

CRAVEN DISTRICT COUNCIL

PLANNING COMMITTEE – SITE VISIT

11th February 2019

AGENDA

Please note that the Committee will visit the following sites on Monday, 11th February 2019. Members are asked to meet at **Site A at 11.05am**, or alternatively at the Belle Vue Square Offices car park no later than **10.50am**

- a. **2018/19949/OUT Construction of detached house and garage, adjacent to 55 Green Lane, Glusburn, BD20 8RU (Glusburn Ward).**
- b. **2018/19525/FUL New Craven College equine centre including associated car parking and change of use of existing building, Ganderine Laithe, Craven Cattle Marts, Gargrave Road, Skipton, BD23 1UD (Gargrave and Malhamdale Ward). Approximately 11.40am.**

Note : There will be a market taking place at the Auction Mart, please park in the Auction Mart's car park and meet at the main door to the Mart. The applicant's agent has suggested that boots or similar may be necessary.

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

Agenda Contact Officer: Chris Waterhouse

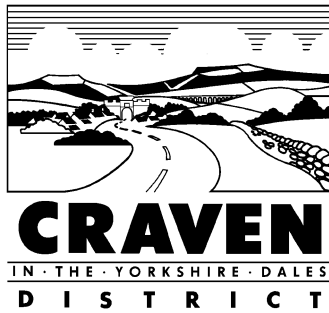
E-mail : cwaterhouse@cravendc.gov.uk

Tel. 01756 706235

1st February 2019.

Planning Committee Site Visit Procedure

- A. On arrival, the Chairman will call the Members of the Planning Committee, any Ward Representative(s) and others invited to be present to order. The Chairman will explain the purpose of the site visit so that all are aware that it is a fact finding exercise only and that no decision will be taken until the Committee meeting.
 - B. The Chairman will then ask the appropriate officer to describe the proposal to Members, identify relevant features of the site, and raise the principal planning considerations. The Officer may also draw Members' attention to the relevant points regarding objections/observations received.
 - C. The Chairman will then ask any other officer, e.g. Highways Officer, Environmental Health Officer, to address the Members.
 - D. Members will then be invited through the Chairman to ask any questions or seek clarification of facts from the Officers present. Members should not direct these questions to the applicant or others present. Any matters not to hand will be reported at the Committee meeting. Discussion on the merits of the application will not be permitted, and Members should refrain from making comments on the proposal.
 - E. A representative of the Parish or Town Council or Parish Meeting will be invited to advise Members on matters of fact relating to the application site.
 - F. The applicant and others present will not be allowed to speak unless he or she is specifically asked by the Chairman or a senior officer to
 - point out particular matters on site, or
 - to clarify or respond to Member's questions in respect of particular factual matters, relevant to the site of the planning application/planning matter.
- Applicants/agents will be given prior notice of the time and date of the site visit.
- G. When the Chairman considers that the purpose of the site visit has been achieved, (s)he will declare the site visit finished and Members will promptly leave the site.
 - H. Whilst conducting the site visits Members will have due regard to the health and safety of themselves and others and will follow appropriate safety instructions on site, including any guidance on parking and access. Under no circumstances will Members or Officers enter a site without wearing the appropriate safety equipment (if any) required.
 - I. A note will be taken by the appropriate officer of those present at each site visit.
 - J. Members should be aware at all times that site visits mainly take place on privately owned land. They should be careful not to damage any property or do anything that may cause problems for or distress to the landowner.
 - K. Where arrangements have been made for a site visit to take place on land which does not form part of the specific area under consideration/application site, the appropriate officer will have sought the necessary permission from the occupier of that land in writing.



PLANNING COMMITTEE

1.30pm on Monday, 11th February, 2019
Belle Vue Suite, Belle Vue Square Offices, Skipton

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

AGENDA

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

1. **Apologies for absence and substitutes**
2. **Confirmation of Minutes** – 14th January 2019.
3. **Public Participation** – In the event that any questions/statements are received or members of the public wish to ask questions or address the Committee **in respect of matters not appearing on this agenda**, the public participation session will proceed for a period of up to fifteen minutes.
4. **Declarations of Interest** – All Members are invited to declare at this point any interests they have in items appearing on this agenda, including the nature of those interests.

(Note: Declarations should be in the form of:

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

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

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

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

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

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

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

Agenda Contact Officer: Chris Waterhouse

Tel. 01756 706235, E-mail cwaterhouse@cravendc.gov.uk

1st February 2019.

Recording at Council Meetings

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

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

Emergency Evacuation Procedure

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

PLANNING COMMITTEE

14th January 2019

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

Officers – Legal Services Manager, Planning Manager, Planning Officer and Committee Officer.

Ward Representatives : Councillor Dawson (Application 2018/19739/COU).

Apologies for absence were received from Councillors Brockbank and Heseltine.

Start: 1.30pm

Finish: 3.25pm

The minutes of the Committee's meeting held on 17th December 2018 were confirmed and signed by the Chairman.

Minutes for Report

PL.898

PUBLIC PARTICIPATION

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

Application 2018/19739/COU	Councillor E Jaquin (for Skipton Town Council)
	Mr P Carruthers (objector / for objectors)
	Mr W Cartwright (for the applicant)
Application 2018/19464/HH	Ms M Harrison (objector)
	Mr O Pursglove (for the applicant)

PL.899

APPLICATIONS FOR PLANNING PERMISSION

a. Delegated Matters

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

32/2014/14460 Re-submission of planning application Ref: 32/2013/13633 for residential development, land to east of Malsis School, Glusburn - Finally Disposed of.

08/2017/17803 Proposed erection of building to accommodate an external balcony, changing facilities, entrance foyer, function space, WC's and tractor storage. Alterations to vehicular entrance. Building to be used in conjunction with Cedar House School and playing fields, Cedar House School, Low Bentham - Finally Disposed of.

2018/18887/FUL Alterations to approved conversion of redundant reservoir to form new dwelling by using the existing structure of the former reservoir, ref: 32/2017/17947. 1. Window to south west elevation. 2. New double garage. 3. Approved garage to become living accommodation, existing redundant reservoir, Glusburn - Approved with Conditions.

2018/19289/OUT Outline planning application for 3 no. dwellings and associated infrastructure, to include new vehicular and pedestrian access up to first residential property, land off Yew Tree Drive, Low Bentham – Refused.

2018/19316/CND Application to discharge condition no. 3 (lighting) and condition no. 4 (landscaping) on planning application referenced 12/2016/17594 granted 01 February 2017, Micklethorn Farm, Broughton - Conditions satisfactorily discharged.

2018/19333NAR Application to remove condition no. 14 from original planning approval referenced 5/68/118, 4 Gale Green Barn, Ingleton - Approved with Conditions.

2018/19376/OUT Outline application with some matters reserved for the construction of 4 no. new houses and new access drive, land south of Beauty Farm, Settle – Approved with Conditions.

2018/19367/FUL Development of 2 No. detached houses, land off Chapel Hill, Skipton - Approved with Conditions.

2018/19430/CND Application to discharge condition Nos 6, 7 and 8 of original planning consent reference 66/2016/17316 granted 25/10/2016, land adjacent to 13 Harper Grove, Sutton-in-Craven - Split Decision.

2018/19506/FUL Development of 4 no. dwellings, land south of A65 and east of Tatterhorn Lane, Ingleton - Refused.

2018/19532/HH Two storey side extension; single storey porch extension to front, 30 Meadow Lane Cononley - Approved with Conditions.

2018/19551/FUL Retrospective application for the installation of extraction flue to rear with amendments, 60 - 62 High Street Gargrave - Approved with Conditions.

2018/19658/FUL Proposed access track and hard standings for 12 no. touring caravans in the dog walking and games area field, Langcliffe Caravan Park, Langcliffe Road, Langcliffe - Approved with Conditions.

2018/19667NAR Application for the variation of condition no's 2 and 8 and discharge of conditions 7 and 13 on previously approved application referenced 08/2002/2534 granted 03 December 2002, Scarfes Barn, Low Bentham - Approved with Conditions.

2018/19684/LBC Reinstatement, alterations and extensions to Halstead Hall together with the re-positioning of the established additional dwelling on site, Halstead Hall, Thornton in Lonsdale - Approved with Conditions.

2018/19688/FUL Retrospective application for the installation of 2 x air conditioning units to rear of building, units 3-5 Toller Court, Skipton – Approved with Conditions.

2018/19688/FUL Demolition of outbuildings to the north of the existing barn; conversion of existing barn to 2 dwellings including re-building of eastern gable end; and construction of 6 dwellings (revised scheme pursuant to extant planning permission 19/2009/9478 for the development of 14 dwellings). Resubmission of previously refused application 2018/19143/FUL, land west of Bell Busk Lane, Coniston Cold – Approved with Conditions.

2018/19705/HH Retrospective application for single storey rear extension, 4 Haw Grove Hellifield - Approved with Conditions.

2018/19726/TPO Crown reduction of 7 no. Sycamore Trees (TPO 150 2006) by 15%, 1 High Castle, Skipton - Refused.

2018/19740/CND Application to discharge condition no's 6 (garage doors), 7 (windows/external doors) and 8 (retaining wall) on planning approval notice 2017/18476/FUL, parcel of land to eastern side of No. 16 Ickornshaw, Cowling - Conditions satisfactorily discharged.

2018/19742/HH Construction of a detached garage, 20 Rowan Garth, Sutton-in-Craven - Approved with Conditions.

2018/19759/FUL Proposed wooden 'L' shaped multi-purpose building for stabling, housing sheep and domestic storage, America Farm Cottage, Sutton-in-Craven - Approved with Conditions.

2018/19760/FUL Repositioning of existing air conditioning units away from gable of restaurant to location within car park area, 59 Main Street, Cross Hills - Approved with Conditions.

2018/19764/FUL Proposed detached garage and extension of residential curtilage, Cross Keys Farm, Rathmell - Approved with Conditions.

2018/19786/HH Front and rear canopies (weather protection), Chapel House, Skipton - Refused.

2018/19788/FUL Land adjacent to Freegate/Nan-Scar, Cowling – Approved with Conditions.

2018/19794/FUL Partial demolition and re-construction of existing barn including full new roof to form 2 no. new dwellings, Barn (roadside), Fourlands House Farm, High Bentham - Approved with Conditions.

2018/19814/FUL Garage for funeral vehicles, 39 Main Street, Ingleton - Approved with Conditions.

2018/19818/HH Single storey detached garage, 19 Hazel Grove, Sutton-in-Craven - Approved with Conditions.

2018/19821/NAR Application to remove condition No. 1 of Planning Approval ref 68/2015/16356, Meadow Falls, Thornton in Lonsdale - Approved with Conditions.

2018/19822/NAR Application to amend condition no's. 6 (occupation period) and 9 (siting of pods) and remove condition no's. 8 (finish of yurts) and 10 (storage of yurts) imposed by Planning, Meadow Falls, Thornton in Lonsdale - Approved with Conditions.

2018/19823/CND Application to discharge condition 3 (materials) imposed by planning approval 2018/19191/REM, land adjacent to Moss End, Cowling - Conditions satisfactorily discharged.

2018/19824/HH Proposed two storey side extension (to include cellar), 8 Moorland Rise, Embsay - Application Withdrawn.

2018/19829/HH Single storey front extension, 10 Hunters View, Giggleswick - Approved with Conditions.

2018/19830/HH Single storey extension to rear and side, 1 Springfields, Skipton - Approved with Conditions.

2018/19831/HH Retrospective application for demolition of en-suite, erection of single storey side extension and raised terrace, Castleys, Caine and Broughton Road, Thornton in Craven - Approved with Conditions.

2018/19833/MMA Minor Material Amendment for condition no 2 of planning application reference number: 62/2015/16414 granted 13 January 2016 to provide changes to the proposed house types and the layouts, the new condition 2 should refer to plan references 7750P(0)01_Rev D; 7750P(0)03_Rev B; 7750P(0)04_A; 7750P(0)07_A; 7750P(0)08_A; MR18-96/102; 17T2245-800_P2; 17T2245-801_P1; 17T2245-802_P1; 17T2245-803_P1 which encompass the changes to the layout, the changes to the house types, the external works, the drainage matters and the proposed landscaping, land adjacent to Brockholes and Brockhole Lane, Settle - Approved with Conditions.

2018/19844/HH Proposed first floor bathroom over existing ground floor extension (Resubmission of 2018/19482/HH), 39 Keighley Road, Skipton - Approved with Conditions.

2018/19846/CND Application to discharge condition no's. 7 and 8 of planning approval referenced 2017/18149/FUL, Reedshaw Farm, Cowling - Conditions satisfactorily discharged.

2018/19850/HH Two storey and single storey rear extension to provide bathroom over kitchen and WC, 6 Gisburn Street, Skipton - Approved with Conditions.

2018/19852/HH Demolition of existing single storey flat roof side extension and replacement with new two storey hipped roof side extension, 11 West Bank Road, Skipton - Approved with Conditions.

2018/19854/HH Erection of two storey rear extension and new front dormer, 30 Greenfield Street, Skipton - Approved with Conditions.

2018/19857/LBC Listed building application for replacement of the rear metal fire escape staircase and repairs with partial replacement of steel members of the staircase leading to the management suite, Craven Court, Skipton - Approved with Conditions.

2018/19858/FUL Demolition of existing garage, storeroom and office and construction of new garage, office and bunk-house, Intake Farm, off Park Lane, Cowling - Approved with Conditions.

2018/19859/HH First floor rear extension, Old Hall Croft Barn, 38A West Street, Gargrave - Approved with Conditions.

2018/19860/FUL New access track, Craven Barn, Gargrave – Approved with Conditions.

2018/19865/TPO 3 no. Holly and 1 no. Sycamore-Remove. 1 no. Silver Birch - Remove 1 long limb, 3 Woodlands Drive, Skipton - Approved.

2018/19877/MMA Minor material amendment to vary condition no. 2 (plans condition) of planning approval referenced 32/2016/16618 to amend design of the proposed dwelling, Barn at Green End, Glusburn - Approved with Conditions.

2018/19880/FUL Demolition of existing stables and erection of new timber stables on same site, Stable Field to east of Cow Lane, Lothersdale - Approved with Conditions.

2018/19884/LHS HLD Proposed single storey rear extension 4.4m beyond the rear wall; 3.26m in height from ground level; 2.1m in height to eaves from ground level (Prior Approval Notification), 16 Marshfield Road, Settle - Details refused.

2018/19889/TCA T1 – Sycamore – reduce by approx. 1m all round, 2 Old Hall Croft, Gargrave - Approved.

2018/19895/HH New window opening at first floor level on the front elevation and bi-fold door opening to the rear elevation, Rose Lea, 17 High Street, Burton in Lonsdale - Approved with Conditions.

2018/19901/HH Erection of a front conservatory, 3 Woodlands Drive, Skipton - Refused.

2018/19902/HH Single storey rear extension to form dining room and wc, 60 The Close, Skipton - Approved with Conditions.

2018/19905/TCA T1 Sycamore - remove branch overhanging rear of swimming pool buildings T2-T6 Group of young sycamores regrown from stump – Fell, Outdoor Swimming Pool, Ingleton - Approved.

2018/19906/HH Replacement of 27 windows on ground and first floors. Replacement of patio door, 11 Overdale Grange, Skipton - Approved with Conditions.

2018/19908/AGRRES Conversion of farm buildings to 3 no. terraced dwellings (two 3-bedroomed and one 2-bedroomed) (Prior Notification), Gill Top Farm, Cowling - Prior Approval Granted.

2018/19910/MMA Minor material amendment to vary condition no. 2 (plans condition) of previous planning approval referenced 11/2016/17657 for the substitution of house types, land off Matthew Lane, Bradley - Prior Approval Granted.

2018/19914/TPO T1 - Cherry – Fell T2 - Sycamore - remove three branches, The Rectory, Skipton - Approved.

2018/19915/AGRRES Change of use from agricultural building to 1 no. dwelling (Prior Notification), agricultural barn, Sykes House Farm, Cononley - Prior Notification Refused and Application Required.

2018/19916/TCA T1 - Wellingtonia - fell and remove stump, Southfield, The Spinney, Draughton - Approved.

2018/19917/TCA T1 - Poplar – Fell, Middleton House, Farnhill - Approved.

2018/19928/TCA T1 - cherry - reduce by 25%, remove branches overhanging the road. Reduce branches back from phone line. T2 - Ornamental Cherry - Remove T3 - Cherry - Reduce by 25%. T4 - Golden Rain - Reduce by 50%. Memorial Gardens, Cowling - Approved.

2018/19933/TCA T1 Beech - Crown reduction of one meter, Draughton Rock, 5 Spring Rise, Draughton - Approved.

2018/19937/TPO T9 Copper Beech - Crown lift and thinned, 1 Belgravia Villas, Skipton – Approved.

2018/19953/TCA Apple tree to be trimmed below the telephone line, 1 Belgravia Villas, Skipton - Approved.

2018/19946/HH Proposed front porch and construction of replacement conservatory along with replacement windows to the property, 6 Sun Street, Cononley - Approved with Conditions.

2018/19945/TCA Cut back branch of tree to clear roof of property, Church grounds to the rear of The Barn, Kildwick - Approved.

2018/19967/NMA Application for a non-material amendment to original planning approval referenced 66/2016/17662 to change roof colour from merlin grey to anthracite grey, 21 Park Drive, Sutton-in-Craven - Approved.

2018/19960/TCA T1 Cherry – Fell, 112 Main Street, Cononley - Approved.

