

## **PLANNING COMMITTEE**

30<sup>th</sup> July 2018

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

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

Ward Representatives : Councillors Jaquin (2018/19146/FUL), Myers (2018/19161/COU) and Brown (Applications 2018/119100/FUL and 2018/19329/VAR).

An apology for absence was received from Councillor Harbron.

Start: 1.40pm

Finish: 5.55pm

Councillor Heseltine left the meeting at 5.32pm

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 2<sup>nd</sup> July 2018 were confirmed and signed by the Chairman.

Chairman's Statement : The Chairman made the following the statement *"Members present today who were on the Committee in 2017 will recall that in June 2017 we determined a residential application on behalf of Candelisa. The application had been deferred from the March meeting. In consequence of County Highways deciding to re-look at the highways implications, and their revised findings not being available until May, the application could not be considered until the June meeting. A subsequent Standards Hearing investigating the progress of this application has recommended that I should apologise to the Planning Committee for my explanation that day of who had cancelled a request made at the March meeting for the attendance of a representative of County Highways. They concluded that my explanation had not been adequately specific leading Members to wonder if it had been made outside the Committee's hands. I am pleased to unreservedly apologise to Members today for that lack of clarity, and confirm the decision to arrange for a message to be sent to County Highways declining their attendance, was my own."*

### **Minutes for Report**

PL.871

#### **APPLICATIONS FOR PLANNING PERMISSION**

##### **a. Declarations of Interest**

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

Application 2018/19441/VAR : Councillors Heseltine and Whitaker made reference to their membership of Skipton Town Council and declared interests under Appendix B to the Council's Code of Conduct; they moved to the public seating area taking no 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 Heseltine, Lis, Rose and Shuttleworth indicated that they had received lobbying against this application.

Application 2018/19144/FUL : Non declared.

Application 2018/19078/FUL : The Chairman and Councillors Heseltine, Shuttleworth and Whitaker indicated that they had received lobbying against this application.

Application 2018/19441/VAR : The Chairman indicated that he had received lobbying against this application.

Application 2018/19031/FUL : Non declared.

Application 2018/19279/VAR : Non declared.

Application 2018/19105/FUL : Councillor Place indicated that he had received lobbying against this application.

Application 2018/19161/COU : The Chairman indicated that he had received lobbying against this application.

Application 2018/19100/FUL : Non declared.

Application 2018/19329/VAR : Non declared.

Application 2018/19300/VAR : Non declared.

PL.872

### **PUBLIC PARTICIPATION**

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

Application 2018/19146/FUL Councillor E Jaquin (for Skipton Town Council)  
Mr C McGrath (objector / for objectors)  
Mr L Herring (for the applicant)

Application 2018/19078/FUL Mr V Smith (for Embsay with Eastby Parish Council)  
Ms K Perry (for the applicant)

Application 2018/19441/VAR Councillor E Jaquin (for Skipton Town Council)  
Mr P Beaumont (objector / for objector)  
Mr J Gladwyn (for the applicant)

Application 2018/19105/FUL Cllr S Morrell (for Sutton-in-Craven Parish Council)  
Mr P Armstrong (for the applicant)

Application 2018/19161/COU Ms H Rice-Birchall (objector)  
Mr I Swain (for the applicant)

Application 2018/19100?FUL Mr S Fisher (for the applicant)

Application 2018/19329/VAR Mr J Ellis (for the applicant)

PL.873

### **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:-

30/2015/16492 Proposed removal of approximately 25 caravans with permanent residential status to be replaced by 2 No. apartments in the converted mill, 3 No. pairs of semi-detached houses and 6. No terraced cottages along with improved infrastructure. Also demolition of a single-storey dwelling attached to the mill, The Old Saw Mill, Marton Road, Gargrave - Refused

49/2016/16631 Demolish defective part (South West) of two storey dwelling and reinstate identical in size and appearance the premises. Sub-divide the premises and change use of south west end to holiday accommodation, Crow Nest House, Crow Nest Road, Austwick - Finally disposed of.

49/2016/16632 Application for listed building consent to demolish defective part (South West) of two storey dwelling and reinstate identical in size and appearance the premises. Sub-divide the premises and change use of South West end to holiday accommodation, Crow Nest House, Crow Nest Road, Austwick - Finally disposed of.

2017/18762/FUL Proposed dwelling on brown field site (re-submission of withdrawn application reference 73/2017/18047) storage buildings at Grange Farm Barn, Kildwick - Conditional approval.

2017/18859/FUL Change of use of former barn and adjoining loose boxes to dwelling, associated external alterations/erection of decking, Enter Farm, Enter Lane, Ingleton - Conditional approval

2018/18894/FUL Proposed redevelopment of site including the conversion of a traditional barn to form one additional dwelling (including associated external alterations and partial demolition), along with the demolition of agricultural buildings and replacement with a new double garage, stable block, outdoor menage and borehole building, Peat Gill Head Farm, Moorside, Cononley – Conditional approval.

2018/18895/LBC Proposed redevelopment of site including the conversion of a traditional barn to form one additional dwelling (including associated external alterations and partial demolition), along with the demolition of agricultural buildings and replacement with a new double garage, stable block, outdoor menage and borehole building Peat Gill Head Farm, Moorside, Cononley – Conditional approval

2018/18925/FUL Proposed cattery with customer parking area, Bloomsberry Meadow, 14 Park Lane Bottom, Keighley Road, Cowling - Conditional approval.

2018/18950/FUL Extra care development comprising 58 apartments and associated communal facilities, parking and amenity spaces, site of former St. Monica's Convent, Raikes Road, Skipton - Conditional approval.

2018/19094/LBC Listed Building Consent to replace/fix the roof, replace all batons and treat the new ones, new lead flashing to be fitted to the sides of the adjoining house and chimney stack, pointing to be undertaken, and existing windows to the front elevation and front door to be replaced, 9 High Street, Burton In Lonsdale - Conditional approval.

