soft landscaping shall be implemented in accordance with the approved landscaping plan received on the 31st August 2018. The duly approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

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

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

Before the Development is Occupied

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

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

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

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

Ongoing Conditions

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

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

13. Notwithstanding the provision of any Town and Country Planning (General Permitted Development) (England) Order 2015, for the time being in force, the areas shown on approved site layout plan for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

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

15. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D and E of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the dwelling hereby approved shall not be altered or extended, and no buildings or structures shall be erected within its curtilage.

Informatives

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

2. You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

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

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

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

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

8. A public sewer crosses this site and we may not permit building over it. We will require an access strip width of 7 metres, 3.5 metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement. Therefore a modification of the site layout at the applicant's expense may be necessary.

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

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

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

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

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

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

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

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

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

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

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for adoption and United Utilities' Asset Standards. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets.

Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

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

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

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

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

Conditions

Time Limit for Commencement

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

Approved Plans

2. This permission relates to the following plans:

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

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

Before Development Commences

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

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

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

Ongoing Conditions

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

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

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

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

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

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

Conditions

Time Limit for Commencement

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

Approved Plans

2. This permission relates to the following plans:

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

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

During Building Works

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

Before the Development is Occupied

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

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

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

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

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

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

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

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

d. That part of the access(es) extending 4.5 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.

e. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority, and maintained thereafter to prevent such discharges.

f. The final surfacing of any private access within «distance» metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

g. Provision of tactile paving in accordance with the current Government guidance. All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

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

Discharge of Conditions:

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

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

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

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

Conditions

Approved Plans

1. This permission relates to the following plans:

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

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

Ongoing Conditions

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

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

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

Permission Refused

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

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

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

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

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

Reasons for Refusal

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

Consideration Deferred

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

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

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

Minutes for Decision

- None -

Chairman.