2018/19978/CND Application to discharge condition no. 9 of original planning approval referenced 2017/18715/FUL granted 12.02.2018, former High Bentham Community Primary School, Robin Lane - Condition satisfactorily discharged.

2018/19989/CND Application to discharge condition no. 3 (external walling) of original planning approval referenced 2018/19691/FUL granted 21.11.2018, Land off Netherghyll Lane, Town Head Farm, Cononley - Condition satisfactorily discharged.

2018/20007/NMA Application for a non-material amendment to original planning approval referenced 2018/19075/HH for the addition of 4 no. roof lights, Lower Lingah Barn, Glusburn - Approved.

b. Applications

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

Permission Granted

2018/19739/COU Change of use from retail to a microbar, 9 - 11 Court Lane, Skipton –
– subject to removal of proposed condition 6 regarding opening hours and to the conditions listed below being amended / extended as follows, the actual wording to be formulated by the Planning Manager:-

- a. To require compliance with the applicant's noise management plan received on 10th January 2019.
- b. Require the use of obscured glazing in the first floor windows.
- c. Windows to be non-opening.
- d. To require the submission for prior approval of any external ventilation arrangements.

Conditions

Time Limit for Commencement

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

Approved Plans

2. This permission relates to the following plans:

- Location Plan, received 14th September 2018;
- Existing Floor Plans, received 14th September 2018;
- Proposed Floor Plans, received 14th September 2018;

- Property Spec, received 14th September 2018;
- Planning Statement, received 17th September 2018.

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

Ongoing Conditions

3. Any projection overhanging the footway shall be securely fixed and no part shall be less than 2.4m about the footway level and no closer than 0.5m from the edge of the carriageway.
4. 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 2.4m they do not open over the public highway and above 2.4 metres no part of an open door or window shall come within 0.5m of the carriageway. Any future replacement doors and windows shall also comply with this requirement.
5. No deliveries shall be received or dispatched from the premises outside the hours of 08:00am - 18:00pm nor at any time on Sunday or Public Holidays.

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

Permission Refused

2018/19464/HH Proposed single storey rear extension, re-submission of approved application 32/2017/18051 (re-advertised, and measurements removed from description), 45 Clayton Hall Road, Cross Hills – the Planning Manager, to formulate appropriate reasons for refusal based on grounds that the proposed development is considered to be detrimental to the external amenity of the neighbouring property.

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)(*)

(*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.900

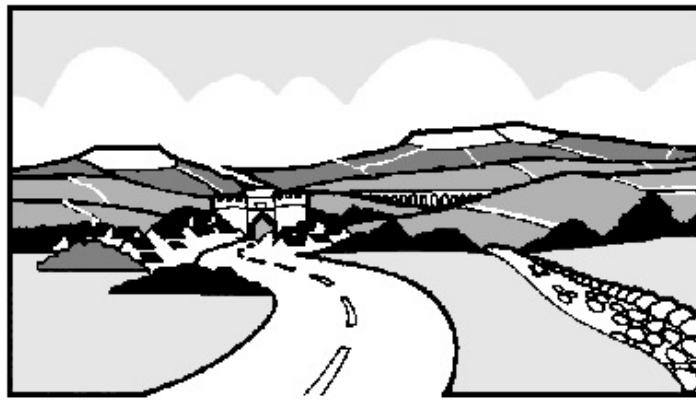
PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 4th December to 21st December 2018.

Minutes for Decision

- None -

Chairman.



CRAVEN

IN · THE · YORKSHIRE · DALES

D I S T R I C T

PLANNING COMMITTEE AGENDA

DATE: 11th February 2019

INDEX OF PLANNING APPLICATIONS

Item No.	Application Reference No.	Name of Applicant	Site Address	Page No's
1.	2018/19739/COU	Mr Simon Greaves	9 - 11 Court Lane, Skipton, BD23 1DD.	2 – 10
2.	2018/19563/REM	Henry Boot Developments Ltd & Bellway Homes Ltd (Yorkshire)	Land North Of A629 And West Of, Carleton Road, Skipton.	11 – 24
3.	2018/18988/FUL	Pinnacle View Homes	Site North Of Glen Royd, Woodside Lane, Cononley.	25 – 34
4.	2018/19525/FUL	Craven College	Ganderine Laithe, Craven Cattle Marts, Gargrave Road, Skipton.	35 – 44
5.	2018/19949/OUT	Mr Wilson	Adjacent To 55 Green Lane, Glusburn.	45 - 51

REPORT TO PLANNING COMMITTEE ON 11th February 2019

Application Number: 2018/19739/COU

Proposal: Change of use from retail to a microbar

Site Address: 9 - 11 Court Lane Skipton BD23 1DD

On behalf of: Mr Simon Greaves

Date Registered: 14th September 2018

Expiry Date: 9th November 2018

Case Officer: Miss Katie Chew

Update for Members

At the Planning Committee meeting on 14 January 2019 Members resolved:-

Permission Granted

Change of use from retail to microbar 9-11 Court Lane Skipton-

Subject to removal of proposed condition 6 regarding opening hours and to the conditions listed below being amended /extended as follows, the actual wording to be formulated by the Planning Manager:-

- a. To require compliance with the applicant's noise management plan received on 10 January 2019.**
- b. Require the use of obscure glazing in the first floor windows.**
- c. Windows to be non-opening.**
- d. To require the submission for prior approval of any external ventilation arrangements**

Thereafter it became evident that the submitted Noise Management Plan contained a condition that specified hours of opening (12.00-21.00). That was at variance with Member's decision not to control hours of opening (on the basis that opening hours would be dealt with through the licensing process). The applicant has however since submitted an amended Noise Management Plan deleting reference to opening hours to align with the decision of Member's at the January meeting.

Following advice from the Council Solicitor the Decision Notice has not been issued, due to the conflict between the decision to delete the opening hours condition and the imposition of an additional condition requiring compliance with the Noise Management Plan.

The report to the January meeting is attached as Appendix 1.

Recommendation

That the application be approved on the basis of the resolution of this Committee on 14 January 2019 subject to the following additional conditions.

- 1. The development hereby approved shall be carried out in strict accordance with the details provided within the Noise Management Plan by William Cartwright (submitted**

15th January 2019) and shall be implemented and maintained as such thereafter for the entirety of the micro bar being in use.

Reason: In order to ensure that appropriate mitigation measures are put in place to safeguard the amenity of neighbouring properties located adjacent to the micro bar hereby approved.

2. All existing first floor windows of the micro bar hereby approved, shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity), these windows shall also be non-opening. The windows shall be obscured and fixed before the use is commenced, and shall be retained as such thereafter.

Reason: To ensure that appropriate measures are put in place to limit the potential for overlooking between the development and adjacent properties in order to preserve the privacy of neighbouring dwellings.

3. Where first floor windows of the micro bar hereby approved need to remain closed, other means of ventilation may need to be provided. Details of any external ventilation shall be submitted to and approved in writing by the Local Planning Authority prior to its installation.

Reason: To ensure that the development does not give rise to unacceptable noise and disturbance to the occupiers of surrounding residential properties, particularly during unsocial hours.

Appendix 1

1. Site Description

- 1.1 The application site comprises Nos. 9-11 Court Lane, Skipton. The property is currently vacant and comprises of 2 storeys which includes a shop to the ground floor level, and office, kitchenette and WC to the first floor. The property fronts the highway and is accessed via Court Lane, Skipton. The site is approximately a 1 minute walk from the centre of Skipton.
- 1.2 The application site is located within Skipton Conservation Area, Core Retail Area and Development Limits. Located to the east and south of the application site are Grade II Listed Buildings – 23 & 25 Newmarket Street, Skipton.

2. Proposal

- 2.1 The application seeks planning approval for the change of use of retail unit (A1 use class)/office (B1 use class) to microbar (A4 use class). It is the applicant's intention to sell 4 cask ales on rotation along with 1 x premium lager, 1 x premium cider, selected gins, single malts and soft drinks.
- 2.2 Downstairs would house the bar area with the focal point being the beer cellar which is to be installed behind the bar behind toughened Perspex. Upstairs will be a lounge area with settees and comfy chairs. The existing fluorescent light tubes will be replaced with low energy faux Thomas Edison style lighting.

3. Planning History

- 3.1 63/2016/16686 – Change of use to hot food takeaway (A5). Approved 4th April 2016.
- 3.2 63/2013/13360 – Change of use to hot food takeaway (A5). Approved 1st May 2013.

4. Planning Policy Background
 - 4.1 Draft Submission Local Plan (2018)
 - 4.2 National Planning Policy Framework (as amended July 2018)
 - 4.3 Planning Practice Guidance (2012)
 - 4.4 Saved Local Plan Policy R3 of the Craven District (Outside the Yorkshire Dales National Park Authority) Local Plan (1999)
5. Parish/Town Council Comments
 - 5.1 Skipton Town Council – No comments received within statutory timescales.
6. Consultations
 - 6.1 CDC Environmental Protection – Comments received 29th October 2018. No objections to the proposals but do provide conditions relating to external drinking and hours of delivery. Further information has been requested if a beer cooler is to be attached to the outside of the premises.

Officer Note: Comments were received from the applicant on 5th November 2018; these comments provided details on what is to be installed outside of the premises. Further comments were received from the Environmental Health Officer on 6th November 2018, these comments stated that the information provided by the applicant was sufficient enough to not require any further details.
 - 6.2 NYCC Highways – Comments received 5th October 2018. Conditions are recommended which relate to projections over footways and door and window openings.
7. Representations
 - 7.1 Site Notice – Expired 26th October 2018.
 - 7.2 Press Notice – Expired 25th October 2018.
 - 7.3 Neighbour Letters – Expired 17th October 2018.
 - 7.4 8 representations have been received in objection to the proposals, they highlight concerns relating to:
 - The original email that was shown on the Planning website (but which now appears to be removed), it said that the hours of business would initially be from 12noon to 8pm. Does this mean that after an initial period the applicant would want to extend these hours?;
 - Overspill of people onto the pavements outside the building for drinking and smoking;
 - Loss of privacy due to overlooking;
 - Concerns about rogue parking;
 - Lack of outside space;
 - The use of neighbouring balconies and the pleasure of open windows will be curtailed;
 - There are already a significant number of licensed premises in Skipton;
 - Court Lane is a narrow street and this could prove to be dangerous when cars are driving up;
 - There are two restaurants on the street already but visitors to these restaurants remain in the establishments whilst dining;

- Directly opposite residential dwellings;
- The bar would detract from the privacy and amenities of the occupiers of the residential apartments;
- Noise and disturbance;
- Customers at Wetherspoons already cause significant disturbance;
- Indiscriminate parking and deliveries on Court Lane, especially to Craven Court already causes unacceptable disruption to residents at Providence Quarter;
- No information in regards to waste disposal, music/volume or smoking area.

8. Summary of Principal Planning Issues

- 8.1 Principle of development.
- 8.2 Visual impact of development.
- 8.3 Impact on residential amenity.

9. Analysis

Principle of development

- 9.1 In terms of the status of the Submission Draft Craven Local Plan, this document was submitted to the Secretary of State on 27th March 2018. The submission of the Local Plan is at an advanced stage, and therefore weight can be given to it. However, the NPPF (2018) at paragraph 48 sets out that the weight that should be given to draft policies will depend upon 'the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given)' and 'the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).' ENV2 'Heritage', ENV3 'Good Design', SD1: 'Presumption in Favour of Sustainable Development', EC5 'Town, District and Local Centres', INF4 'Parking Provision' are all considered to be applicable to this planning application.

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

- 9.2 The draft policies set out above are considered to be applicable to this planning application although there are unresolved objections to some policies and an assessment of the significance of those objections has not yet been made. For this reason it is considered beneficial to adopt a precautionary approach and consider that whilst some weight can be given to those policies that have no outstanding objections the greater weight should remain with the Saved Local Plan Policies and the NPPF.
- 9.3 For the purposes of this report the relevant saved Local Plan policies and the policies set out in the NPPF will be considered.
- 9.4 Saved Local Plan Policy R3 seeks to protect ground floor uses for retail within core retail areas. The application site is located within the Core Retail Area as defined by the 1999 Local Plan and therefore the proposal will be considered against Saved Policy R3. The objective of Saved Policy R3 is to maintain a high proportion of units within the CRA for retail use to help ensure the viability and vitality of CRA within town centres. Since this policy was saved in 1999 there have been significant changes in policy with the introduction

of the NPPF. The NPPF states that at its heart is a presumption in favour of sustainable development with its core planning principles including building a strong, competitive economy and ensuring the vitality of town centres.

- 9.5 The NPPF requires Local Plans to define the extent of Town Centre and primary shopping areas based on a clear definition of primary and secondary frontages. The Local Plan fails to define primary and secondary frontages and therefore fails to comply with the NPPF in this regard. That being said, the proposals are within the Core Retail Area and the centre of Skipton.
- 9.6 The NPPF also requires Councils to ensure that the Local Plan is based on adequate, up-to-date and relevant evidence. Contained within Saved Policy R3 is a requirement to maintain 81% of the CRA to A1 use. However, there is no evidence base for the 81% figure referred to in Policy R3 to substantiate this requirement. It is therefore considered that the Saved Policy R3 is out of date. This has been confirmed by a recent appeal decision at 40-42 Sheep Street, Skipton that identified that Policy R3 is out of date due to its restriction on all change of use of ground floor level properties in the CRA, which is considered contrary to the objectives of the NPPF which requires policies to be positive and promote competitive town centre environments.
- 9.7 The NPPF also states that it is important that the needs for retail, leisure, office and other main centre uses are met in full and are not compromised by limited site availability. Section 7 goes on to say that planning decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.
- 9.8 The application site is located just a short distance from the A59 and the A629 which provides links to areas further afield. The property's previous use was as an A1 retail shop; however the site was granted planning permission in 2016 to become a hot food takeaway, this was a resubmission of a previous approval in 2013 for A5 use. It is therefore acknowledged that this site has been deemed acceptable for other uses, other than A1 use in the past. At present the site is vacant; therefore this proposal fits within the definition of a 'main town centre use' as stated in the NPPF, and would bring a vacant property back into use.
- 9.9 The NPPF explains that where the policies of the Local Plan are out of date planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole. It is considered that if suitable mitigation measures are put in place that there would be no adverse impacts arising from the A4 use, and therefore the use is deemed as being acceptable in principle.

Visual impact of development

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

- 9.11 The NPPF stresses that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. However, decisions should not attempt to impose architectural styles or particular tastes.
- 9.12 In regards to changes to the property, there will be no changes externally or to the footprint or size of the building. The only changes that are to take place are internally and therefore this element of the proposal would not result in any visual harm to the conservation area.
- 9.13 For the aforementioned reasons it is considered that the development would not have an unacceptable detrimental impact upon the character and appearance of the street scene or conservation area, or the setting and significance of any listed buildings. Therefore the proposal does not conflict with guidance in the NPPF.

Impact on residential amenity

- 9.14 The National Planning Policy Framework states that Local Planning Authorities should seek to achieve a good standard for amenity for all existing and future occupants of land and buildings. The General Development Principles of the Local Plan also states that all development should protect the amenities of neighbouring residents and occupiers.
- 9.15 Paragraph 180 of the NPPF relates to the mitigation of noise, the NPPF recommends that planning policies and decisions should aim to:
- 'Mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant impacts on health and the quality of life;
 - Identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
 - Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation'.
- 9.16 The application property is surrounded by other properties to the west and south west. The nearest residential dwellings to the application appear to be residents living within the Providence Quarter (located to the west of the site), No. 7 Court Lane (located to the north of the site), No. 8 Court Lane (located to the south west of the site), and Nos. 23 & 25 New Market Street (located to the south of the site).
- 9.17 Given the information provided by the applicant, it is considered that the A4 use of this proposal will be unlike other larger drinking establishments in the area. The submitted planning statement highlights that the applicant would like to move away from Pub Company ownership and wishes to showcase his knowledge and experience with a more personal venture. The bar area proposed is to be housed downstairs, with a lounge seating area upstairs.
- 9.18 As No. 9-11 Court Lane was previously in use as a retail unit and had permission for and was in previous use as A1 Retail, the property also had permission for A5 takeaway use. There are to be minimal changes to the property with the exception of a potential increase in internal noise. However, it is important to note the location in which this property is located, it is situated just off a busy main road into Skipton Town Centre, there are a number of other retail units, restaurants and drinking establishments located in close proximity which already provide significant traffic both on foot and by vehicle to the area, with this increase in visitors comes an increase in noise. Therefore it is not considered that the impact would be significant enough on these residential dwellings to recommend that the application is refused.

9.19 The CDC Environmental Health Team were also consulted on this application, they have recommended a number of conditions which seek to reduce any potential for noise disturbance related to the approval of this application. On the basis that mitigation measures are put in place through the conditions noted within the report, it is considered that the proximity of the development will not unacceptably detract from the existing living conditions and general amenities of any neighbouring occupiers.

9.20 Conclusion

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

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

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

10. Recommendation

10.1 Approve with Conditions

Conditions

Time Limit for Commencement

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

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

Approved Plans

- 2 This permission relates to the following plans:
- Location Plan, received 14th September 2018;
 - Existing Floor Plans, received 14th September 2018;
 - Proposed Floor Plans, received 14th September 2018;
 - Property Spec, received 14th September 2018;
 - Planning Statement, received 17th September 2018.

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

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

Ongoing Conditions

- 3 Any projection overhanging the footway shall be securely fixed and no part shall be less than 2.4m about the footway level and no closer than 0.5m from the edge of the carriageway.

Reason: To protect pedestrians and other highway users.