2018/19147/FUL Single storey holiday chalet 3 beds on site of former hen house, Low Watson House, Clapham - Conditional approval.

2018/19186/CPE Certificate of lawful development for existing use of property for the storage of building materials, with access from Skipton Road via track (resubmission of application reference 2017/18322/CPE) land and building east of Hainsworth House Farm, Kildwick Grange, Kildwick - Certificate of Lawful Development approved.

2018/19196/VAR Application to vary condition No. 1 to permit year round occupancy of holiday caravans/lodges of planning consent reference 5/45/136/H, Park Foot, Bentham Road, Ingleton - Conditional approval.

2018/19201/FUL Replacement of existing shop front with new painted timber doors, and new painted timber framed windows above black granite plinths, Shop Units 1 and 2, Regal Buildings, Keighley Road, Skipton - Conditional approval.

2018/19220/FUL Change of use of agricultural land to domestic curtilage, single storey extension to front and side of property to include garage and equipment store, Birch Lea, 20A Main Street, Emsay - Conditional approval.

2018/19237/AGRRES Change of use from agricultural building to 2 no. dwellings (Prior Notification) Tosside Fold Farm, Tosside - Prior Notification Approval

2018/19239/TCA T1 Sycamore – Fell T3 and T4 Cherry - Crown thinning, T7 Ash - Crown reduction, 6 West Street, Gargrave – Approved tree works in conservation area.

2018/19217/HH Two story extension onto the north elevation, Sandrigg Laithe, Gildersleets Lane, Giggleswick - Conditional approval.

2018/19243/FUL Proposed two storey dwelling and associated external works, land adjacent to Raygill House, Quarry Road, Lothersdale - Conditional approval.

2018/19267/HH Demolition of existing detached garage; erection of proposed attached garage, 9 Raikes Avenue, Skipton - Conditional approval.

2018/19250/FUL Internal and external alterations to form new car showroom with associated offices, parking and display, Airedale Trading Park, Unit A Skipton Road, Cross Hills - Conditional approval.

2018/19283/LBC Part demolition of existing boundary wall to make way for new extension (planning permission granted), Lowlands Farm Barn, Coniston Cold - Conditional approval.

2018/19257/TPO Crown lift 8 no. Sycamore up to 5 metres. Crown thin 7 no. Sycamore along the pavement by 10 %. Crown reduction of the Sycamore which overhangs the fire station by 20%, Skipton Fire Station, Broughton Road, Skipton - Approved tree work under tree preservation order.

2018/19281/FUL Erection of storage building Ripon Farm Services Ltd, Dalesgate Works, Kildwick - Conditional approval.

2018/19305/FUL Conversion of barn to 1 no. dwelling barn at Israel Farm, Israel Cottage, Austwick - Conditional approval.

2018/19261/FUL Change of use of agricultural land to C3 residential and siting of decking/lawn, 31 Nan Scar, Main Street, Ickornshaw - Conditional approval.

2018/19262/HH Two-storey pitched roof side extension with a small open porch to the front elevation, a single-storey shallow pitch rear extension, modified highway access to widened drive (for 2 cars side by side), 13 East Lane, Emsay - Conditional approval.

2018/19311/HH Replacement windows and doors to front and rear, 15 Whinfield Court, Skipton - Conditional approval.

2018/19276/AGRRES Change of use from agricultural building to 1 no. dwelling (Prior Notification), agricultural building, Sykes House Farm, Moorside, Cononley - Prior Notification Approval.

2018/19274/HH Installation of new dormer windows to rear elevation and the installation of one new rooflight, 1 White Hills Croft, Skipton - Conditional approval.

2018/19275/HH Retrospective planning application to extend decking with railings to the front of the property, 2 Fence End Avenue, Colne and Broughton Road, Thornton in Craven - Approved

2018/19284/HH Two storey rear extension to provide a larger bedroom over, and an enlarged kitchen and dining room, 33 Sunmoor Drive, Skipton - Conditional approval.

2018/19285/LBC Remove 20th Century concrete and steel stair and install enclosed passenger lift and associated works within main part of building. Remove partially built lift shaft and reinstate access to rear part of building. Form new openings to rear part of stage and between main part of building and rear part of 1st and 2nd floors and associated works within rear part of building. Re-submission of expired listed building consent reference 32/2010/11143, Glusburn Institute, Institute Street, Glusburn - Conditional approval.

2018/19286/FUL Retrospective application for proposed alterations to approved detached garage including size, position and added rear window (approved application number 2017/18396/FUL), land off Bungalow Road, Bungalow Road, Glusburn - Conditional approval.

2018/19287/HH Front single storey (North) elevation extension to provide new entrance and utility room; rear single storey (South) elevation extension to provide additional space to proposed dining / kitchen, Homesteads, Peel Green, Hellifield - Conditional approval.

2018/19322/COU Change of Use from sale of vehicles / vehicle showroom to B1 light industrial use, Unit 17 Millennium Road, Airedale Business Centre, Skipton - Conditional approval.

2018/19293/CND Application to discharge condition 4 of original planning consent reference 11/2017/17950, land of Jacksons Lane, Jacksons Lane, Low Bradley - Conditions satisfactorily discharged.

2018/19296/REM Application for reserved matters for the approval of landscaping as reserved by condition in outline consent referenced APP/C2708/W/17/3190127 (appeal reference) for 5 dwellings land north of Raber Top Lane, Raber Top Lane, Ingleton - Conditional approval.

2018/19298/LBC Listed building application for internal alterations to remodel kitchen; utility room and ground floor WC and for the provision of an en-suite shower room to the principle bedroom. Replacement of existing windows to the south elevation. Amended windows and door openings to the rear elevation, 11 South Street, Gargrave - Conditional approval.

2018/19302/HH Proposed porch extensions, 44 Greatwood Avenue, Skipton - Conditional approval.

2018/19354/CND Application to discharge condition no's. 3 and 4 of original planning approval 2017/18192/FUL granted 12/10/2017, land north west of Royd House, Crosshills Road, Cononley - Conditions satisfactorily discharged.