- 4 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 2.4m they do not open over the public highway and above 2.4 metres no part of an open door or window shall come within 0.5m of the carriageway. Any future replacement doors and windows shall also comply with this requirement.

Reason: To protect pedestrians and other highway users.

- 5 No deliveries shall be received or dispatched from the premises outside the hours of 08:00am - 18:00pm nor at any time on Sunday or Public Holidays.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby.

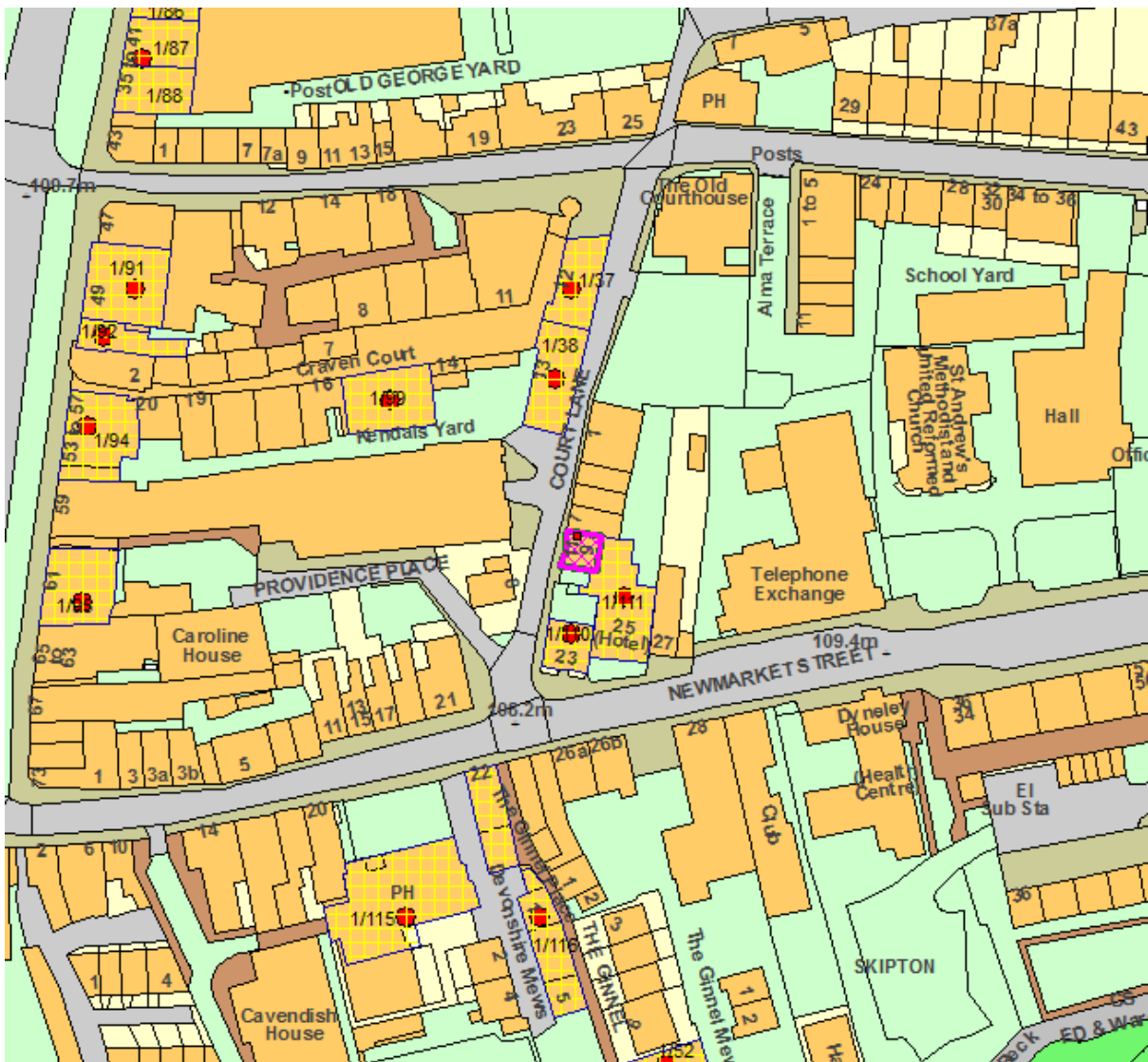
- 6 The premises shall only be open for trade or business between 12:00 hours and 21:00 hours Monday to Sunday and on bank holidays.

Reason: To limit the potential for noise generation and to prevent nuisance arising in order to safeguard the amenity of the occupiers of surrounding residential properties in accordance with paragraph 180 of the National Planning Policy Framework.

Informatives

Statement of Positive Engagement: -

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



Application Number: 2018/19739/COU

Proposal: Change of use from retail to a microbar

Site Address: 9 - 11 Court Lane Skipton BD23 1DD

On behalf of: Mr Simon Greaves

REPORT TO PLANNING COMMITTEE ON 11th February 2019

Application Number: 2018/19563/REM

Proposal: Revised description 187 dwellings with associated internal roads, parking and landscaping alongside highways and drainage infrastructure for this development and the wider development site.

The original outline application was EIA development and an Environmental Statement was submitted to the planning authority at that time.

Site Address: Land North Of A629 And West Of Carleton Road Skipton BD23 3BT

On behalf of: Henry Boot Developments Ltd & Bellway Homes Ltd (Yorkshire)

Date Registered: 23rd July 2018

Expiry Date: 22nd October 2018

Case Officer: Andrea Muscroft

1. Site Description

- 1.1 The application site is located to the southern edge of the main built up area of Skipton which has been granted outline consent for a mixed development consisting of residential dwellings and an industrial estate with associated infrastructure (ref: 2017/18136/VAR).
- 1.2 The application site extends to 17.66 hectares gross and currently comprises a number of agricultural fields which were used for the grazing of sheep, although at the present time some clearing of land has occurred.
- 1.3 The application site is bounded to the south /south west by the A629. Carleton Road and Skipton Crematorium & Waltonwrays Cemetery lie to the east of the site. There is a mix of employment land (predominantly on Ings Lane and Engine Shed Lane), grazing land and the playing pitches associated with Sandylands Sport Centre to the north. Skipton Town Centre lies approximately 1.3km to the north east of the application site.
- 1.4 Skipton Conservation Area lies immediately to the east of the application site (The cemetery and the Carleton Road frontage to the site).
- 1.5 The whole site is outside the development limit of Skipton

2. Proposal

- 2.1 The application is a Reserved Matters application for approval of the appearance, landscaping, layout and scale with the principle and access already sought and granted outline planning approval under ref: 2017/18136/VAR on the 1st March 2018.
- 2.2 The proposed appearance and scale of the dwellings are of modern two storey dwellings in a mixture of detached with integral garages, semi-detached and terrace dwellings with separate detached garages and off street parking.

- 2.3 The proposed landscaping to the residential area includes grassed areas to the private amenity areas of the dwellings.
- 2.4 The proposed layout includes turning areas and off street parking.
- 2.5 **Officers Note:** It should be noted that in respect of the outline planning permission, the principle, and highway details have been accepted by the Council and it is only the specific detail in terms of the layout, scale, appearance of the buildings and the landscaping that are now being considered.
- 2.6 The wider impacts of the proposed dwellings on matters such as the local highway network, drainage, impact on conservation area and infrastructure have been considered and conditions attached to the outline permission would mitigate such impacts.
3. Planning History
- 3.1 63/2013/14114 – Mixed use development including employment, supermarket, hotel, public house and hot food takeaway – Refused April 2014.
- 3.2 63/2015/15792 – Outline application for mixed use development comprising business/employment floorspace (use classes B1, B2 & B8) and residential dwellings (use class C3) with access from the A629 and Carleton Road, provision of infrastructure and associated landscaping – Approved March 2016.
- 3.3 2017/18136/VAR – Application to vary conditions 1, 5, 7, 8, 9, 10, 13, 15, 16, 21, 24, 26, 27 & 28 of outline consent ref 63/2015/15792 – Approved March 2018.
4. Planning Policy Background
- 4.1 Paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that development proposals are determined in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan for Craven comprises the saved policies of the Craven District (Outside the Yorkshire Dales National Park) Local Plan 1999 (the 'CDLP').
- 4.2 The Emerging Local Plan (ELP) that would cover the period up to 2032 has now been submitted for examination. Notwithstanding this, the ELP is not the adopted development plan for the district. However, the submission draft is considered to be sound and the policies are consistent with the NPPF.
- 4.3 Saved Policies of the Craven District (Outside the Yorkshire Dales National Park) Local Plan.
- ENV1: Development in the Open Countryside
- ENV2: Requirements for Development in Open Countryside.
- ENV10: Protection of Trees & Woodland.
- BE2: Protection of Road Approaches to Skipton.
- T2: Road Hierarchy
- T6: Encourage provision of effective Public Transport Services.
- SRC2: Provision of Recreation Space in housing development.
- 4.4 **Submission draft Local Plan 2018.**
- SP1: Meeting Housing Need.
- SP3: Housing Mix and Density

SP4: Spatial Strategy and Housing Growth.
 SP5: Strategy for Skipton – Tier 1
 ENV1 – Countryside and Landscape
 ENV2: Heritage.
 ENV3 – Good Design.
 ENV6: Flood Risk.
 ENV12: Footpaths, Bridleways, Byways and Cycle Routes.
 H2: Affordable Housing.
 INF1: Planning Obligations
 INF3: Sport, Open Space and Recreation Facilities.
 INF4: Parking Provision
 INF5: Communications Infrastructure.

4.5 **National Planning Policy**

The National Planning Policy Framework 2018.

Planning Practice Guidance – PPG.

5. Parish/Town Council Comments

- 5.1 Skipton Town Council: The amenity space adjacent to the crematorium is dangerously sited being only accessible across a potentially very busy highway. Members believe that the idea of positioning a play area/amenity space in the proposed location must be reassessed and the developer should consider using other area(s) central to the development or make enhancements to other recreational areas in the vicinity. Also the TC asks whether it will be expected to maintain any of these areas and, if so, hope to receive appropriate funding for this.
- 5.2 Members feel that there is insufficient allocation of affordable housing proposed.
- 5.3 The current infrastructure at this location will be strained as no extra healthcare providers, education facilities or public transport provision are proposed (could NYCC be asked to run its bus service to and from Carlton through this estate?).
- 5.4 Further observations include the lack of solar panels and electric vehicle charging points to be established and ask whether the sports ground has granted the developer permission to install the footpath link from their new housing.
- 5.5 Request previous concerns are made available to the developer.
- 5.6 House numbers have increased, thus space has been found for these houses, but not for a relocated Recreation Ground in the same area.

6. Consultations

- 6.1 CDC Assets and Commercial Services: No comments received within the statutory consultation period.
- 6.2 CDC Contamination Officer: Details forwarded to York Council who have confirmed no objection to the proposal, but recommend that if planning permission is granted that a condition requiring a Remediation Strategy is imposed.

- 6.3 CDC Environmental Health Officer: No comments within the statutory consultation period.
- 6.4 CDC Sport Officer: After reviewing the proposal against policy requirements, it is considered that the contribution and the on-site provision fully accords with policy SRC2.
- 6.5 CDC Strategic Housing: A revised layout plan has been submitted that shows a better integration of both market and affordable homes. Therefore, based on the submitted details there is no objection to the proposal.
- 6.6 CDC Tree Officer: Details are considered acceptable, however, would make the following recommendation against the use of Horse Chestnut trees in play areas due to the rising problem of canker and leaf minors. Beech may also struggle if ground is regularly wet and therefore recommend these species are replaced with Hornbeam and Red Maple which can tolerate wet soils and provide autumn colour.
- 6.7 Environment Agency: No objection but advise the applicant/agent that the previously agreed volumes and levels detailed at the outline stage still apply and will need to be complied with.
- 6.8 NYCC Crime Design Officer: A number of potential issues are highlighted which if approved it is recommended that a condition is imposed requiring further details to be submitted to the Council for consideration.
- 6.9 NYCC Highways: No objection to the proposal.
- 6.10 NYCC Suds: Comments relating to outline permission remain relevant and thus if planning permission is granted a condition should be attached ref details for design, management and maintenance plan relating to surface water.

7. Representations

- 7.1 The application was published in the Craven Herald on the 16th August 2018 and a Site Notice was posted adjacent to the site on the 10th August 2018. In addition, notification letters were circulated to neighbouring properties.
- 7.2 As a consequence of the publicity the Council received 3 letters of representation observation in relation to the proposal.

Amenity

Concern over potential noise nuisance affecting residents of future dwellings

Flooding

Concern over potential flooding.

8. Summary of Principal Planning Issues

- 8.1 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. The NPPF makes clear that, for decision taking, this means:
- 8.2 Approving development proposals that accord with an up-to-date the development plan without delay; or where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless;
- 8.3 The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or
- 8.4 any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole;

- 8.5 Having regard to the relevant national and local planning policies, the site's designation within the CDLP, the representations received and the nature of the development applied for, it is considered that the main issues in this case are:
- Principle of development.
 - Design, including appearance, layout, scale and landscaping.
 - Other matters
9. Analysis
- 9.1 **Principle of Development.**
- 9.2 The principle of a mixed use development on this site has been established by virtue of the outline planning application ref: 63/2015/15792 and a further application ref: 2017/18136/VAR approved on 1st March 2018.
- 9.3 **Design, appearance and scale.**
- 9.4 The proposed dwellings would have a mixture of traditional and modern designed dwellings consisting of terrace, semi-detached and detached dwellings fronting onto proposed road network.
- 9.5 The dwellings feature a mixture of roof forms and detailing is provided in the form of stone cills, stone detailing above windows, drip courses, porches, bay windows. Materials suggested include stone construction under a grey roof with UPVc rainwater goods. In addition, details provided indicate the use timber fencing. It is considered that the appearance, design and scale of the proposed dwellings would result in a high standard of development and are therefore considered acceptable.
- 9.6 **Surfacing and boundary treatments**
- 9.7 Details provided show that along the southwest boundary of the site, boundary treatments would consist of stone wall, with timber fencing along the remaining boundaries to the site. Defining the plots would be mixture of stone boundary walls and timber fencing. With regards to surfacing tarmac would be used for the main spine road but block paving for cul-de-sacs and off shots. It is considered that these details would provide an acceptable appearance to the development and are therefore considered acceptable.
- 9.8 **Layout**
- 9.9 The access point onto Carleton Road has been approved with the proposed layout providing a main spine through the site linking access points to the proposed road network that would serve the employment element of the scheme and connect up with Carleton Road. The internal layout also includes cul-de-sacs. The use of cul-de-sacs does mean a lack of connectivity across the development, although these are small and within short distance from the main route which provides good connectivity around the site. Connectivity to the town is provided by a pedestrian link along the south and southeast boundary to the site.
- 9.10 As outlined previously, the proposal includes detached, semi-detached and terrace dwellings. These dwellings would front onto site entrances, road and thus would create a strong street scene. In addition, due to the positioning of dwellings there would be an open feel to the development. Buildings are set back with varying sized front gardens. Parking is provided to the site and front areas, although this is broken by landscaped areas. Dwellings have also been sited to ensure that there would be no harmful impact upon the outlook or privacy of any neighbouring properties or on any future occupants of the proposed dwellings.

- 9.11 Overall, the layout is considered to create a high quality and attractive layout providing active frontages and is therefore considered acceptable.
- 9.12 **Landscaping**
- 9.13 A landscape master plan has been submitted which provides for the key landscaping to the open space which would be located to the rear of Skipton Crematorium. The proposal shows the retention of existing trees/shrubs along the boundaries of the site. In addition, details submitted propose the planting of new trees within the open space areas to provide structural landscaping and the creation of grassed and wildflower areas with wetland grass areas around the pond. In addition, details have been submitted which show soft landscaping to the residential area of the development. Based on the information provided it is considered that the proposed soft landscaping would result in a high quality form of development that would not result in any visual harm.
- 9.14 **Other matters**
- 9.15 With regards to any potential impact on the conservation area and cemetery it is considered that the proposed residential development and associated landscaping would not result in any unacceptable harm to these heritage assets sufficient to outweigh the benefits of the development.
- 9.16 The Town Council has raised a number of issues. In terms, of the NYCC providing a bus service through the residential estate this is outside of the scope of this reserved matters application, and cannot be considered. With regards to charging points as this is a matter that relates to design, it is considered reasonable to impose an informative in relation to renewables.
- 9.17 With regards to affordable housing, 20% would be provided and the house sizes are generally in accordance with current need. The houses would be integrated across the development which is considered acceptable.
- 9.18 The outline permission secured other policy requirements in the form public open space. Conditions on the outline permission covered highway improvements, affordable housing, flooding, SUDs, drainage and contamination.
- 9.19 Third party representation received raised issues relating to matters which were fully considered and decided upon at the outline stage.
- 9.20 **Conclusion**
- 9.21 Paragraph 11 of the NPPF advises that LPA's should be 'approving development proposals that accord with an up to date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:
- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*
- 9.22 For reasons outline above, the details submitted with regards to the reserved matters are considered to be acceptable and would provide a high quality development in line with the outline permission and is therefore recommended for approval.

10. Recommendation

10.1 Deferred subject to Legal Agreement

Conditions

Approved Plans

1 The approved plans comprise of the following:

- 1707.01 Rev S - Planning Layout Plan received by the Local Planning Authority on the 17th January 2019.
- 1707.02 Rev A - Location Plan received by the Local Planning Authority on the 8th January 2019.
- 1707.SS.01 Street Scenes received by the Local Planning Authority on the 23rd July 2018
- 1707.A1.T1.01 - A1 House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707.A2.T1.01 - A2 House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707.A2.T1.02 - A2 House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707.A2.T1.03 - A2 House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707.A2.T1.04 - A2 House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707.A2.T1.05 - A2 House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707.A3.T1.01 - A3 House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707.ACAC.T1.AS - Acacia House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707.ACAC.T1.OP - Acacia House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707.ACAC.T2.AS - Acacia House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707.ACAC.T1.AS - Acacia House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707.ACAC.T2.OP - Acacia House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707.ADDI.T1.AS - Addingham House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-AFI .01 — AFI Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-AFI .02 — AFI Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-AFI .03 — AFI Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-ALDE-TI .AS — Alder Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-ALDE-TI.OP Alder Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-ALDE-T2.AS — Alder Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018

- 1707-ALDE-T2.OP — Alder Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-ALDE-T3.OP — Alder Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-BEHA-TI .01 — Bempton & Hawthorne Semi Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-BEHA-TI .02 — Bempton & Hawthorne Semi Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-BESW-TI.OI - Beswick Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-BESW-T2.01 -Beswick Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-HAMB-TI .AS - Hambleton Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-HAMB-TI .OP - Hambleton Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-HAWT-TI .AS - Hawthorne Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-HAWT-TI .OP - Hawthorne Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-KETT-TI .OP - Kettlewell Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-KETT-T2.OP - Kettlewell Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-MILT-TI .01 — Milton Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-MILT-T1.02 - Milton Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-MTI .03 — Milton Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-MULB-TI AS — Mulberry Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-MULB-TI .OP — Mulberry Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-SAND-TI .01 AS — Sandringham Housetype floorplan received by the Local Planning Authority on the 23rd July 2018
- 1707-SAND-TI .01.OP — Sandringham Housetype floorplan received by the Local Planning Authority on the 23rd July 2018
- 1707-SAND-TI .02.AS — Sandringham Housetype elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-SAND-TI .02.OP — Sandringham Housetype elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-T_DGI — Double garage elevation received by the Local Planning Authority on the 23rd July 2018
- 1707-T_SG2 — Single garage elevation received by the Local Planning Authority on the 23rd July 2018
- 1707-T TGI — Twin garage elevation received by the Local Planning Authority on the 23rd July 2018
- 1707-WILL-TI AS — Wickham Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-WILL-TI .OP — Wickham Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- Road and Drainage Infrastructure

- 12407 - GA - 1002 - Rev I - Foul Water Pump Station-Compound Layout Detail received by the Local Planning Authority on the 23rd July 2018
- 12407 - GA - 1002 - Rev I - Foul Water Pump Station-Control Panel Kiosk Detail received by the Local Planning Authority on the 23rd July 2018
- 12407 - GA - 1002 - Rev I - Foul Water Pump Station-Elevation View received by the Local Planning Authority on the 23rd July 2018
- 12407 - GA - 1002 - Rev I - Foul Water Pump Station-Plan View received by the Local Planning Authority on the 23rd July 2018
- 12407 - GA - 1002 - Rev I - Foul Water Pump Station-Storage Kiosk Detail received by the Local Planning Authority on the 23rd July 2018
- 12407 - GA - 1002 - Rev I - Foul Water Pump Station-Zoning Detail received by the Local Planning Authority on the 23rd July 2018
- WVP-BWB-HDG-XX-DR-D-101-S1-P2 Site Location Plan received by the Local Planning Authority on the 23rd July 2018
- WP-BWB-HDG-XX-DR-D-501-S1-P9 Proposed Drainage Overview received by the Local Planning Authority on the 23rd July 2018
- WVP-BWB-HDG-XX-DR-D-504 SI-P5 Proposed Basin Layout received by the Local Planning Authority on the 23rd July 2018
- WVP-BWB-HDG-XX-DR-D-564-S1-P4 Headwall to Existing Ditch Details and Sections received by the Local Planning Authority on the 23rd July 2018
- WVP-BWB-HML-SMI-DR-C-I OO-S1-P5 A629 Roundabout General Arrangement received by the Local Planning Authority on the 23rd July 2018
- WVP-BWB-HML-SM2-DR-C-100-S1-P4 Carleton Road Mini Roundabout GA received by the Local Planning Authority on the 23rd July 2018
- WVP-BWB-HML-SM3-DR-C-100 SI-P5 spine Road GA Sheet 1 of 2 received by the Local Planning Authority on the 23rd July 2018
- WVP-BWB-HML-SM3-DR-C-101 SI-P5 spine Road GA Sheet 2 of 2-SM3-DR-C-101 received by the Local Planning Authority on the 23rd July 2018
- WP-BWB-HML-SM4-DR-C-100-S1-P5 spur Road General Arrangement received by the Local Planning Authority on the 23rd July 2018
- WVP-BWB-HML-SM5-DR-C-100-S1-P5 Carleton Road General Arrangement received by the Local Planning Authority on the 23rd July 2018
- WVP-BWB-GEN-XX-DR-C-630_Proposed Phase 1 Earthworks Strategy PI received by the Local Planning Authority on the 23rd July 2018
- WP-BWB-HML-XX-DR-C-SKI 16-PI Foul ps and Substation plan received by the Local Planning Authority on the 23rd July 2018
- C3993892 REV B - IOOOKVA Unit sub UDE prefabricated received by the Local Planning Authority on the 23rd July 2018
- DE 166 L 001 Rev D- Landscape Master Plan received by the Local Planning Authority on the 24th October 2018
- DE 166 L 020 Rev B- Landscape Elevations received by the Local Planning Authority on the 24th October 2018
- DE 166_P 001 Rev A - Landscape Play Equipment detail received by the Local Planning Authority on the 24th October 2018
- P18-1345.001 Rev C received by the Local Planning Authority on the 9th January 2019

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.

Reason: To specify the permission and for the avoidance of doubt

2 No part of the development to which this permission relates shall be brought into use until the carriageway and any footway/footpath from which it gains access has been 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 any part of the development is brought into use.

Reason: To ensure safe and appropriate access and egress to the premises, in the interests of highway safety and the convenience of prospective users of the highway.

- 3 No development shall take place until details of the proposed means of disposal of foul water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority.

Reason: To ensure that the development can be properly drained

- 4 A detailed remediation scheme to bring the site to a condition suitable for the intended use (by removing unacceptable risks to human health, buildings and other property and the natural and historical environment) must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

During Building Works

- 5 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 6 Prior to the first installation of any external lighting for the industrial units details 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 scheme.

Reason: To ensure that residential properties are protected from light nuisance.

- 7 No external lighting equipment shall be used during construction other than in accordance with details previously approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interests of highway safety and visual amenity.

- 8 The development hereby permitted shall only be carried out in accordance with the approved Flood Risk assessment (FRA) by BWB dated February 2015 and the following mitigation measures detailed within the FRA

1. Provision for compensatory flood storage as detailed in Sections 3.11-3.15 on page 16 of the FRA
2. Finished floor levels that are set no lower than 96.67 m. above Ordnance Datum and no lower than 300 mm. above the 1 in 100 year flood level 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.

Reason: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to reduce the risk of flooding to the proposed development and future occupants.

- 9 The approved remediation scheme must be carried out in accordance with its terms and a verification report that demonstrates the effectiveness of the remediation carried out for that sub area must be produced and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems.

- 10 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the landscaping scheme for the site shown on approved plans shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with the details shown on the approved plan. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Craven District (outside the Yorkshire Dales National Park) Local Plan, and the National Planning Policy Framework.

- 11 Notwithstanding any description of materials in the application, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the buildings 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.

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

Before the Development is Occupied

- 12 No dwelling shall be occupied until details of the design and layout of ball stop netting or fencing in relation to the cricket field have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England.

The ball stop netting or fencing shall be designed to meet the requirements of a risk assessment undertaken by a suitably qualified consultant and will be constructed and completed in accordance with the approved details before the dwellings are first occupied.

Reason: To enable the cricket field to be used for sport without causing nuisance to the amenity of the occupants of the proposed residential development.

- 13 No development shall be brought into use until the associated approved vehicle access, parking, manoeuvring and turning areas approved under condition number 9 have been constructed in accordance with the approved drawing. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times

Reason: To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development

- 14 Unless otherwise approved in writing by the local planning authority, no buildings in any sub area shall be occupied or brought into use prior to completion of the approved foul drainage works for that sub area.

Reason: To ensure that no foul water discharges take place until proper provision has been made for its disposal.

Ongoing Conditions

- 15 Amended condition 9. Unless alternative details are first submitted to and approved in writing by the Local Planning Authority the development shall be implemented in accordance with on site facilities that were approved under discharge of conditions application 2018/19584/CND to meet the requirements of condition 9 of 2017/18136/VAR
- 16 Amended condition Unless alternative details are first submitted to and approved in writing by the Local Planning Authority the development shall be implemented in accordance with highway safety details that were approved under discharge of conditions application 2018/19584/CND to meet the requirements of condition 8 of 2017/18136/VAR
- 17 Unless alternative details are first submitted to and approved in writing by the Local Planning Authority the development shall be implemented in accordance with highway construction details that were approved under discharge of conditions application 2018/19584/CND to meet the requirements of condition 5 of 2017/18136/VAR
- 18 The proposed flood plain compensation must be designed such that there is no net loss of available floodplain capacity on the proposed site.
- Reason: To ensure no loss of available floodplain capacity.
- 19 The site shall be developed with separate systems of drainage for foul and surface water on and off site.
- Reason: In the interest of satisfactory and sustainable drainage
- 20 Amended condition: Unless alternative details are first submitted to and approved in writing by the Local Planning Authority the development shall be implemented in accordance with Site Investigation Reports that were approved under discharge of conditions application 2018/19584/CND to meet the requirements of condition 26 of 2017/18136/VAR

- 21 Amended condition: Unless alternative details are first submitted to and approved in writing by the Local Planning Authority the development shall be implemented in accordance with the approved on site play open space and equipment details that were approved under discharge of conditions application 2018/19584/CND to meet the requirements of condition 24 of 2017/18136/VAR
- 22 Surface water from vehicle parking and hardstanding areas shall be passed through an interceptor of adequate capacity prior to discharge. Roof drainage should not be passed through any interceptor.

Reason: In the interest of satisfactory drainage

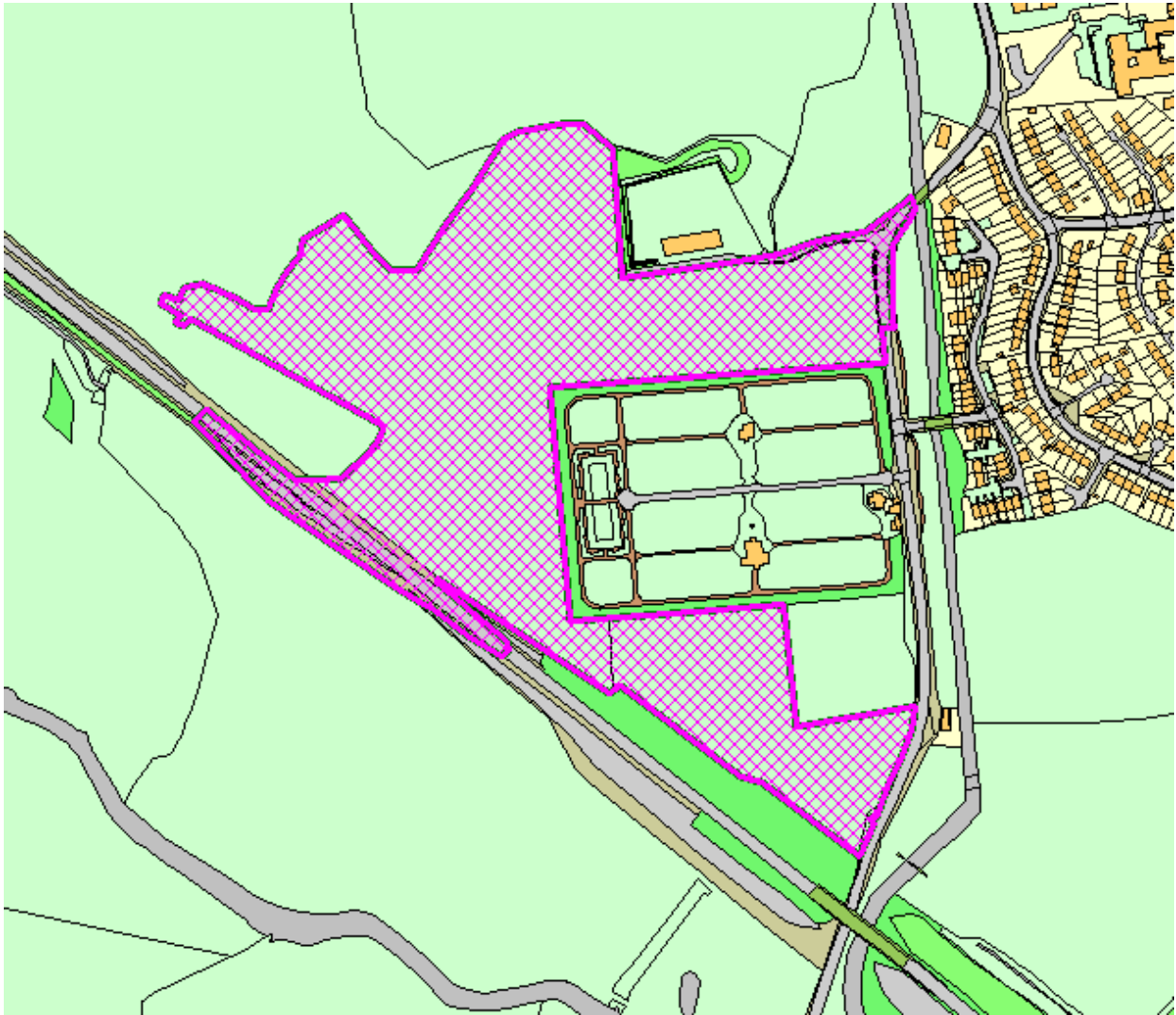
- 23 Amended condition Unless alternative details are first submitted to and approved in writing by the Local Planning Authority the development shall be implemented in accordance with management of surface water details that were approved under discharge of conditions application 2018/19584/CND to meet the requirements of condition 19 of 2017/18136/VAR

Informatives

1. The applicant/developer is advised that in the interests of promoting sustainable travel opportunities electric vehicle charging points should be provided.
2. The applicant/developer is advised that the grant of this permission is subject to conditions attached to the outline permission ref: 63/2015/15792 (and related Discharge of Conditions applications refs 2018/19241/CND 2018/19584/CND). Please refer to the outline permission to ensure compliance with all conditions.

3. 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 the NPPF.



Application Number: 2018/19563/REM

Proposal: Revised description 187 dwellings with associated internal roads, parking and landscaping alongside highways and drainage infrastructure for this development and the wider development site.

The original outline application was EIA development and an Environmental Statement was submitted to the planning authority at that time.

Site Address: Land North Of A629 And West Of Carleton Road Skipton
BD23 3BT

On behalf of: Henry Boot Developments Ltd & Bellway Homes Ltd
(Yorkshire)

REPORT TO PLANNING COMMITTEE ON 11th February 2019

Application Number: 2018/18988/FUL

Proposal: Construction of 2 no detached dwellings

Site Address: Site North Of Glen Royd Woodside Lane Cononley BD20 8PE

On behalf of: Pinnacle View Homes

Date Registered: 7th February 2018

Expiry Date: 4th April 2018

Case Officer: Mr Mark Moore

This application is referred to the Planning Committee as it is a departure from the Local Plan.

1. Site Description

1.1 The application site comprises a rectangular piece of land 45m x 18.5m located on the eastern side of Woodside Lane to the north of the settlement of Cononley.

1.2 The site is raised from the roadside level and sits behind a stone wall and hedge. The site is undeveloped but lies between existing residential properties located to the north and south. There is open agricultural land to the east and west.

1.3 The site is located fairly close to but not within development limits. However, the site is within the Cononley Conservation Area buffer being on the outer edge of the settlement boundary.

2. Proposal

2.1 The proposal is seeking approval for the construction of two detached houses that would lie parallel to each other located towards the northern part of the site. Each house would have garden areas to the side and a shared footpath across their frontages.

2.2 The proposed houses would be 4 bedroom with a gabled design and would incorporate a projecting two storey outrigger to the rear and a single storey 'orangery'.

2.3 As the site is sloped it is proposed to 'step' the landform which would result in a drop in levels between the two properties and then to the southern end of the site.

2.4 It is proposed to construct the houses in natural stone with natural slate roofing and uPVC doors and windows.

2.5 At the southern end of the site it is proposed to construct a pair of single garages with an additional four parking spaces in an 'L' shaped configuration lying adjacent.

2.6 A new vehicle access is proposed immediately forward of the garages. The access would have 2m x 38m visibility splays which would necessitate reconstruction of the boundary wall and planting of a new hedgerow.

3. Planning History

3.1 There is no relevant planning history associated with the application site.

4. Planning Policy Background

4.1 **National Planning Policy Framework (NPPF).**

4.2 National Planning Practice Guidance.

4.3 Saved Policies in the Craven District (Outside the Yorkshire Dales National Park) Local Plan:

ENV1: Development in the Open Countryside

ENV2: Requirements for Development in Open Countryside

T2: Road Hierarchy

4.4 Submission Draft Local Plan Policies:

SD1: The Presumption in Favour of Sustainable Development

SP1: Meeting Housing Need

SP4: Spatial Strategy and Housing Growth

ENV1: Countryside and Landscape

ENV2: Heritage

ENV3: Good Design

INF4: Parking Provision

4.5 In terms of the status of the Submission Draft Craven Local Plan, this document was submitted to the Secretary of State on 27th March 2018 and is at an advanced stage, therefore weight can be given to it. However, the NPPF at paragraph 48 sets out that the weight that should be given to draft policies will depend upon

'the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given)' and;

'the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework, the greater the weight that may be given.'