2018/19313/CPE Application for a Certificate of Lawful Use to establish the existing use of the property is wholly C3 – Dwellinghouse, The Mistal, Malsis, Colne Road, Glusburn - Certificate of Lawful Development approved

2018/19317/HH Proposed first floor side extension, Royd House, Royd Street, Cowling - Conditional approval.

2018/19318/FUL Erection of an agricultural building, Thornbrook Barn, Thornton in Lonsdale - Conditional approval.

2018/19319/HH Proposed garage to frontage; alterations to existing house including pitched roof over existing garage to rear, 30 Tarn Moor Crescent, Skipton - Conditional approval.

2018/19320/FUL Four extra car parking spaces added to north of car park, Craven College Aireville Campus, Gargrave Road, Skipton - Application withdrawn.

2018/19323/FUL Conversion of detached single storey building to one bedroom accommodation for dependent relative and single storey side extension of agricultural building to provide shelter for timber and implements associated with the adjacent forestry plantation, Fir Croft, Wigglesworth - Conditional approval.

2018/19325/LBC Listed Building Consent to replace four defective double glazed timber windows with powder-coated aluminium double glazed windows; replace three existing external timber doors with factory painted acoya wood doors and paint the remaining woodwork to match the new doors and windows, 2 Chapel Street, Settle - Conditional approval.

2018/19372/HH Demolition of existing side extension and construction of 2 storey side extension, 2 Carleton Park Gate, Park Lane, Carleton - Conditional approval.

2018/19332/VAR Application to vary condition no. 3 of on application reference number 18/2015/16232 granted 14/01/2016, The Laithe, High Bentham - Application withdrawn.

2018/19334/HH Erection of porch. Erection of extension to west side. Erection of extension to east side Greta Mount, Low Bentham - Conditional approval.

2018/19337/FUL Proposed detached garage and extension of residential curtilage, Cross Keys Farm, Main Street, Rathmell - Refused.

2018/19347/HH Creation of off street parking space, 15 Eller Mews, Skipton - Application withdrawn.

2018/19384/TCA Remove 2 no. Sycamore (T1 and T2), Remove self Sown Sycamore (T119), Remove broken branches on one Sycamore (T67), Crown reduce one Ash by 3 metres (T85), Ermysteds Grammar School, Gargrave Road, Skipton - Approved Tree Works in Conservation Area

2018/19348/TCA Fell 1 no. Elm and 1 no. Ash, The Bay Horse Inn, Ravens View, Eilers Road, Sutton-in-Craven - Approved Tree Works in Conservation Area

2018/19349/LHSHLD Proposed single storey rear extension measuring 5.265m beyond the rear wall; 3.850m in height from ground level; 2.575m in height to eaves from ground level (Prior Approval Notification), 14 Craven Cottages, Kirkgate, Settle - Prior approval not required.

2018/19357/CND Application to discharge condition no 3 of original planning consent reference 31/2016/17348 decided 20.12.2016, site adjacent to Bankwell Road, Giggleswick - Conditions satisfactorily discharged.

2018/19360/TPO Remove 2 no. Beech, Ermysteds Grammar School, Gargrave Road, Skipton - Split Decision

2018/19413/CND Application to discharge conditions 3 (Tree Protection), 4 (Construction Method Statement), 5 (Materials), 6 (Landscaping), 7 (Bin Store) and 9 (External Lighting) of original planning permission 2017/18342/FUL granted 26/01/2018, Gallaber Park Limited, Long Preston - Conditions satisfactorily discharged.

2018/19368/CND Application to discharge condition no. 1 of previous approval referenced 66/2016/17331 granted 05 April 2017, Allen Green and Son Ltd, North Road, Sutton-in-Craven - Conditions satisfactorily discharged.

2018/19406/LHSHLD Proposed single storey rear extension measuring 4.38m beyond the rear wall; 3.00m in height from ground level; 2.265m in height to eaves from ground level (Prior Approval Notification), 8 Thorndale Street, Hellifield - Prior approval not required.

2018/19380/NMA Non-material amendment to original planning consent reference 32/2016/16758 granted 27.03.2017 to widen new building by 500mm without lifting the roof. Amend a number of window and door positions, Binns Lane Farm, Binns Lane, Glusburn - Non-material amendment approved.

2018/19411/LHSHLD Proposed single storey conservatory to rear measuring 3.5m beyond the rear wall; 3.1m in height from ground level; 2.2m in height to eaves from ground level (Prior Approval Notification), 40 East Lane, Emsay - Prior approval not required.

2018/19458/CND Application to discharge condition nos 1 and 2 of original planning consent reference 2017/18755/OTHERS, 18 - 20 Coach Street, Skipton - Conditions satisfactorily discharged.

2018/19449/PNAG Proposed agricultural silo building to exclude rainwater and reduce pollution (Prior Notification), Switchers Farm, Hellifield - Prior approval not required.

## **b. Applications**

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

### **Permission Granted**

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

#### Conditions

##### Approved Plans

1. This permission relates to the following plans: Drawing no. 1232.P.3 A, P4 A, P5 A, P6 A, P7 A, P8 A received by the local planning authority on 29th March 2018 and 1232.P.30 E received 27th 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.

##### Before Development Commences

2. Prior to the occupation of the houses hereby granted approval the following highway works shall be carried out in accordance with the following:

a. The details of the site access shall be submitted to and approved in writing by the local planning authority. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and to the specifications of the Highway Authority

b. Any gates or barriers shall be erected a minimum distance of 6m back from the carriageway of the existing highway and shall not be able to swing over or to obstruct the highway.

c. That part of the site access extending 6m into the site from the edge of the carriageway shall be constructed to a gradient that does not exceed 1 in 10.

d. Details by which provision to prevent discharge of surface water from the site discharging onto the existing highway shall be submitted to and approved by the local planning authority. The approved details shall be implemented and maintained thereafter.

e. There shall be no loose material capable of being drawn onto the highway used on the final surfacing of the access within 6m of any part of the public highway.

3. Prior to the occupation of the houses hereby approved visibility splays providing clear visibility of 45m measured along both channel lines of the highway (Burton Road) from a point measured 2m down the centre line of the access road. The eye height shall be 1.05m and the object height shall be 1.05m. These visibility splays shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 38 and 39 of the National Planning Policy Framework. (\*)

(Cllr Brockbank asked that her vote against approval be recorded. The Chairman requested that his abstention be recorded.)

**2018/19078/FUL Steel portal framed building for the purposes of storing stock and machinery, Goosebutts, Bark Lane, Eastby** – subject to the conditions listed below and to additional appropriately worded conditions to be formulated by the Planning Manager in respect of the following

- a. Provision of some form of landscaping to soften the proposed building's impact; and
- b. Agreement of a scheme of colouration for the proposed materials.

#### 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:
- Site Location Plan, received 29<sup>th</sup> May 2018;
  - Block Plan, received 29<sup>th</sup> March 2018;
  - Proposed Floor Plan and Elevations, received 14<sup>th</sup> March 2018.

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

##### Before Development Commences

3. Before any site activity is commenced in association with the development, barrier fencing shall be erected around the mature Sycamore tree located to the eastern boundary of the site in compliance with BS 5837 (2005) Trees in Relation to Construction – Recommendations. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant removal or addition of soil may take place. The fencing shall not be moved in part or wholly without the written agreement of the local planning authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery and materials in connection with the development.

##### Ongoing Conditions

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



Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 38 and 39 of the National Planning Policy Framework. (\*)

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

Conditions

1. The development hereby permitted shall be begun not later than 2 years from the date of approval of the last reserved matters to be approved.
2. Prior to the first use of any building facing materials and finishes, and surface material finishes for highways, footpaths, private drives and all other hard surfaces, details of those material shall be submitted to and approved in writing by the Local Planning Authority prior to their first use on site. The development shall be carried out in full accordance with the approved details.
3. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated 27 November 2012 and the following mitigation measures detailed within the FRA:
  - a. Limiting the surface water run-off generated to greenfield run off rates (27.7 litres/sec/ha) so it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. This applies for up to and including the 1 in 100 year (plus climate change) rainfall event.
  - b. Overland flow interception methods as detailed in the Flood Risk Assessment Addendum letter dated 22 January 2013, are implemented.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

4. No development shall take place until a scheme for the disposal of foul and surface water drainage, which is based on sustainable drainage principles and includes details of any balancing works and offsite works, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved scheme.
5. Unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to the completion of the approved foul drainage works.
6. No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
7. The development hereby permitted shall not begin until the Local Planning Authority has approved in writing a scheme to secure the provision of affordable housing as part of the development, together with an appropriate mechanism for delivery. The affordable housing shall be provided in accordance with the approved scheme. In the case of on-site provision the scheme shall include:
  - a. the numbers, type, tenure and location on the site of the affordable housing provision to be made in the development and shall be, in matters of tenure and type, in accordance with the

findings of the North Yorkshire Strategic Housing Market Assessment 2011 or any replacement thereof; the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;

b. the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing;

c. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and

d. 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.

8. The development hereby permitted shall not take place until either:

a. Full details of public open space to serve the development in accordance with saved Policy SRC2 of the Craven District (Outside the Yorkshire Dales National Park) Local Plan have been submitted to and approved by the Local Planning Authority and agreement has been reached with the Local Planning Authority as to an appropriate mechanism for the delivery of the open space and its subsequent management and maintenance.

b. Alternative arrangements for the provision of open space have been secured and approved in writing by the Local Planning Authority.

9. The development hereby permitted shall not begin until the Local Planning Authority has approved in writing a scheme to secure the provision of additional educational facilities as part of the development, together with an appropriate mechanism for delivery. The education provision shall be provided in accordance with the approved scheme.

10. 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.

a. Detailed engineering drawings to a scale of not less than 1:500 and based upon an accurate survey showing:

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

b. Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:

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

c. Full highway construction details including:

- i. typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths
  - ii. when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
  - iii. kerb and edging construction details.
  - iv. typical drainage construction details.
- d. Details of the method and means of surface water disposal.
- e. Details of all proposed street lighting.
- f. Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.
- g. Full working drawings for any structures which affect or form part of the highway network.
- h. A programme for completing the works.

The development shall only be carried out in full compliance with the approved drawings and details unless agreed otherwise in writing by the Local Planning Authority with the Local Planning Authority in consultation with the Highway Authority.

Informative: In imposing condition number above it is recommended that before a detailed planning submission is made a draft layout is produced for discussion between the applicant, the Local Planning Authority and the Highway Authority in order to avoid abortive work. The agreed drawings must be approved in writing by the Local Planning Authority for the purpose of discharging this condition.

11. No dwelling to which this planning permission relates shall be occupied until the carriageway and any footway/footpath from which it gains access is constructed to basecourse macadam level and/or block paved and kerbed and connected to the existing highway network with street lighting installed and in operation. The completion of all road works, including any phasing, shall be in accordance with a programme approved in writing with the Local Planning Authority in consultation with the Highway Authority before the first dwelling of the development is occupied.

12. There shall be no movement by construction or other vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until that part of the access(es) extending 20 metres into the site from the carriageway of the existing highway has been made up and surfaced in accordance with the approved details and the published Specification of the Highway Authority. All works shall accord with the approved details unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority. Any damage during use of the access until the completion of all the permanent works shall be repaired immediately.

Informative: 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.

13. 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 North Parade from a point measured 2.4 metres down the centre line of the access road. The eye height will be 1.05m and the object height shall be 0.6m. Once created, these visibility

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

14. 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 visibility splays providing clear visibility of 2 metres x 2 metres measured down each side of the access and the back edge of the footway of the major road have been provided. The eye height will be 1.05 metre and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

15. No dwelling shall be occupied until;

a. The details of the required highway improvement works, listed below, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

b. An independent Stage 2 Safety Audit has been carried out in accordance with HD19/03 - Road Safety Audit or any superseding regulations.

c. A programme for the completion of the proposed works has been submitted.