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

5. Parish/Town Council Comments

5.1 Cononley Parish Council:

'Cononley Parish Council is opposed on the grounds of positioning of the proposed entrance close to a blind corner, the lack of visibility for ingress and exit and the narrowness of the road at this point. Also, proposed development outside the CDC Local Plan development limit and also not identified in the Cononley Parish Council Neighbourhood Plan as a site for development'

6. Consultations

6.1 CDC Environmental Health:

No objections have been raised. Recommendations made regarding conditions to control; times of operation (noise), use of clean topsoil and dust emissions from the site.

6.2 CDC Tree Officer:

There are several trees on site but none of any particular value. The hedgerow does provide some ecological and visual value along the lane. If permission is granted then a landscape plan could possibly be conditioned to mitigate the removal of trees and the section of hedgerow.

6.3 NYCC Highways

Following initial objections and the submission of additional information the Highways Authority has commented that subject to the revised site plan and speed survey they have no objections to the

application on highway safety grounds. Conditions are recommended to ensure; construction of access to highway specifications and the provision of adequate visibility splays.

7. Representations

7.1 The application was advertised by way of site notice posted on 21st February 2018, press notice published 16th February 2018 and by letter sent 14th February 2018.

7.2 There have been 7 third party representations received which raise the following objections to the application:

- Proposal conflicts with the Local Plan.
- Development is too high.
- Site has inadequate access.
- Development is out of keeping with the character of the area.
- Overdevelopment of the site.
- Increased risk of traffic/highway safety issues and congestion.
- Site is located outside of the village limits.
- Development is not needed.
- Village infrastructure cannot cope with additional development.
- Site is not infill, located in road with rural character not suitable for ribbon development.
- Development will worsen existing surface water problems through erosion on both sides of the highway.

8. Summary of Principal Planning Issues

8.1 Principle of development.

8.2 Visual impact and design/impact on heritage assets.

8.3 Impact on amenity.

8.4 Highway safety.

8.5 Landscaping.

9. Analysis

Principle of development:

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

9.2 The main thrust of the NPPF is an overarching presumption in favour of sustainable development. This guidance reaffirms that it is the Government's clear expectation that local planning authorities should deal promptly and favourably with applications that comply with up to date plans and that where plans are out of date, there will be a strong presumption in favour of sustainable development that accords with national planning policies.

9.3 In this case the application site has not been identified as a preferred site for housing in the Submission Draft Local Plan. Notwithstanding, the Submission Draft policies can only be given limited weight in the decision making process at this time and primarily the Council's decision on this

specific application must be considered on its own merits having regard to the relevant national and Saved Local Plan Policies currently in force.

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

- Is essential to the needs of the rural community.

- 9.11 Saved Local Plan policy ENV2 seeks to ensure that any development acceptable in principle under saved policy ENV1 is compatible with the character of the area and does not have an unacceptable impact on the landscape; that the design and materials used relate to the setting; that traffic generated by the development can be accommodated satisfactorily and that services and infrastructure can be provided without a serious harmful change to the character and appearance of the area. These are general planning considerations that fall broadly in line with the NPPF.
- 9.12 Saved Policy ENV2 seeks to ensure that any development that is located outside of the development limits but considered to be acceptable in principle; should be compatible with the character of the area; the design, materials used relate to the setting; that traffic generated can be accommodated satisfactorily and; that services and infrastructure can be provided without any serious harm to the character and appearance of the area. The weight that can be given to ENV2 is now limited, but these aims are broadly in line with the NPPF.
- 9.13 The overall conclusion in terms of the principle of development is that although the application site is not within recognised development limits as defined by the 1999 Local Plan it is located immediately adjacent to residential development and is in an accessible and sustainable location where there would be no significant harm caused by development. Consequently, residential development at this location is capable of forming sustainable development that would be in accordance with NPPF guidance and is therefore acceptable in principle.
- Visual impact and design/impact on heritage assets:
- 9.14 The NPPF sets out generic policies that require good design and specifically it is stated as a core planning principle that planning should always seek to secure high quality design and a good standard of amenity for all existing and future users of land and buildings.
- 9.15 Paragraph 127 elaborates that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- 9.16 Saved Local Plan policy ENV1 seeks to limit development in the open countryside where it fails to maintain or enhance landscape character. More detailed criteria under ENV2 requires that development should not have an unacceptable impact on the landscape; that existing landscape features should be protected; that development should relate well to the setting and public views; and finally that it should be accessible and be capable of being serviced without causing a serious harmful change to the locality.
- 9.17 Paragraph 193 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. In this case the application site is within close proximity to the Cononley conservation area and could affect the setting of both of that designated heritage asset.
- 9.18 At paragraph 195 the NPPF advises that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 9.19 In this case the benefits of the provision of housing to meet the Council's housing land supply and the presumption in favour of sustainable development set out in the NPPF needs to be balanced against any adverse impacts of allowing the development to take place.
- 9.20 The main concern of the proposal would derive primarily from the visual impact of the development and the potential impact on the setting of the nearby conservation area. In terms of planning balance it is the case that the provision of a single new property would be of limited benefit in terms of the overall supply of housing land but equally it is considered that no significant harm would arise from the proposal (i.e. there would be less than substantial harm to heritage assets).

- 9.21 Additionally, it is considered that the development would represent an efficient use of a small area of land that is of limited benefit in terms of its contribution to the overall character and appearance of the area. In coming to this view the site characteristics have been taken into account and the location of the site is considered such that the new dwellings would appear in no way incongruous or have a detrimental visual impact upon any area of important open space. Whilst not strictly an 'infill' development (defined as a small gap in an otherwise built up frontage) the site is located between existing housing where the impact of new housing would be much less than in a more isolated location.
- 9.22 It is considered that the design and appearance of the proposed houses are acceptable and that they are appropriate in scale relative to the immediate setting. Moreover, it is considered that the proposed dwellings would not appear in any way incongruous or overly dominant in the general context of the site. For these reasons it is considered that the proposal is consistent with NPPF policy in terms of design.
- 9.23 With regards to the location of the site adjacent to the conservation area it is considered that the proposals would not have any adverse impact upon the setting or significance of the designated heritage asset and that the proposed dwellings, which would be located adjacent to existing residential development, would be entirely consistent with the NPPF policy requirements.
- Impact on amenity:
- 9.24 The proposed new dwellings would be sited immediately between existing housing and would represent a continuation of a ribbon of development that runs along the eastern side of Woodside Lane. The orientation and siting of the proposed new houses would not give rise to any adverse impact on the amenity of the existing housing to either side and there are no other properties in close proximity would be impacted upon.
- 9.25 For the above reasons, the proposal would result in a minimal impact upon the amenity of the occupiers of neighbouring properties and is acceptable.
- Highway safety:
- 9.33 Section 9 of the NPPF contains guidance on transport and land use planning, including the promotion of sustainable transport choices and reducing travel by car. Paragraph 109 of the NPPF states that:
- 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.*
- 9.34 In addition to the above the NPPF at paragraph 35 advocates the promotion of sustainable transport modes and to this end recommends that developments should be located and designed where practical to *'give priority first to pedestrian and cycle movements'* and to *'create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles'*.
- 9.35 Saved Local Plan Policies ENV2 and T2 are permissive of development proposals that are appropriate to the highway network where, amongst other things, they do not generate traffic in excess of the highway network; any new or greater use of an access onto a primary, district or local distributor road is acceptable in terms of design and road safety; and, regard is paid to the highway impact and potential for improvement to the surrounding landscape.
- 9.36 In this case the proposals have been revised in order to meet the required visibility splays recommended by NYCC Highways. It is also the case that adequate on-site car parking and manoeuvring space is available for the proposed houses. Moreover, no objections have been raised to the proposal by NYCC Highways.
- 9.37 It is concluded that the application is acceptable in terms of highway safety.

Landscaping

- 9.26 The tree officer was consulted on the application and has stated that he has no objections to the scheme subject to a condition being attached to require submission of a landscaping scheme in order to mitigate the loss of the hedgerow and trees that are present on the site. The trees are not considered to be of any particular value.

Conclusion:

- 9.27 The proposal would entail development of land that forms a gap between existing development and whilst not 'infill' it is considered that the development would meet the requirements for sustainable development that would not appear incongruous or represent inappropriate or isolated development in the open countryside. On this basis it is considered that the application is acceptable.

10. Recommendation

- 10.1 Approve with Conditions

Conditions

Time Limit for Commencement

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

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

Approved Plans

2. The permission relates to the following plans:
- Location Plan received 6th February 2018
 - Drawing No. SR-2048-1A "Plans and Elevations " received 16th August 2018.
 - Drawing No. SR-2048-2A " Site Plans and Sections" received 16th August 2018.
 - Drawing No. SR - 2048-3 "Location Plan" received 16th August 2018.

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

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

During Building Works

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

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

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

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

Reason: In the interest of satisfactory and sustainable drainage

5. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas have been constructed in accordance with the approved drawings and are available for use unless otherwise approved in writing by the Local Planning Authority.

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

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

Before the Development is Occupied

- 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:

(i) The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority

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

(iii) Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of

the existing highway and shall not be able to swing over the existing or proposed highway.

(iv) That part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1:20.

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

(vi) The final surfacing of any private access within 6 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway

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.

Reason: In order to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

HC-10

- 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 28 metres measured along both channel lines of the major road Woodside Lane from a point measured 2 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In the interests of road safety.

Ongoing Conditions

- 8 Notwithstanding any details shown on the approved plans, within three months of development first taking place a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority.

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

Reason: To ensure that a suitable landscaping is introduced to the site in order to soften the development's visual impact on the open countryside.

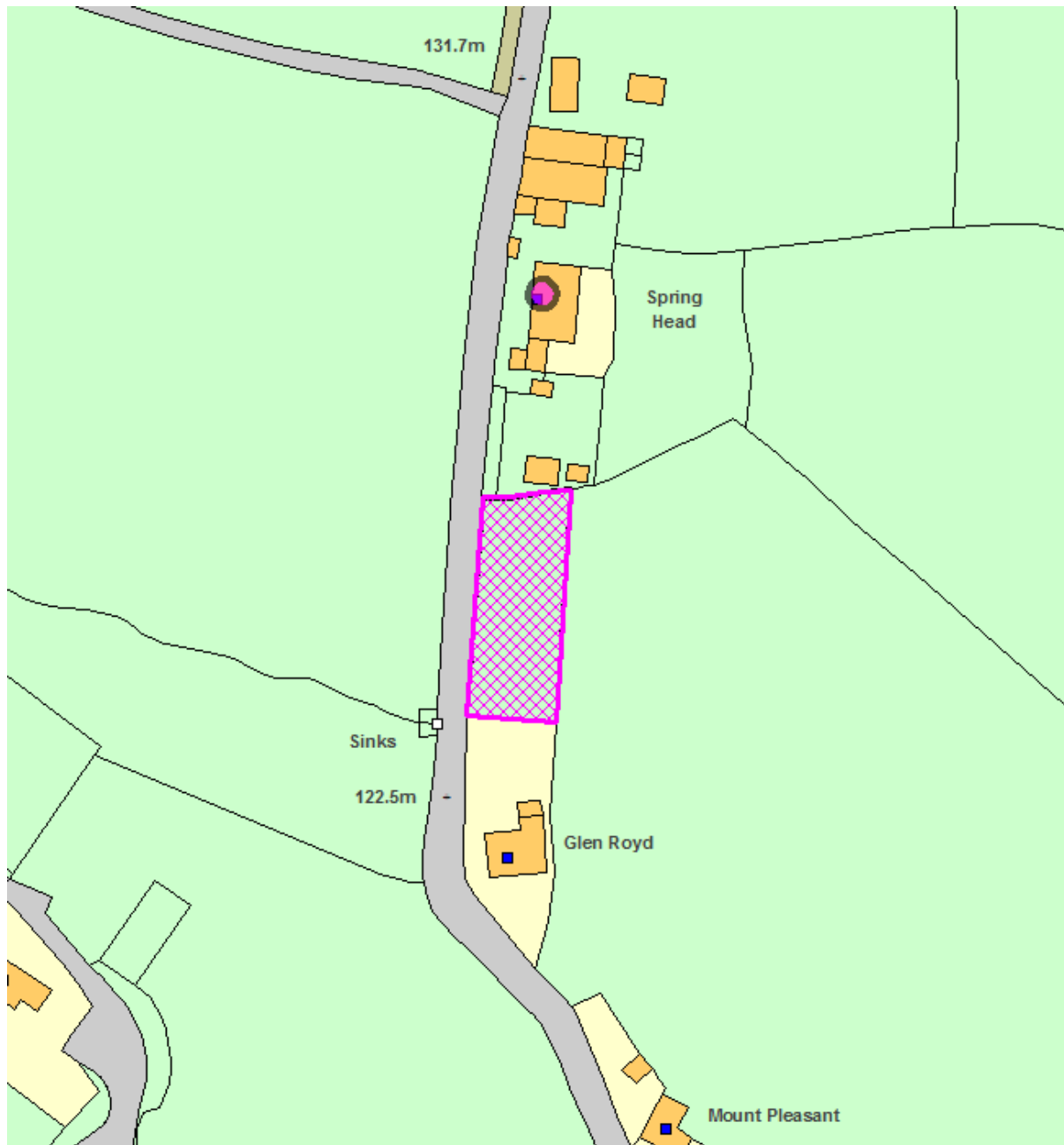
Informatives

1. In order to prevent potential for noise nuisance to nearby residential properties during construction operating times for construction should be limited to:
 - 8:00am to 6:00pm Monday to Friday
 - 8:00am to 1:00pm Saturday
 - No Sunday or Bank Holiday working.
2. The applicant needs to have regard to the BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings which presents guideline noise levels for both inside and outside dwellings. The applicant should adhere to the levels shown in the document and provide evidence to the Local Planning Authority of how the levels will be achieved if required to.
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 should identify all areas of the site and the site operations where dust may be generated and ensure that dust is controlled so as not to travel beyond the site boundary.
5. The applicant is advised to undertake early engagement with telecommunication providers to ensure the development benefits from the highest quality broadband connectivity available. Lead times for the provision of broadband services can be in excess of 9 months prior to occupation of the first dwelling.

The District Council has produced a document, "Broadband Connectivity for New Developments in Craven - A Briefing Note for Developers" which provides a general introduction to broadband connectivity in the District. The briefing note is available by emailing edu@cravendc.gov.uk or can be downloaded from the District Council website

6. Statement of Positive Engagement:

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



Application Number: 2018/18988/FUL

Proposal: Construction of 2 no detached dwellings

Site Address: Site North Of Glen Royd, Woodside Lane, Cononley, BD20 8PE

On behalf of: Pinnacle View Homes

REPORT TO PLANNING COMMITTEE ON 11th February 2019

Application Number: 2018/19525/FUL

Proposal: New Craven College equine centre including associated car parking and change of use of existing building

Site Address: Ganderine Laithe Craven Cattle Marts Gargrave Road Skipton BD23 1UD

On behalf of: Craven College

Date Registered: 7th August 2018

Expiry Date: 6th November 2018

Case Officer: Mr David Coates

1. Site Description

- 1.1 The application site is at the end of an elevated projecting spur of land in the crook of the Leeds Liverpool Canal south of the Skipton Auction Mart. It is currently grazed and there are two small horse jumps on the site. It is a prominent projectory with a plateau area but slopes up towards the Auction Mart buildings, and slopes down to the Canal. To the south of the canal is a residential area. To the west the land slopes down steeply to an existing small building (a Craven College building) with the A529 beyond on a tree lined embankment and bridge. The extensive open area of gravel forming the Auction Mart parking area adjoins the site to the north and separates the application site from the Auction Mart buildings which are approximately 190m away.
- 1.2 The application site lies adjoining the Skipton Conservation Area and the Leeds-Liverpool Canal Conservation Area. The latter of which has a tow path on the south side which is regularly used, and there are some existing trees on the bankings of both sides of the canal.

2. Proposal

- 2.1 The proposal is to erect a substantial equestrian centre building measuring 75m x 64.5m (footprint 4,283.75 m²) measuring approximately 11m to the ridge. The footprint of the building would require a mixture of cutting and filling. The north and west corners would be cut into the rising ground by 0.9m and 1.5m respectively and the south and east corners would require fill of 2.7m and 1.0m respectively. The finished floor level of 110.0 AOD would be approximately the same as the south eaves height of the existing stone barn located to the east, however discussions are on-going regarding enabling the finished floor level to be lowered. The building would be constructed of dark green profile sheeting, timber boarding, with some stone facing. The building would house an internal arena, stables, reception area, changing rooms, toilets and a tiered viewing area.
- 2.2 In addition to the building it is proposed to have parking for 48 vehicles, although it is now indicated that HGV vehicles would use the Auction Mart parking and the Auction Mart company has become a joint applicant. The parking areas would be similar levels to the buildings FFL and to achieve this it would require 'cutting' up to 2m in some areas and 'filling' up to 3m in other areas. The fill areas, like those needed for the building, would be to the south and east facing the canal.
- 2.3 The existing track on the site would be consumed by the proposed building and it is proposed to relocate this track to the south and beyond the proposed building, which provides access to the existing Craven College building hidden between the rising ground and the A529 embankment.
- 2.4 In terms of waste disposal, it is envisaged that bedding/manure would be disposed of by use of the existing Auction Mart facilities.