The required highway improvements shall include:

a. Provision of tactile paving

b. Footway improvements including construction of new paved area across Cawder bridge and traffic calming features. Final design to be agreed.

c. Improvements to mini roundabout on New Market Street and Shortbank Road to improve capacity of junction. Design to be agreed.

d. Measures to control the speed of traffic on Greatwood Avenue.

16. The development shall not be brought into use until the scheme of highway improvement works submitted under condition 17 have been constructed in accordance with the details submitted to and approved in writing by the Local Planning Authority.

17. There shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

a. tactile paving

b. vehicular, cycle, and pedestrian accesses

c. vehicular and cycle parking

d. vehicular turning arrangements

e. manoeuvring arrangements

f. loading and unloading arrangements

Informative: 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](http://www.northyorks.gov.uk)

18. No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

19. There shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

- a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
- b. on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation.

20. Prior to the commencement of development a construction traffic management plan to demonstrate how highway safety risks and disruption to other road users is to be controlled shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the requirements of the approved construction traffic management plan.

21. During construction works there shall be no: Light Goods Vehicles exceeding 3.5 tonnes; Medium Goods Vehicles up to 7.5 tonnes; or Heavy Goods Vehicles exceeding 7.5 tonnes, permitted to arrive, depart, be loaded or unloaded on Sunday or a Bank Holiday nor at any time, except between the hours of 7:30am to 17:00pm on Mondays to Fridays and 8:00 to 12:30 on Saturdays.

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

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

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

#### Informatives

All doors and windows on elevations of the building(s) adjacent to the existing and/or proposed highway shall be constructed and installed such that from the level of the adjacent highway for a height of 2.4 metres they do not open over the public highway and above 2.4 metres no part of an open door or window shall come within 0.5 metres of the carriageway. Any future replacement doors and windows shall also comply with this requirement.

Any projection overhanging the footway shall be securely fixed and no part shall be less than 2.4 metres above the footway level and no closer than 0.5 metres from the edge of the carriageway.

Precautions should be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site. Facilities should include the provision of wheel washing facilities where considered necessary. These precautions should be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order throughout the construction period.

Northern Gas Networks Property Team confirmed that the easement protecting the gas main that crosses the site is forty feet in width, centred on the gas main. This means that no properties should be constructed within that easement and any work within that easement should comply with the terms of the easement.

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 38 and 39 of the National Planning Policy Framework. In particular the Council has engaged in pre-application discussions. (\*)

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

Conditions

1. Time Limit: Implemented under appeal reference APP/C2708/A/08/2071923.
2. The external surfaces of the constructed dwellings shall be retained as built unless otherwise approved in writing by the Local Planning Authority. Boundary treatment and enclosure approved under application 59/2011/11553, continued compliance required.
3. Details approved under application 59/2011/11553, continued compliance required.
4. Prior to first use of the development, the parking and turning facilities shown on approved drawing ref. 25/2007 10 shall be laid out and made available for use. Any gates, barriers or other means of enclosure shall be erected a minimum distance of 4.5 metres from the carriageway of the existing highway and shall open into the site. These details shall thereafter be retained for their intended purpose at all times.

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 38 and 39 of the National Planning Policy Framework.

**2018/19100/FUL Demolition of existing commercial/industrial building. Construction of 3 no houses and associated parking/external works (amendment to approved scheme reference 2017/18577/FUL), Pennine Haulage, Brow Garage, Rook Street, Lothersdale** – subject to additional appropriately worded conditions to be formulated by the Planning Manager or amendment to the conditions listed below to require

- a. the use of stone which is consistent with the village.
- b. use of square corbels for gutters; and
- c. the use of low stone walls in lieu of rails and fencing for the proposed plot and site boundary treatment.

Conditions

Time Limit for Commencement

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

#### Approved Plans

2. The development hereby permitted shall be carried out wholly in accordance with the Plans SR-2075-1A received by the Local Planning Authority on 22<sup>nd</sup> June 2018.

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

#### Before Development Commences

3. Prior to the commencement of development, full details of a surface water drainage scheme based on SUDs principles shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include interceptors and other measures to prevent pollution of the adjacent watercourse. Thereafter, the scheme shall be implemented in accordance with the approved details unless otherwise agreed in writing.

4. Prior to the commencement of development, full details of a scheme for the provision of a water supply for dwellings, including an implementation plan, has been submitted to and approved in writing by the Local Planning Authority and thereafter the scheme shall be implemented in accordance with the approved details.

5. No development shall commence until a Private Water Supply Protection Plan has been submitted to and approved in writing by the Local Planning Authority. The details shall include details relating to:-

- The establishment of baseline data to adequately characterise the quality and quantity of water provided by any private water supply that may be affected by the development.
- The mitigation measures for the protection of private water supplies where a risk is identified.
- The provision of alternative suitable and sufficient water supplies on a temporary and/or permanent basis in the event of any interruption or adverse change caused by the development in the quantity or quality of water previously enjoyed.

The Private Water Supply Protection Plan, shall thereafter be implemented and maintained at the developers/operators own expense, unless otherwise first agreed in writing with the Local Planning Authority.

6. Development shall not commence until actual or potential land contamination at the site has been investigated and a Phase I desk study report has been submitted to and approved in writing by the local planning authority. Reports shall be prepared in accordance with current best practice.

7. Should further intrusive investigation be recommended in the Phase I report, development shall not commence until a scope of works has been submitted to and approved in writing by the local planning authority. The scope of any Phase II Intrusive Site Investigation shall be prepared in accordance with current best practice.