- 2.5 To the south on the sloping ground, it is proposed to have tree planning including a coppiced area, and a species rich meadow area. It is proposed to have external lighting around the building, lighting bollards edging the proposed track and lighting to the parking areas
- 2.6 The proposed equestrian centre building is proposed to be primarily used for the Craven College students during term time daytimes, however it is also proposed to allow the private hiring of the building for events and personal use during the day, evenings and weekends up to 10pm.
3. Planning History
- 3.1 None relevant to the application site.
4. Planning Policy Background
- 4.1 Under the current saved Local Plan, the area is not allocated for any development, and is located outside the development limits for Skipton and is by definition in open countryside.
- 4.2 The emerging Local Plan has just completed an Examination in Public, and subject to numerous modifications. Accordingly, the Emerging Local Plan can only be afforded limited weight.
- 4.3 Saved policies ENV1 and ENV2 seek to protect the quality of the countryside. The NPPF advises on sustainable development, and paragraphs 193 -1 95 advises on impacts on heritage assets.
5. Parish/Town Council Comments
- 5.1 The Town Council responded on 24 August 2018 making no objections but raised concern about traffic increase onto Gargrave Road and for neighbours.
6. Consultations
- 6.1 The Environment Agency responded on 15 August 2018 citing 'no comments'.
- 6.2 The Canal and Rivers Trust responded on 28 August 2018 indicating a request for specific conditions relating to preventing run off into the canal; adequate screening to remove visibility; and that the red line be revised to include all landscaping proposals. (Officer Note: landscaping proposals are not required to be within the red lines and can be acceptable outside red lines but within blue lines and on land which the applicant has control.)
- 6.3 The Environment Health Officer responded on 16 August 2018 indicating no contaminated land implications, but sought conditions relating to noise reduction and dust control.
- 6.4 The NYCC Police Designing Out Crime Officer provided a number of recommendation relating to security and safety of use of the site.
- 6.5 The NYCC Planning Department responded on 21 August 2018 citing 'no comments'.
- 6.6 Historic England responded on 15 January 2019 and does not wish to make any comments.
- 6.7 The NYCC SUDS team advises that applicant consult the NYCC SuDS Guidelines.
- 6.8 Comments from the Yorkshire Wildlife Trust are awaited and will be reported to Committee when received.
- 6.9 Comments from the Conservation Consultant are awaited and will be reported to Committee when received.
7. Representations
- 7.1 A site notice dated 17 August 2018 was placed on site and 37 neighbouring properties were notified by letter. 3 letters of representation have been received, one offering support of the proposal; one raising concern about the size of the elevation; and one objecting to the proposal citing concern about local ecology; noise generation; out of keeping with the area; and the development too high.
8. Summary of Principal Planning Issues
- 8.1 The main issues are:

Principle of development

Need for the development

Effect on the Character and appearance of the area

Effect on wildlife

Effect on living conditions

9. Analysis

- 9.1 The application includes various documents, including a Design and Access/Planning Statement; Drainage Report; Lighting Report; and a Landscape and Visual Impact Assessment (LVIA).

Principle of Development

- 9.2 The application site is located in open countryside, and adjoins the Conservation Areas of Skipton and the Leeds-Liverpool Canal. The proposal abuts the parking area for the Auction Mart, and the Auction Mart complex includes parts of the Craven College buildings, and the Aireville Campus is close the overall Auction Mart development, being sited further to the east along Gargrave Road. Set against this, the application site is a proposed allocation for employment use in the emerging Local Plan. Whilst the emerging Local Plan can be a material consideration, it can only be afforded limited weight due to its stage of completion which is currently at the stage of formulating modifications following a recent Examination in Public. Whilst the emerging Local Plan at policy XX does indicate this as an allocation for employment uses, it indicates that any development will be subject to criteria including siting, design and appearance relative to the site on which the development is proposed. Whilst the emerging policy does not make any distinction between single use or multiple uses, the policy does highlight the paramount importance of any proposed development being appropriate to the site and surroundings. Therefore, whilst the proposed use as part of the Craven College complex could be acceptable in principle in terms of the relative location to the Campus, this is subject to site specific issues.

Need

- 9.3 There is a small Equine based building which nestles to the west of the site between the rising ground to the east and the A529 embankment. The submitted information indicates there are existing Equestrian buildings within the Auction Mart complex overall, and submitted information indicates these are not suitable for the horses' welfare due to the noise created by Auction Mart activity on sales days. It is also proposed to expand and improve Equine base courses and learning as part of the Craven College provision overall, and the case presented is that there is an overwhelming need for a large scale Equestrian centre where all the Equine learning (outside the classroom) can be based. There is no reason to dispute the need for the proposal, nevertheless the need does not automatically override all other considerations.

Character and Appearance

- 9.4 There are a number of considerations to take account of, firstly its location in the open countryside; and secondly its setting next to the two Conservation Areas.

Open Countryside Setting

- 9.5 The application site is a projecting spur of land to the south of the Auction Mart buildings. Whilst it adjoins the large expanse of hardcored parking for the Auction Mart, the proposed building would be separated by this parking area, and the separation distance between the Auction Mart buildings and the proposed building would be approximately 195m. In terms of its relationship to other buildings, it would be on its own, appearing visually and locationally divorced from the Auction Mart complex as a whole. There is a case presented within the supporting documents for the Equestrian Centre to be away from the Auction Mart to be away from the noise and disturbance of sales days, which is an admission to purposely separate the Equestrian Centre from the Auction Mart complex.
- 9.6 The application proposes a finished floor level of the building of 110.0 AOD which is a very similar height as the southern eaves of the existing stone building on the edge of the canal and the

topographical survey shows these eaves to be at 110.09 AOD. Whilst the canal is not specifically shown on the topographical survey, the change in ground levels from the area surrounding the stone barn to the finished floor level is at least 5m. This coupled with the required filling to facilitate the building means this adds to the prominence of the site. In addition, the very large agricultural styled building which has a footprint of 4,283.75 m², has a ridge height of 10.5m and means this would be over 15m above the canal itself.

- 9.7 The Landscape Classification indicates this area to be on the fringes of the 'Settled Industrial Valleys' landscape type, but is nevertheless of a rural setting despite being on the edge of the settlement and the adjacent more formal Aireville Park. The wooded gill in which the Auction Mart is set, as well of the rolling topography does mean the Auction Mart building complex is visually contained, notwithstanding, the tops of the stepped architectural form of the Auction Mart building can just be glimpsed when viewed from the canal towpath.
- 9.8 By contrast to the existing Auction Mart building, the proposed building is set apart from the Auction Mart and is somewhat isolated even though there is an existing stone barn 18m away. On this aspect, there is disagreement with the submitted LVIA which claims that the proposed building would be seen in the context of the existing Auction Mart buildings and suggests that harm would be only negligible despite the size and scale of the building perched on its elevated site. The existing Auction Mart buildings are largely screened from view by existing hedges and the topography of the land whereas the proposed building would be viewed as an isolated building and visually unrelated to any existing building particularly when viewed from the canal towpath and existing viewpoints. This would be exacerbated by the additional areas of car parking and parked vehicles.
- 9.9 A lighting scheme of external lighting to the building and bollards to the parking and access track is proposed. The introduction of lighting would further erode what predominantly a rural character setting particularly as hiring out of the building is intended to occur until 9pm-10pm each evening when College students leave.
- 9.10 It is acknowledged there is a landscaping scheme submitted with the scheme which includes coppicing and species rich hay meadows. Notwithstanding this, the building is elevated above the surrounding ground, and any tree planting would be at a lower level. The ridge of the proposed building is approximately 15m above surrounding ground levels, and it would take some considerable time for any appropriate landscaping scheme to become established, and in any event, it is unlikely that building could be adequately screened. Whilst the LVIA does suggest the coppicing would provide denser screening coppicing does tend to be of a lower height and would not provide screening. Even if wholesale tree planting could screen the entire building, the introduction of extensive dense planting would change the character and appearance of the locality by the locality.
- 9.11 Views by drivers travelling from the elevated A529 would only have glimpses of the proposed building and by reason of the elevated nature of the road, would have some context being seen against the backdrop of the remaining Auction Mart buildings. This backdrop view is restricted to the A529 due its elevated nature but this would not apply other viewpoints enjoyed by walkers in the surrounding area.
- 9.12 The findings of the LVIA suggest negligible/minor harmful effects which seems at odds with the facts of a substantial building in an elevated located, separated from other development.

Conservation Area

- 9.13 The canal meanders alongside Aireville Park to the east of the site, with housing to the south of the canal and the open fields to the north. Whilst there is some vegetation and some canalside trees, there is a general open aspect to the canal in the region of the application. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty and that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*'

- 9.14 In this instance, the Conservation area would be overshadowed by the equestrian building in an elevated position in close proximity to the conservation area to its detriment. The introduction of such a largescale building together with the associated parking areas would be intrusive to such an extent that the character or appearance of the conservation area would not be preserved or enhanced.
- 9.15 The relatively tranquil experience of walkers and users of the canal would be affected, by the sense of enclosure which the proposed development would cause, as well as the associated noise and disturbance for much of the time as the use of the proposed building expects to last until well into the evenings of each day. The demonstrated harm would be less than substantial and due consideration is needed to be given as to the benefits including public benefits which the proposal would generate as advised by the NPPF.

Wildlife

- 9.16 The Canal and Rivers Trust makes suggestions on conditions to ensure there is no detrimental run-off into the canal, and in terms of water quality these can be controlled by condition. However, the existing situation is of a relatively quiet setting, particularly to the north of the canal itself and the introduction of the equestrian building together with the associated parking and busyness as well as the additional lighting well into the evenings, it is very likely to have a detrimental effect on wildlife habitats. However, to some extent this can be mitigated by the introduction of artificial habitats and management of the land.

Living conditions of residents

- 9.17 The housing to the south east of the canal and application site are set at a lower level of approximately 1m below the towpath. Residents of these properties would be approximately 80-100m away from the proposed building. Residents could be affected by two aspects, firstly the size of the building and proximity of it to them; and by noise and disturbance.
- 9.18 In terms of the size of the building, this would affect and dominate the outlook residents due to the elevated nature of the application site. Although this would be to residents' detriment, this alone would not be sufficient to withhold consent.
- 9.19 In terms of noise, there is some existing noise which percolates from the Auction Mart buildings which are between approximately 260 – 330m away and this is particularly so at certain times during particular sale days. However, this proposed building would be significantly closer as described above (para 9.15). The proposed use as an Equestrian Centre with the associated vehicular movements, lighting and operation until 9pm-10pm would introduce daily noise and disturbance for much of each day and bring this much closer to those residents. This would be harmful to the living conditions of residents.

Planning Balance and Conclusion

- 9.20 This proposal is very finely balanced in terms of benefits against harm. Craven College, has been in the area for a long time and provides an important centre for learning. In addition, the college has an established presence for equine learning on the Auction Mart and this proposal seeks to enlarge improve those facilities.
- 9.21 Set against this, is the fact that the proposed building is of a significant size and height, and would be sited in an elevated position on a projecting spur of land separated from the Auction Mart buildings by almost 200m. The elevated nature of the proposal together with associated parking and vehicular movements would be detrimental to the character and appearance of the local area including the Conservation Area. There would also be harm to the living conditions of residents to the south east.
- 9.22 The finely balanced nature of this complex application has required scrupulous assessment by Officers in reaching a balanced judgement. Taking account of all matters, it is concluded that demonstrated need for the proposed facility by this well-established College and the consequential benefits as well as there being an existing equine presence on the Auction Mart site does, on balance, outweigh the demonstrated landscape harm and detriment to nearby residents

9.23 In conclusion, the justified need together with appropriate conditions imposed would make the proposed equestrian centre acceptable to accord with saved policies of the Local Plan and the NPPF.

10. Recommendation

10.1 Approve with Conditions

Conditions

Time Limit for Commencement

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

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

Approved Plans

2 This permission relates to the following plans:

Drawing no. CCM2018EQ 001c received by the Council on 15 January 2019
Drawing no. CCM2018EQ 002b received by the Council on 18 October 2018
Drawing no. CCM2018EQ 003b received by the Council on 18 October 2018
Drawing no. CCM2018EQ 004b received by the Council on 15 January 2019
Drawing no. CCM2018EQ 005b received by the Council on 18 October 2018
Drawing no. CCM2018EQ 006b received by the Council on 18 October 2018
Drawing no. CCM2018EQ 007b received by the Council on 18 October 2018
Drawing no. CCM2018EQ 008b received by the Council on 18 October 2018
Drawing no. CCM2018EQ 009b received by the Council on 18 October 2018

Design and Access Statement received by the Council on 9 July 2018
Drainage Report received by the Council on 11 January 2019
Lighting Scheme received by the Council on 8 November 2018

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

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

Before you Commence Development

3 No above ground works shall take place until details of finished floor levels for the building and ground levels for the external areas of the site have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: In order to ensure a satisfactory relationship between the development and the surrounding area before any ground works take place to establish site levels in the interests of character and appearance of the local area in accordance with the requirements of the Craven District (Outside the Yorkshire Dales National Park) Local Plan and the National Planning Policy Framework.

- 4 No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:
- a) hours of work for site preparation, delivery of materials and construction;
 - b) arrangements for the parking of vehicles for site operatives and visitors;
 - c) details of areas designated for the loading, unloading and storage of plant and materials;
 - d) details of the siting, height and maintenance of security hoarding;
 - e) arrangements for the provision of wheel washing facilities for vehicles accessing the site;
 - f) measures to control the emission of dust and dirt during construction;
 - g) a scheme for recycling/disposing of waste resulting from construction works; and
 - h) a strategy to inform neighbouring occupiers (which as a minimum, shall include those adjoining the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

Development shall thereafter be carried out in full accordance with the duly approved CMS.

Reason: In order to ensure that appropriate measures are put in place before any development commences to limit noise, nuisance and disturbance to the occupiers of neighbouring properties during the construction of the development in accordance with the Craven District (Outside the Yorkshire Dales National Park) Local Plan and the National Planning Policy Framework.

- 5 No development shall take place until a scheme for the protection of the Leeds -Liverpool Canal has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- (i) Details of how surface water will be managed during the construction phase in order to prevent pollution of the watercourse.
 - (ii) Details of the height, position and design of any protective fencing to be erected alongside the river corridor in order to prevent debris entering the watercourse.
 - (iii) A timetable for the implementation of the measures in (i) and (ii).

The duly approved scheme shall thereafter be implemented in accordance with the details and timetable contained therein, and the protection measures maintained as such during the entirety of the construction period.

Reason: To ensure that satisfactory measures are put in place to prevent the pollution of the watercourse which runs adjacent to the site and to ensure that the watercourse does not become blocked by construction materials in the interests of maintaining water quality and to reduce the risk of flooding in accordance with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan and the National Planning Policy Framework.

During Building Works

- 6 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans listed under condition 2 of this permission.

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

- 7 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, within three months of development first taking place a scheme for the construction

of all hard surfaced areas of the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the design, construction (including sub layers and surfacing materials) and drainage of all hard surfaced areas, and a timetable for their provision. The hard surfaced areas shall thereafter be delivered in accordance with the duly approved scheme and the timetable contained therein and thereafter retained.

Reason: In order to ensure satisfactory treatment of hard surfaced areas and a satisfactory standard of engineering works in the interests of character and appearance of the area in accordance with the requirements of the Craven District (outside the Yorkshire Dales National Park) Local Plan and the NPPF.

- 8 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, within three months of development first taking place 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.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity and the character and appearance of the local area in accordance with the requirements of the Craven District (Outside the Yorkshire Dales National Park) Local Plan and the National Planning Policy Framework.

- 9 Within 3 months of the implementation of the permission hereby granted a scheme for the disposal of foul and surface water from the site shall be 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:

- (i) separate systems for the disposal of foul and surface water;
- (ii) a detailed drainage strategy to demonstrate that the post-development surface water discharge rate to any soakaway, watercourse or sewer does not exceed the pre-development (greenfield) rate. The drainage strategy shall include details of the peak surface water runoff rate from the development for the 1 in 1 year rainfall event and the 1 in 100 year (+30% climate change allowance) rainfall event, and shall demonstrate that the peak post-development runoff rate does not exceed the peak pre-development greenfield runoff rate for the same event;
- (iii) details of any necessary flow attenuation measures, including the use of SUDS where appropriate;
- (iv) details of the measures taken to prevent flooding and pollution of any receiving groundwater and/or surface waters (including watercourses) and any off-site works required to ensure adequate discharge of surface water without causing flooding or pollution (including refurbishment of existing culverts and headwalls or removal of unused culverts where applicable);
- (v) flood water exceedance routes, both on and off site;
- (vi) means of access for maintenance and easements (where applicable);
- (vii) a timetable for implementation, including any phasing of works.

The duly approved scheme shall be implemented before any of the building hereby approved is first occupied, or within any other timescale first agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water

in accordance with the requirements of the Craven District (Outside the Yorkshire Dales National Park) Local Plan and the National Planning Policy Framework.

Before the Development is Occupied

- 10 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, within 3 months of development first taking place details of the siting, height, design, materials and finish of all boundary treatments to the site shall be submitted to and approved in writing by the Local Planning Authority. The duly approved boundary treatments shall be constructed in full accordance with the approved details before the building hereby approved is first occupied, and shall be retained as such thereafter.