8. Should remediation be recommended in the Phase II Intrusive Site Investigation report, development shall not commence until a Remediation Strategy has been submitted to, and approved in writing by, the local planning authority. The Remediation Strategy shall be prepared in accordance with current best practice. The approved remediation measures shall be implemented in accordance with the timescales in the approved Remediation Strategy. In the event that remediation is unable to proceed in accordance with an approved Remediation Strategy or unexpected significant contamination is encountered at any stage of the process,

the local planning authority shall be notified in writing immediately. Revisions to the Remediation Strategy shall be submitted to, and approved in writing by, the local planning authority. Works shall thereafter be carried out in accordance with the approved revised Remediation Strategy

9. 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 Validation Report shall be prepared in accordance with current best practice. 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.

10. Prior to commencement, a Construction Method Statement shall be submitted to and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- The parking of vehicles of site operatives and visitors.
- Loading and unloading of plant and materials.
- Storage of plant and materials used in the constructing the development; the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate:
- Measures to control the emission of dust and dirt during construction.
- A scheme for recycling/disposing of waste resulting from demolition and construction works.

#### During Building Works

11. Notwithstanding the details submitted with the application, prior the first use of building materials on site samples of the external materials and roofing materials (including stone, colour of render) to be used in the construction shall be submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

12. All new windows and doors hereby approved shall be of timber construction, set in a minimum external reveal of 100mm and painted or stained throughout to the same colour specification, the precise colour of which shall have first been agreed in writing with the Local Planning Authority. Once installed the windows and doors shall be retained.

13. Notwithstanding any details shown on the approved plan, the site's internal and external boundaries shall be enclosed in accordance with a detailed scheme and programme of implementation which shall first have been submitted to and approved by the Local Planning Authority. The programme shall ensure that the approved boundary treatments for each dwelling are completed prior to the occupation of that dwelling, and the approved boundary treatments for the whole site are completed prior to the occupation of the last dwelling.

14. Prior to the first occupation of the dwellings hereby approved the refuse storage facilities indicated on the approved plans shall be fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

15. 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. 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.
- e. 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.

#### Ongoing Conditions

16. No barge boards, fascia boards or soffit boards shall be used in the carrying out of the development hereby approved and the roof shall be slated verges.

17. 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.

18. 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 extension, enlargement, or other alteration of the dwellinghouses shall be carried out without planning permission obtained from the Local Planning Authority.

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

#### Informatives

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.

Operating times for construction should be limited to 7.30am to 6pm Monday to Friday, 7.30am to 1pm Saturday and no Sunday or Bank Holiday working.

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 paragraphs 38 and 39 of the National Planning Policy Framework. In particular the Council has

- engaged in pre-application discussions,
- requested amended design approaches / information to address the planning issues which have arisen in relation to dealing with this application, and
- accepted additional information / changes to the scheme post validation. (\*)

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

## Conditions

### Approved Plans

1. The approved plans comprise drawing nos:-:

- 102 J - Proposed Site Layout
- 110 Location plan
- (000) 200 F Grd Floor Plan
- (000) 201 E 1st Floor Plan
- (000) 202 D 2nd Floor Plan
- (000) 203 F 3rd Floor Plan
- (000) 204 D Mezz Plan
- (000) 205 B Roof Plan
- (000) 300 B Proposed Mill Conversion South elevation
- (000) 301 C Proposed Mill Conversion East and West elevation
- (000) 302 C Proposed Mill Conversion North elevation
- (000) 303 B Proposed Mill Conversion East and West elevations
- C1-200 Industrial unit Floor plans
- C1-300 Industrial unit Elevations
- G1- 200 Single Garage floor and elevations
- G2- 200 Double Garage floor and elevations
- G3- 200 A Double Garage floor and elevations
- 2A-200 A Plots 39 - 40 Floor plans
- 2A-300 A Plots 39 - 40 Elevations
- 3A-200 A Plots 31 - 32 Floor plans
- 3A-300 A Plots 31 - 32 Elevations
- 4a-200 A Plot 10 Floor plans
- 4a-300 A Plot 10 Elevations
- 6A-200 Plots 26 - 27 Floor plans
- 6A- 300 Plots 26 - 27 Elevations
- A1 - 200 B Plots 42 - 46 Floor plans
- A1 300 B Plots 42 - 46 Elevations
- A4- 200 Plots 28 - 30 Floor plans
- A4- 300 A Plots 28 - 30 Elevations
- A5 - 200 Plots 23 - 25 Floor plans
- A5 - 300 Plots 23 - 25 Elevations
- M1 -200 C Floor Plans Plots 5 & 6
- M1 -300 C Elevations 5 & 6
- M3 -200 B Floor Plans Plot 38
- M3 -300 B Elevations Plot 38
- M3a- 200 B Floor Plans Plots 3 & 4
- M3a- 300 A Elevations Plots 3 & 4
- M3b- 200 Floor Plans Plot 7

- M3b-300 Elevations Plot 7
- M3c-200 Floor Plans Plot 41
- M3c-300 Elevations Plot 41
- M4 -200 A Plots 21 & 22 Floor plans
- M4 -300 A Plots 21 & 22 Elevations
- M4a- 200 A Floor Plan Plot 1
- M4a- 300 A Elevation Plot 1
- M4b- 200 A Floor Plan Plot 2
- M4b- 300 A Elevations Plot 2
- M4c-200 Plot 33 Floor plans
- M4c-300 Plot 33 Elevations
- M5 -200 Plot 12 & 15 Floor plans
- M5 -300 Plot 12 & 15 Elevations
- M5a- 200 Plot 18 Floor plans
- M5a- 300 Plot 18 Elevations
- M5b- 200 Plot 14 Floor plans
- M5b- 300 Plot 14 Elevations
- M5d- 200 Plot 11 Floor plans
- M5d-300 Plot 11 Elevations
- M5d- 202 Plot 16 Floor plans
- M5d- 203 Plot 17 Floor plans
- M5d- 205 A Plot 25 Floor plans
- M5d- 206 Plot 34 Floor plans
- M5d- 207 Plot 35 Floor plans
- M5d- 208 Plot 36 Floor plans
- M5d- 302 Plot 16 Elevations
- M5d- 303 Plot 17 Elevations
- M5d- 304 Plot 19 Elevations
- M5d- 305 A Plot 20 Elevations
- M5d- 306 Plot 34 Elevations
- M5d- 307Plot 35 Elevations
- M5d- 308 Plot 36 Elevations
- Type 4- 200 Plot 9 Floor Plans
- Type 4- 300 Plot 9 Elevations
- Sub-200 B Sub Station Floor and Elevation Plans.

received by the Local Planning Authority on 2<sup>nd</sup> June 2016. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non material amendment.