Reason: To ensure a satisfactory relationship with the character and appearance of the surrounding area in accordance with the Craven District (Outside the Yorkshire Dales National Park) Local Plan and the NPPF.

- 11 Before the building hereby approved is first occupied, a scheme for the design, construction (including surface treatment) and drainage of its associated parking areas shall be submitted to and approved in writing by the Local Planning Authority. The parking areas shall be constructed in accordance with the duly approved scheme before each associated dwelling is first occupied, and retained as such thereafter for the parking of vehicles.

Reason: In order that there is adequate provision for vehicles to be parked, to ensure appropriate surface treatment of parking areas and that satisfactory provisions are made for the disposal of surface water in accordance with the requirements of the Craven District (Outside the Yorkshire Dales National Park) Local Plan and the National Planning Policy Framework.

Ongoing Conditions

- 12 No trees shall be lopped, topped or felled unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the existing trees on the site and to ensure satisfactory landscaping of the site in the interests of visual amenity in accordance with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan and the National Planning Policy Framework.

Informatives

1. DUST
The applicant should identify all areas of the site and the site operations where dust may be generated and ensure that dust is controlled so as not to travel beyond the site boundary.

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

Operating times for construction working should be limited to:

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

3. Statement of Positive Engagement:

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

REPORT TO PLANNING COMMITTEE ON 11th February 2019

Application Number: 2018/19949/OUT

Proposal: Construction of detached house and garage.

Site Address: Adjacent To 55 Green Lane Glusburn BD20 8RU

On behalf of: Mr Wilson

Date Registered: 22nd November 2018

Expiry Date: 17th January 2019

Case Officer: Mr David Coates

This application has been referred to Planning Committee by Councillor Barrett on the grounds of the proposal being an overdevelopment of the site.

1. Site Description

- 1.1 The application site comprises the northern part of the substantial grounds to no55 Green Lane being a large detached property. Other properties are predominantly detached although there are some semi-detached properties and no.55 does have the appearance of a double width plot compared to other properties. There is an existing boundary a hedge (beech) between nos. 55 and 57 with other semi-mature trees.
- 1.2 The neighbouring property (no.57) has a double garage between the house and the common boundary with no.55.

2. Proposal

- 2.1 The proposal is to erect a detached house and garage on part of the garden to the north east of the dwelling. The application is in outline with matters relating to access, layout and scale being subject of this application. Matters relating to appearance and landscaping are reserved for future approval.
- 2.2 The proposed detached dwelling would measure approximately 10m wide and 8.8m deep and be 7.8m to the ridge. It would be sited between no.55 and the boundary hedge to the north east and be set back from the front elevation by approx. 7.2m. with the exception of 2 ground floor windows to the northern gable, windows would be to the front and rear elevations.
- 2.3 The detached garage would be to the front. The existing property and the proposed house would share the existing access and the detached garage to no.55 would be lost as a result of the proposal, and therefore it is proposed to compensate this by the creation of 2 parking spaces.
- 2.4 A new boundary fence being a 1.5m high gap boarded fence is proposed to the new boundary to no.55.

3. Planning History

- 3.1 None relevant

4. Planning Policy Background

- 4.1 Saved policy H3 permits small scale development within development limits in local service centres.

- 4.2 Saved policy T2 permits new development subject to criteria including levels of use, relationship to the existing highway network. The NPPF advises on sustainable development.
5. Parish/Town Council Comments
- 5.1 The Parish Council responded on 21 December 2018 wishing to see the application refused citing overdevelopment of the site and being too close to other development.
6. Consultations
- 6.1 The Highway Authority responded on 12 December 2018 suggesting conditions be attached to any planning permission.
- 6.2 The SUDS Officer responded on 19 December 2018 making no comments.
- 6.3 The EHO responded on 6 December 2018 advising there are no known contaminated land issues. In the event planning permission is granted, they suggest conditions relating to construction hours; noise; dust and imported topsoil,
7. Representations
- 7.1 A site notice dated 14 December 2018 was erected on site and 3 neighbouring properties were notified by letter. 6 letters of representation have been received citing:
- Green Lane is a busy road and this proposal will increase traffic using it
 - Green Lane is a narrow lane
 - Inadequate parking provided
 - Increase in on road parking
 - Loss of light
 - Loss of privacy
 - Overbearing impact on house to north
8. Summary of Principal Planning Issues
- 8.1 The main issues are:
- The Principle of development
 - Character and appearance of the locality
 - Residential amenity
9. Analysis
- Principle of development
- 9.1 The site lies within the development limits of Glusburn, and thus lies within a sustainable location. In principle the proposal accords with saved policy H3 and the NPPF.
- Character and appearance.
- 9.2 No, 55 is a substantial property in large grounds of which the application site occupies the northern section. The area is characterised by properties generally set back from the road, being predominantly detached houses (a mix of bungalows and 2 storey dwellings) although some semi-detached houses exist also. The application site has a similar plot width and depth to other properties in the area, being set back from the road accordingly, and distances between properties and the proposed are similar to existing examples, such as nos 51 + 53, 48 + 50, 47 + 49. Although appearance (of the dwelling) and landscaping are reserved for future approval, it is possible to assess the effect of a detached dwelling on the character of the area even if the materials of that dwelling have not yet been determined. Overall it is considered that a detached

dwelling in this location, would not have a detrimental effect to the general character and appearance of the area.

Residential Amenity

- 9.3 The proposed dwelling would be set back approximately 7.8m from the frontages of the existing dwellings. There is an existing boundary hedge to no 57 and that property also has a large double garage sited towards the rear of that property, which would be located between the house of no 57 and the proposed dwelling. The proposed dwelling would have windows to front and rear with the exception of two ground floor windows looking towards no.57. However, there is a hedge on the common boundary, and the garage to no.57 obstructs views in any event. Whilst it is accepted there would be 2 secondary ground floor windows facing towards no.57, the intervening hedge and garage to no 57 indicates that this would not be significant to justify withholding planning permission.

Other matters

- 9.4 Concerns have been raised about the additional traffic this development would generate. However, in the absence of any objection from the Highways Authority, it is considered that the existing highway network could accommodate the extra traffic from the creation of a single dwelling.

Conclusion

- 9.5 The proposal for a dwelling lies within the development limits for Glusburn, and would not be out of character with the locality and accords with saved policies H3 and T2 of the Local Plan and the NPPF.

10. Recommendation

- 10.1 Approve with Conditions

Conditions

Time Limit for Commencement

- 1 Application for approval of reserved matters must be made not later than the expiration of three years from 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.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

- 2 This permission relates to the following plans:

Drawing no. 2813 received by the Council on 22 November 2018

Design and Access Statement received by the Council on 22 November 2018

Except as provided for by other conditions to this permission, any application for approval of reserved matters submitted pursuant to condition 1 of this permission shall accord with the outline permission insofar as it relates to the means of access to the site, siting and scale of development and the maximum number of dwellings.

Reason: The application is granted in outline only in accordance with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015. Access, siting and scale of development has been applied for and any application for reserved matters must be in accordance with the parameters established as part of this permission.

During Building Works

- 3 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
- (i) The existing access shall be improved by The cutting back of the large evergreen to the south of the entrance to the back of the stone wall or its removal.
 - (ii) Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
 - (iii) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway (or vice-versa) shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority, and maintained thereafter to prevent such discharges.

Reason: to ensure a satisfactory standard of access to the site.

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

Reason: to ensure a satisfactory standard of access to the site. in accordance with H3 of the saved Local Plan and the NPPF.

- 5 No excavations shall take place until a scheme for tree protection measures (both above and below ground) to be implemented during the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- (i) Details of a construction exclusion zone (including protective fencing of a height and design which accords with the requirements BS 5837: 2012) to be formed around the root protection areas of those trees within and/or overhanging the site to be retained.
 - (ii) Details of any excavation to take place within the root protection areas of those trees within and/or overhanging the site to be retained.
 - (iii) Details of the foundations of any building, hardstandings and/or boundary treatments to be constructed within the root protection areas of those trees within and/or overhanging the site to be retained.

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

Reason: To ensure adequate measures are put in place to protect existing trees which are to be retained as part of the development before any excavation works commence in accordance with the requirements of the Local Plan and the NPPF.

Before the Development is Occupied

- 6 The dwelling hereby approved shall not be occupied until the related parking facilities for the dwelling and for no.55 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.

Reason: in the interests of the provision and retention of adequate and satisfactory off street parking.

- 7 No windows shall be inserted into the north and south elevation of the dwelling with the exception of those ground floor windows hereby approved under this permission.

Reason: In the interests of preserving the living conditions of residents of adjoining properties.

- 8 The applicant needs to have regard to the BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings which presents guideline noise levels for both inside and outside dwellings. The applicant should adhere to the levels shown in the document and provide evidence to the Local Planning Authority of how the levels will be achieved (See Table 4, page 24).

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

- 9 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.

Reason: In order to prevent overdevelopment of the site, to ensure that satisfactory provision of outdoor amenity space for the dwellinghouse is maintained and to safeguard the amenities of the occupiers of adjacent dwellings in accordance with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan policy and the NPPF

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

Reason: to ensure adequate and satisfactory provision and retention of off street parking

Informatives

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

Operating times for construction should be limited to:

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

2. The applicant should identify all areas of the site and the site operations where dust may be generated and ensure that dust is controlled so as not to travel beyond the site boundary.
3. You are advised that a separate licence will be required from the Highway Authority in order to allow anyworks 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. 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:
- (i) The existing access shall be improved by The cutting back of the large evergreen to the south of the entrance to the back of the stone wall or its removal.

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

5. Statement of Positive Engagement:

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

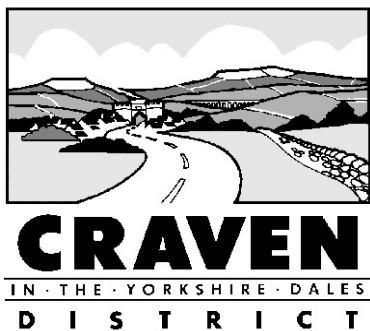


Application Number: 2018/19949/OUT

Proposal: Construction of detached house and garage.