#### Before Development Commences

2. Prior to the commencement of development a Phase II Intrusive Site Investigation report shall be commissioned and should remediation be required development shall not commence until a Remediation Strategy has been submitted to, and approved in writing by, the local planning authority. The Remediation Strategy shall be prepared in accordance with current best practice. The approved remediation measures shall be implemented in accordance with the timescales in the approved Remediation Strategy In the event that remediation is unable to proceed in accordance with an approved Remediation Strategy or unexpected significant contamination is encountered at any stage of the process, the local planning authority shall be notified in writing immediately. Revisions to the Remediation Strategy shall be submitted to, and approved in writing by, the local planning authority. Works shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

3. 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 Validation Report shall be prepared in accordance with current best practice. 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.

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:

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

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

b. Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:

- the existing ground level
- the proposed road channel and centre line levels

c. Full details of surface water drainage proposals.

- Full highway construction details including:
- typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths
- when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
- kerb and edging construction details
- typical drainage construction details.

d. Details of the method and means of surface water disposal.

e. Details of all proposed street lighting.

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

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

h. A programme for completing the works.

The development shall only be carried out in full compliance with the approved drawings and details unless agreed otherwise in writing by the Local Planning Authority with the Local Planning Authority in consultation with the Highway Authority.

5. Other than for the purposes of creating the temporary access no vehicles shall be allowed onto the construction site. Once created no vehicles shall access the site except via the approved temporary access as shown on approved plan. The access shall be constructed in accordance with details approved in writing by the Local Planning Authority in consultation with the Highway Authority for a minimum distance of 20 metres into the site. Any damage to the existing adopted highway occurring during use of the access until the completion of all the permanent works shall be repaired immediately.

6. 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. Any gates or barriers shall be erected a minimum distance of 10 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- c. That part of the access(es) extending 10 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1/12.
- d. 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.
- e. The final surfacing of any private access within 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.
- f. 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.

7. 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 45m measured along both channel lines of the major road Cononley Lane from a point measured 2.4m down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

8. There shall be no access or egress by any vehicles between the highway or proposed highway (estate road) and the proposed vehicular access (except for the purposes of constructing the initial site access) until visibility splays providing clear visibility of 2 metres x 2 metres measured down each side of the access and the back edge of the footway of the major road have been provided. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

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

- a. The details of the following off site required highway improvement works, works listed below have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority:
- b. An independent Stage 2 Road Safety Audit for the agreed off site highway works has been carried out in accordance with HD19/03 - Road Safety Audit or any superseding regulations and the recommendations of the Audit have been addressed in the proposed works.
- c. The developer's programme for the completion of the proposed works has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.

The required highway improvements shall include:

- a. Provision of tactile paving
- b. Works shown on approved plan (includes footway widening to 1.5m, crossing points and yellow lines as determined by the highway authority)

10. Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of

material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

- a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
- b. on-site materials storage area capable of accommodating all materials required for the operation of the site.
- c. the approved areas shall be kept available for their intended use at all times that construction works are in operation.

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

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

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

12. No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase:

- a. the parking of vehicles of site operatives and visitors
- b. loading and unloading of plant and materials
- c. storage of plant and materials used in constructing the development
- d. erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate
- e. wheel washing facilities
- f. measures to control the emission of dust and dirt during construction
- g. a scheme for recycling/disposing of waste resulting from demolition and construction works
- h. HGV routing to avoid the village.

13. No development approved by this permission shall be commenced until the Local Planning Authority in consultation with the Internal Drainage Board has approved a Scheme for the provision of surface water drainage works. Any such Scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into use. The following criteria should be considered:

- Any proposal to discharge surface water to a watercourse from the redevelopment of a brownfield site should first establish the extent of any existing discharge to that watercourse.
- Peak run-off from a brownfield site should be attenuated to 70% of any existing discharge rate (existing rate taken as 140lit/sec/ha or the established rate whichever is the lesser for the connected impermeable area).
- Discharge from "greenfield sites" taken as 1.4 lit/sec/ha (1:1yr storm).
- Storage volume should accommodate a 1:30 year event with no surface flooding and no overland discharge off the site in a 1:100yr event.

- A 20% allowance for climate change should be included in all calculations.
- A range of durations should be used to establish the worst-case scenario.
- The suitability of soakaways, as a means of surface water disposal, should be ascertained in accordance with BRE Digest 365 or other approved methodology.

14. Amended Condition: The safety barrier shall be located in positions approved under 2018/19079/CND. Network Rail's existing fencing / wall must not be removed or damaged. Given the considerable number of vehicle movements likely provision shall be made at each turning area/roadway/car parking area adjacent to the railway.

15. Prior to the commencement of development details of the landscaping of the site including wherever possible the retention of existing trees and hedges have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest. The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of not less than 10 years to the satisfaction of the local planning authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the local planning authority. The replacement tree or shrub must be of similar size to that originally planted.

#### During Building Works

16. Prior to the first use of any external materials of construction for the walls and roof of the dwellings hereby approved samples shall be submitted for the written approval of the Local Planning Authority and thereafter the development shall be carried out in accordance with the approved details.

17. Prior to the first occupation of the site a suitable trespass proof fence adjacent to Network Rail's boundary at a minimum height of 1.8 m shall be erected and thereafter retained.

18. Prior to the first occupation of plots 23-32 of the development hereby approved details of means of soundproofing of the properties from noise from the railway shall be submitted for the written approval of the Local Planning Authority and thereafter the dwellings shall be constructed with the approved soundproofing.

19. Prior to the installation of any external lighting (including Street Lighting and colour of lighting) details shall be submitted for the for the written approval of the Local Planning Authority and thereafter installed and retained in accordance with the approved details

#### Before the Development is Occupied

20. No dwelling to which this planning permission relates shall be occupied until the carriageway and any footway/footpath from which it gains access is constructed to basecourse macadam level and/or block paved and kerbed and connected to the existing highway network with street lighting installed and in operation. The completion of all road works, including any phasing, shall be in accordance with a programme approved in writing with the Local Planning Authority in consultation with the Highway Authority before the first dwelling of the development is occupied.

21. Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number 9: Works shown on approved plan (includes footway widening to 1.5m, crossing points and yellow lines as determined by the highway authority).

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

- a. have been constructed in accordance with the submitted approved drawing
- b. are available for use unless otherwise approved in writing by the Local Planning Authority.

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

23. All surface and foul water arising from the proposed works shall be collected and diverted away from Network Rail property. In the absence of detailed plans all soakaways shall be located so as to discharge away from the railway infrastructure. The following points need to be addressed:

- a. There shall be no increase to average or peak flows of surface water run off leading towards Network Rail assets, including earthworks, bridges and culverts.
- b. Attenuation ponds, next to the railway, shall be designed by a competent specialist engineer and shall include adequate storm capacity and overflow arrangements such that there is no risk of flooding of the adjacent railway line during either normal or exceptional rainfall events.

#### Ongoing Conditions

24. All doors and windows on elevations of the building(s) adjacent to the existing and/or proposed highway shall be constructed and installed such that from the level of the adjacent highway for a height of 2.4 metres they do not open over the public highway and above 2.4 metres no part of an open door or window shall come within 0.5 metres of the carriageway. Any future replacement doors and windows shall also comply with this requirement.

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

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 38 and 39 of the National Planning Policy Framework.

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

#### Conditions

##### Approved Plans

1. This permission relates to the following plans:
  - Sha/704/2297/01 Existing and Proposed Floor Plans, Elevations and Section received by Craven District Council on the 31st May 2017.
  - Sha/704/2297/02 Location Plan received by Craven District Council on the 31st May 2017.

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

##### During Building Works

2. Prior to installation, details of all windows and doors for the development shall be submitted and approved in writing by the Local Planning Authority. Such details shall include their



design, materials (including surrounds, sill and lintel treatments), finishes, colour treatment, reveals and opening profile. The windows and doors shall be installed in accordance with the duly approved details before the dwelling is first occupied and shall be retained as such thereafter.

3. Prior to first use, details of the roofing materials shall be submitted to and approved in writing by the Local Planning Authority and retained thereafter.

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 38 and 39 of the National Planning Policy Framework.

### **Delegated Authority**

**2018/19031/FUL Change of use of holiday cottages to single dwellinghouse with annexe, and continued use of stables for private use, Bull Copy, Windy Hill, Ingleton** – subject to no public objections being received in the remainder of the advertisement period the Planning Manager was authorised to approve this application subject to the following conditions.

#### Conditions

##### Time Limit for Commencement

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

##### Approved Plans

2. This permission relates to the following plans:

- Drawing A118 Rev B received by Craven District Council on 3<sup>rd</sup> July 2018
- Drawing A120 Rev B received by Craven District Council on 3<sup>rd</sup> July 2018
- Drawing A123 Rev A received by Craven District Council on 3<sup>rd</sup> July 2018
- Drawing A124 Rev B received by Craven District Council on 3<sup>rd</sup> 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. There shall be no access or egress by any vehicles between the highway and the application site until splays are provided giving clear visibility of 60 metres measured along both channel lines of the major road Windy Hill 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.

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

##### Ongoing Conditions

4. The family annex (as identified on the approved drawing A120 Revision B) hereby approved shall be used wholly in conjunction with, and ancillary to, the use of the single dwellinghouse (formerly a holiday cottage). In particular, it shall not be occupied, sold, disposed of or otherwise let as a separate dwelling.

5. The stables shall be used wholly in conjunction with, and ancillary to, the use of the single dwellinghouse (formerly a holiday cottage) and annex. In particular, the stables shall not be occupied, sold, disposed of or otherwise let as separate to the dwellinghouse and annex.

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

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 38 and 39 of the National Planning Policy Framework. In particular the Council has engaged in pre-application discussions.

#### **Permission Refused**

**2018/19105/FUL Construction of one dwelling and minor alterations to windows (Amended Scheme), 11 Albert Street, Sutton-in-Craven** – the Planning Manager to formulate appropriate reasons for refusal based on grounds that the proposed development will result in an unacceptable loss of amenity and privacy to property on the west side of Albert Street. (SV) (\*)

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 38 and 39 of the National Planning Policy Framework. In particular the Council has requested amended design approaches / information to address the planning issues which have arisen in relation to dealing with this application.

#### **Consideration Deferred**

**2018/19146/FUL Erection of 98 No. dwellings (resubmission of previous application 63/2016/17313 - amended scheme), Aldersley Avenue, Skipton** – to enable the Planning Officer to seek revisions to the proposed layout and levels, as necessary, in order to safeguard the amenity and privacy of adjacent property in Moorview Way, in particular numbers 282 to 294. In moving to defer the application Members had expressed concern that the proximity and elevated position of the new housing relative to the existing properties failed to provide a satisfactory solution to concerns previously raised in refusing application 63/2016/17313. (\*)

**2018/19161/COU Change of use of portal framed building and adjacent yard from agriculture / equestrian use to a base for an agricultural contracting and environmental conservation business (sui generis), Craven Barn, Church Street, Gargrave** – deferred pending clarification as to the actual status of access to the premises, and additional information in respect of the machinery that will be brought to the site. (SV) (\*)

(\*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.874

#### **PLANNING ENFORCEMENT**

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 20<sup>th</sup> June to 16<sup>th</sup> July 2018.

#### **Minutes for Decision**

- None -

Chairman.