Site Address: Adjacent To 55 Green Lane Glusburn BD20 8RU

On behalf of: Mr Wilson



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

(Main Switchboard) Telephone: 01756 700600

Craven District Council - List of Planning Decisions 04.01.2019 to 31.01.2019

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

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2017/18364/FUL	Mr Steven Doney	Wigglesworth Hall Barn Jack Lane Wigglesworth Skipton BD23 4RL	Proposed conversion of Wigglesworth Hall Barn to provide eleven dwellings, and enabling development in the form of two detached dwellings.	Application Withdrawn	28.01.2019
2017/18365/LBC	Mr Steven Doney	Wigglesworth Hall Barn Jack Lane Wigglesworth Skipton BD23 4RL	Proposed Conversion of Wigglesworth Hall Barn to provide eleven dwellings, and enabling development in the form of two detached dwellings.	Application Withdrawn	28.01.2019
2017/18840/VAR	Mr & Mrs Steven Tosney	The Balgray West Lane Sutton-in-Craven Keighley BD20 7AS	Application to vary condition no 3, 4, 5 and 6 of previously approved application reference 66/2016/17653 Condition Number(s): 3,4,5 & 6 Conditions(s) Removal: Work at advanced stage amend the wording of conditions 3,4,5 & 6 of 66/2016/17653 to remove reference to 'pre-commencement'	Application Withdrawn	07.01.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19891/CND	Pinnacle View Homes	Pennine Haulage Brow Garage Rook Street Lothersdale Keighley BD20 8EH	Application to discharge condition no's 3 (Drainage), 4 (Water Supply), 5 (Water Protection Plan), 11 (Materials) and 14 (Boundary Wall) of original planning approval referenced 2018/19100/FUL granted 01.08.2018	DOC not satisfactory	14.01.2019
2018/19052/VAR	Seabass Living Ltd	Carr Head Cowling Keighley BD22 0LD	Application to vary condition nos. 2 and 4 (change external materials on elevations and amendments to plans) and condition no. 5 (vary wording of landscaping scheme) to original planning consent referenced 22/2016/17141 (amended description).	Approve with Conditions	09.01.2019
2018/19153/FUL	Mr Jim Keery	Crag End Grange Road Farnhill Keighley BD20 9AJ	Erection of 1 detached dwelling with integral garage and the formation of new access off Grange Road	Application Withdrawn	10.01.2019
2018/19223/FUL	Mr N Machin	Gruskham Barn Mewith Bentham LA2 7AX	Change of use of the existing barn to dwelling. Insertion of two windows into the ground floor rear elevation and four new Conservation style roof lights into the roof.	Approve with Conditions	31.01.2019
2018/19224/LBC	Mr N Machin	Gruskham Barn Mewith Bentham LA2 7AX	Listed building application for change of use of the existing barn to dwelling. Insertion of two windows into the ground floor rear elevation and four new conservation style roof lights into the roof.	Approve with Conditions	31.01.2019
2018/19378/ADV	IVC Signs Ltd	Jetts Fitness Belle Vue Square Broughton Road Skipton BD23 1FJ	Application for advertisement consent for 2 No. fascia signs to the front and side elevations illuminated by trough lighting, and 1 No. internally illuminated totem sign to the front elevation.	Approve with Conditions	17.01.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19403/HH	Mrs Amanda Oakden	The Lodge Colne Road Glusburn Keighley BD20 8DS	Internal alterations and extension	Approve with Conditions	25.01.2019
2018/19404/LBC	Mrs Amanda Oakden	The Lodge Colne Road Glusburn Keighley BD20 8DS	Internal alterations and extension	Approve with Conditions	25.01.2019
2018/19448/LBC	Mr Matthew Symonds	Jetts Fitness Belle Vue Square Broughton Road Skipton BD23 1FJ	Listed building consent for 2 No. fascia signs to the front and side elevations illuminated by trough lighting and 1 No. internally illuminated totem sign to the front elevation.	Approve with Conditions	17.01.2019
2018/19464/HH	Mr & Mrs Cooper	45 Clayton Hall Road Cross Hills Keighley BD20 7TA	Proposed single storey rear extension, re-submission of approved application 32/2017/18051 (readvertised, and measurements removed from description)	Refuse	16.01.2019
2018/19584/CND	Henry Boot Developments Ltd And Bellway Homes Ltd	Land North Of A629 And West Of Carleton Road Skipton BD23 3BT	Application to discharge conditions 3, 5, 7, 8, 9, 17, 19, 20, 23, 24, 26 and 27 of planning approval referenced 2017/18136/VAR granted 16/03/2018	Split Decision	24.01.2019
2018/19597/FUL	Craven Barnfield Regeneration Ltd	Land Off Back Gate Ingleton LA6 3BJ	Construction of 5 no. residential dwellings	Application Withdrawn	04.01.2019
2018/19646/FUL	Mr Russell Ingham	Gill Bottom Cottages Shop Lane Cowling Keighley BD22 0LS	Conversion of five redundant farm cottages to form two four bedroom dwellings with associated amenity space. (Resubmission of original planning approval 2017/18222/FUL)	Approve with Conditions	24.01.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19647/LBC	Mr Russell Ingham	Gill Bottom Cottages Shop Lane Cowling Keighley BD22 0LS	Listed building consent for conversion of five redundant farm cottages to form two four bedroom dwellings with associated amenity space (Resubmission of original planning approval 2017/18223/LBC)	Approve with Conditions	24.01.2019
2018/19683/FUL	Mr Matthew Hough	Halstead Hall Thornton In Lonsdale Ingleton LA6 3PD	Reinstatement, alterations and extensions to Halstead Hall together with the re-positioning of the established additional dwelling on site	Approve with Conditions	10.01.2019
2018/19737/HH	Mr & Mrs Andrew and Deborah Steane	Eastby House Barden Road Eastby Skipton BD23 6SN	Demolition of existing single storey rear extension, provision of replacement rear extension with part first floor extension over, insertion of 2 windows to West elevation	Approve with Conditions	18.01.2019
2018/19781/HH	Mr Russell Nelson	12 Tarn Moor Crescent Skipton BD23 1LT	Installation of double patio door, 2 no. full-length windows and additional ground floor window to rear of property	Approve no conditions	07.01.2019
2018/19802/FUL	Wilson Bros.	Low Windhill Farm Cowling Hill Lane Cowling Keighley BD22 0LJ	Restoration of existing listed dwelling, conversion of existing traditional agricultural building to dwelling, and formation of garages.	Approve with Conditions	09.01.2019
2018/19803/LBC	Wilson Bros.	Low Windhill Farm Cowling Hill Lane Cowling Keighley BD22 0LJ	Restoration of existing listed dwelling, conversion of existing traditional agricultural building to dwelling, and formation of garages.	Approve with Conditions	09.01.2019
2018/19805/MMA	Mr & Mrs J Harrison	Linton Court 4 Duke Street Settle BD24 9DW	Minor material amendment to vary condition 2 (plans) of original planning approval referenced 62/2014/14767 to change ground floor entrance/window, the stairway access to first floor flat and location of refuse bins.	Approve with Conditions	30.01.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19806/VAR	Mr & Mrs J Harrison	Linton Court 4 Duke Street Settle BD24 9DW	Application to vary condition no. 2 of listed building approval referenced 62/2014/14773 to change ground floor entrance/window, the stairway access to first floor and location of refuse bins.	Approve with Conditions	30.01.2019
2018/19807/HH	Mr Mark Garrod	Cobblers Barn New Lane Silsden Keighley BD20 9HL	Extend existing dwelling to form sitting room and extend master bedroom with balcony over	Application Withdrawn	10.01.2019
2018/19808/LBC	Mr Mark Garrod	Cobblers Barn New Lane Silsden Keighley BD20 9HL	Listed Building application to extend existing dwelling to form sitting room and extend master bedroom with balcony over	Application Withdrawn	10.01.2019
2018/19825/HH	Mr & Mrs McLean	11 Greenroyd Court Sutton-in-craven Keighley BD20 7NY	Two storey extension to side of property to form living room and utility at ground floor and bedroom and study at first floor.	Approve with Conditions	23.01.2019
2018/19827/FUL	Mr Matt Down	Barn 2 Stott Fold Farm Cowling Hill Lane Cowling Keighley BD22 0LR	Conversion of barn to two dwellings, including partial demolition, reconstruction and associated works	Refuse	08.01.2019
2018/19828/FUL	Second Trinity Ltd	Wind Turbine Site Park House Farm Clogger Lane Elslack Skipton BD23 3AT	Replacement housing cabinet associated with wind turbine.	Approve with Conditions	08.01.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19836/FUL	Mr & Mrs D & R Taylor	Field No. 8107 Bendgate Farm Long Preston BD23 4QR	Proposed new dwelling	Approve with Conditions	11.01.2019
2018/19853/CND	Mr Paul Francmanis	Plots 13, 14 & 15 Brockhole View Settle BD24 9RF	Application to discharge condition no's. 9 and 10 of planning approval referenced 62/2016/17420 granted 17.11.2016	Split Decision	14.01.2019
2018/19855/CPL	Mr Salim Baghali	30 Greenfield Street Skipton BD23 1SJ	Certificate of proposed lawful development for rear dormer extension	Approve Cert. Lawful Devt	04.01.2019
2018/19861/HH	Mr & Mrs Robert Lambert	Hodge Hill Farm Wigglesworth Skipton BD23 4SN	Two storey side extension to dwelling house	Refuse	30.01.2019
2018/19862/LBC	Mr Robert Rowntree	Moorview Lane Ends Lane Cowling Keighley BD22 0NX	Single storey extension, alterations to window/door openings, re-pointing and erection of decking to the rear.	Refuse	07.01.2019
2018/19872/LBC	Mrs Anne-Marie Bond	6 Farrer Lodge Clapham Lancaster LA2 8ES	Alteration to the sandstone lintel to insert a saw-cut drip groove to prevent water ingress, and replacement of the internal window board.	Approve with Conditions	30.01.2019
2018/19873/LBC	Mr Nick Metcalfe	Esh Bottom Bell Busk Gargrave BD23 4DU	Form new window in northern gable, wall up existing window.	Approve with Conditions	23.01.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19874/HH	Leeds Diocesan Board Of Finance	10 Carleton Avenue Skipton BD23 2TE	Retrospective application for replacement of dead hedge with lower level fencing	Approve with Conditions	22.01.2019
2018/19885/HH	Mr Robert Rowntree	Moorview Lane Ends Lane Cowling Keighley BD22 0NX	Single storey extension, alterations to window/door openings, re-pointing and erection of decking to the rear.	Refuse	07.01.2019
2018/19898/HH	Mr David Snelson	Croft Mount Silsden Road Low Bradley Keighley BD20 9EB	Two storey side and single storey side and front extension, demolition of existing garage and outbuildings and new storage building (Resubmission of previously approved application ref: 2017/18454/HH)	Approve with Conditions	15.01.2019
2018/19900/HH	Mr T Northrop	122 Main Street Cononley Keighley BD20 8NR	Demolition of existing UPVC conservatory and construction of stone sunroom.	Approve with Conditions	30.01.2019
2018/19904/HH	Ms D Kendray	63 Shortbank Road Skipton BD23 2LQ	Detached pergola at rear of dwelling and approval of works which are a departure from Planning Approval No 2018/19092/HH	Approve with Conditions	15.01.2019
2018/19907/HH	Mr Kenneth Birch	1 Low Bank Embsay Skipton BD23 6SQ	Conversion and extension of existing flat-roofed garage to form single storey, flat roofed utility and storeroom with interior access from existing bungalow and with french doors to garden	Approve with Conditions	10.01.2019
2018/19912/HH	Mr & Mrs K Green	33 The Close Skipton BD23 2BZ	Retrospective extension of front (north east) gable as existing profile, extension of building to south east as existing profile and erection of single storey extension to the rear (south west). Addition of rooflights. Minor improvements to external works.	Approve with Conditions	11.01.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19913/HH	Mr & Mrs K Gott	2 Rook Street Lothersdale Keighley BD20 8EH	First Floor Bedroom Extension	Approve with Conditions	08.01.2019
2018/19922/HH	Mr Thomas Goodwin	28 South Street Gargrave Skipton BD23 3RT	Removal of existing glass skylight, to be replaced with a conservation Velux, to provide better insulation/ ventilation and light to the stairwell. Additional conservation Velux to be added within roof structure to provide natural light and ventilation to attic space. Removal of existing coal bunker within rear yard. Rear yard to be enclosed with glass and aluminium frame structure to provide a useable space within the property.	Approve with Conditions	16.01.2019
2018/19924/CND	Seddon	Malsis Colne Road Glusburn Keighley	Application to Discharge Condition 18 (exterior lighting) imposed by Planning Approval 32/2016/17098 permission given 16th February 2018.	Application Withdrawn	07.01.2019
2018/19925/HH	Miss Katherine Brown	Stone Grove Cottage High Bentham Lancaster LA2 7AW	Two storey side extension. Single storey detached garage.	Approve with Conditions	29.01.2019
2018/19926/HH	Mr & Mrs Terry	10 Bright Street Skipton BD23 1QH	Rear single-storey extension on position of previous store and lean-to kitchen extension.	Approve with Conditions	09.01.2019
2018/19929/FUL	Instavolt Ltd	E H Booth And Co Ltd Kirkgate Settle BD24 9BP	Installation of four rapid electric vehicle charging stations within the car park of Booths, Settle. Four existing parking spaces will become EV charging bays, along with associated equipment.	Approve with Conditions	04.01.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19932/FUL	Mr Robin Mason	Shay Bank Farm Keighley Road Cowling Keighley BD22 0NJ	Demolition of existing garage and playroom and construction of two holiday cottages.	Refuse	09.01.2019
2018/19935/HH	Mr Zac Butterfield	12 Greenroyd Court Sutton-in-craven Keighley BD20 7NY	Proposed roof alterations including lifting the eaves by 450mm (ridge height to remain as existing) to form en-suite bedroom to roof space.	Approve with Conditions	14.01.2019
2018/19936/FUL	Mr David Holman	Glenholme Thacking Lane Ingleton Carnforth LA6 3EQ	Demolition of existing bungalow known as 'Glenholme' & erection of detached 4 bedroom house on same site	Approve with Conditions	16.01.2019
2018/19938/HH	Mr Kris Richards	3 Neville Road Gargrave Skipton BD23 3RE	Demolition of existing out buildings and construction of single storey garage	Approve with Conditions	10.01.2019
2018/19940/PNT	Zayo Group UK Limited	Procter Heights Farm Mitton Lane To Hawshaw Side Lothersdale Keighley BD20 8HN	Two containers within which telecommunications infrastructure will be installed.	Prior Approval Granted	14.01.2019
2018/19942/HH	Mr R McLernon	28 Skipton Road Gargrave Skipton BD23 3SP	First floor extension over portion of existing garage to side of main dwelling	Approve with Conditions	30.01.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19944/HH	Mr & Mrs Jonathan Ashton	2 Yew Tree Drive Low Bentham Lancaster LA2 7NR	Proposed single storey extension attached to existing garage (link detached) to form games room/home gym	Approve with Conditions	07.01.2019
2018/19957/HH	Mr & Mrs D Metcalfe	2 Park Place Hellifield Skipton BD23 4HB	Two storey side extension and single storey rear extension	Approve with Conditions	18.01.2019
2018/19962/FUL	Ms Rosemary Berry	Agricultural Building South Of Middle House Farm Park Lane Cowling Keighley BD22 0NH	Extension to existing steel portal frame building	Approve with Conditions	23.01.2019
2018/19963/FUL	Mr Peter Fawcett	Land South Of Butterhaugh Farm Church Street Gargrave Skipton BD23 3QY	Erection of agricultural shed	Approve with Conditions	07.01.2019
2018/19964/FUL	Buildakit Properties Ltd	10 Park Lane Terrace Park Lane Carleton Skipton BD23 3DL	Construction of 1 no. 3 bedroomed town house and 1 no. 1 bedroomed maisonette	Application Withdrawn	04.01.2019
2018/19966/CND	Mr John Wilson	Agricultural Building Land At Runley Mill Lane Settle BD24 9LF	Application to discharge condition no's. 3 (Landscaping) and 4 (Surface Water Drainage) of original planning approval 2018/19505/FUL granted 01.11.2018	DOC satisfactory	23.01.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19968/FUL	NHSPS	Castleberg Hospital Raines Road Giggleswick Settle BD24 0BN	Replacing the existing defunct Air Handling Units with new HTM compliant Air Handling Units. Flat roof replacement in 2 no. areas with new Bauder spec 3 layer felt system. Pitched roof replacement to the existing boiler house. Demolition and replacement of existing ramped and stepped access provision with new Approved Document M compliant ramp and stepped access. Creation of 1 no. additional disabled parking space.	Approve with Conditions	31.01.2019
2018/19969/FUL	Dechra Pharmaceuticals Manufacturing	Dechra Pharmaceuticals Manufacturing Snaygill Industrial Estate Keighley Road Skipton BD23 2RW	Proposed Security Building and New Vehicular Access	Approve with Conditions	15.01.2019
2018/19971/HH	Mr & Mrs Roe	Mount Pleasant 51 Duke Street Settle BD24 9AY	Proposed partial demolition of existing storage building, single storey rear extension and internal alterations.	Approve with Conditions	23.01.2019
2018/19973/HH	Mr & Mrs N Jefferson	6 Mains View Settle BD24 9JF	To construct single storey rear extension to provide open plan kitchen dining room	Approve with Conditions	10.01.2019
2018/19975/HH	Dr & Mrs A McFall	19 Gainsborough Court Skipton BD23 1QG	Proposed sun room extension to rear.	Approve with Conditions	23.01.2019
2018/19977/FUL	Thornley Leisure Parks Ltd	Gallaber Park Gallaber Long Preston Skipton	Siting of 4 glamping pods in lieu of 2 touring caravan pitches	Approve with Conditions	15.01.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19987/TPO	Mr Scott Thwaites	Goodenbergh Caravan Park Ravens Close Brow Low Bentham Lancaster LA2 7EU	Fell 1 no. Oak, 1 no. Beech, 1 no. Birch & 1 no. Hawthorn. Various crown works to 16 no. trees.	Approved Tree Work under TPO	17.01.2019
2018/19990/TCA	Giggleswick School	2 Ivy Fold Church Street Giggleswick Settle BD24 0BH	Remove 1 no. willow	Approve Tree Works in Conservation Area	04.01.2019
2018/19992/TPO	Mr Scott Chapman	The Cricket Pavillion Sutton Cricket Club Corn Mill Walk Sutton-in-craven Keighley BD20 7AJ	2 no. Lime & 1 no. Sycamore - Crown lift 5m. Removal of deadwod and any dangerous branches and thin throughout 15-20%	Approved Tree Work under TPO	04.01.2019
2018/19993/HH	Mr & Mrs Irving	Pergola At Longber Barn Longber Lane Burton In Lonsdale Ingleton LA6 3LA	Erection of oak pergola	Approve with Conditions	28.01.2019
2018/19996/HH	Mrs E Clare	6 Tarn Moor Crescent Skipton BD23 1LT	Proposed partial infill of terrace, formation of terrace extension and redirection of path.	Approve with Conditions	08.01.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19997/FUL	The Co-Operative Group	Co-op Petrol Whitefriars 9 Church Street Settle BD24 9JD	Exhumation and replacement of below ground fuel storage tanks with 2 no. new 45,000 litre below ground double skin steel monitored fuel storage vessels. Existing canopy over forecourt to be demolished and replaced with new in a 2 islands straight arrangement. New canopy over to be set at min 5m high above the highest forecourt level. The existing drainage petrol interceptor is to be exhumed and replaced with a new 10,000 litre class 1 vessel. Existing tank fuelling strategy to be abandoned and new above ground offset fill location to be installed in-between the 2 islands together with associated containment drainage, services and resurfacing. Existing tank vents to be replaced in existing location with new. New disabled parking bay as shown. 3 No. new parallel parking bays laid out to the site frontage. Existing air / water & Vac facility relocated to a more appropriate location. Existing compound to be replaced and extended to the rear of the shop to match existing. New timber frame canopy over formed over the rear delivery access door formed with timber posts & PVC-U sheeting. Existing shopfront to be replaced with new ATM position and new automatic sliding entrance door.	Approve with Conditions	28.01.2019
2018/19998/TCA	Leeds And Yorkshire Housing Association	12 Delaney Court Settle BD24 9HU	Remove 1 no. Elm	Approve Tree Works in Conservation Area	04.01.2019
2018/19999/CPL	Mr & Mrs Robert Bethell	26 Skipton Road Gargrave Skipton BD23 3SP	Single storey rear extension using matching materials and within permitted development measurements	Approve Cert. Lawful Devt	14.01.2019

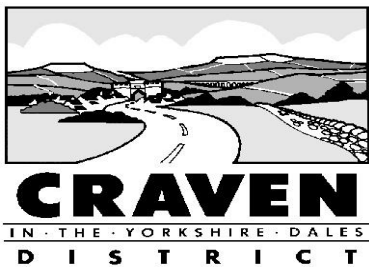
Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/20000/ADV	Just Citroen	Unit A Skipton Road Cross Hills Keighley BD20 7DS	3NR Peugeot 6m High Flag Poles/Banners, 1NR Peugeot Totem Sign, 2NR Peugeot Corner Lights, 2NR 450mm High Peugeot Signage, 1NR 900mm High Peugeot Lion, 1NR Entrance Portique and 1NR 225mm High Dealer Name Signage.	Approve with Conditions	28.01.2019
2018/20002/TCA	Mr Stephen Maxwell	6 Garden Terrace Lothersdale Keighley BD20 8ER	T1 & T2 Ash - Remove.	Approve Tree Works in Conservation Area	04.01.2019
2018/20003/TCA	Miss Hayley Cutler	5 Greenroyd Court Sutton-in-craven Keighley BD20 7NY	Fell 2 no. Silver Birch	Approve Tree Works in Conservation Area	04.01.2019
2018/20019/CND	Mr Duncan Morrison	Greenways Newby Cum Clapham Lancaster LA2 8HS	Application to discharge condition no. 3 on original planning approval referenced 18/2016/16930 granted 27 June 2016	DOC satisfactory	31.01.2019
2018/20014/HH	Mr & Mrs Justin Doyle	6 Crossley Place Skipton BD23 1PZ	Single storey rear extension and raised terrace	Approve with Conditions	29.01.2019
2018/20017/FUL	Thorntons	39 Main Street Cross Hills Keighley BD20 8TA	Change of use to mixed use as a shop, cafe and takeaway.	Approve with Conditions	25.01.2019
2018/20026/PNAG	Mr P Barker	Land At Anchor Croft Farm Hellifield Road Gargrave Skipton BD23 3NA	Prior Notification for extension to existing forestry building.	PN Refuse and Application Required	09.01.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/20027/TCA	Darren Best Garden And Tree Services	Westways Low Lane Draughton Skipton BD23 6EA	Remove 1 no. Holly. Reduce and thin 1 no. Rowan by 20%.	Approve Tree Works in Conservation Area	17.01.2019
2018/20043/TPO	Miller Homes	Development Site On A6131 The Bailey Skipton	Fell 3 no. Elder and crown lift 1 no. Hawthorn to 2 meters.	Approved Tree Work under TPO	17.01.2019
2018/20054/HH	Mrs A Musa	42 Raikeswood Drive Skipton BD23 1LY	Proposed conversion and extension of existing garage to form granny annexe	Approve with Conditions	31.01.2019
2019/20066/CND	Malsis Limited - Seddon	Malsis Colne Road Glusburn Keighley	Application to discharge condition no. 9 of listed building consent referenced 32/2016/17098 granted 16.02.2018	DOC satisfactory	31.01.2019

Planning Committee Report of New Complaints Registered **From 22/12/2018 to 29/01/2019**

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/02985/2019	Development not carried out in accordance with 63/2015/16300	Land To The South Of Burnside Crescent Skipton	Skipton West
ENF/02986/2019	Construction of car parking bay for 4 cars	Field To The Rear Of Keltus Avenue Crosshills	Glusburn
ENF/02987/2019	Unauthorised structures and possible use for business	Land To South Crag Lane Sutton In Craven	Sutton-in-Craven
ENF/02990/2019	Alleged untidy property	4 Church Street Giggleswick Settle BD24 0BE	Penyghent
ENF/02991/2019	Erection of large red sign	33 Raikeswood Road Skipton BD23 1NB	Skipton North
ENF/02992/2019	Alleged unauthorised erection of agricultural building	Bowsber Farm Clapham Bypass Underpass To Bowsber Clapham Ingleton LA2 8HJ	Ingleton And Clapham
ENF/02993/2019	Potential change of use to residential training centre	Laurel Bank 3 Shires Lane Embsay Skipton BD23 6RR	Embsay-with-Eastby

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/02994/2019	Untidy land and caravan	22 Meadow Lane Cononley Keighley BD20 8NB	Aire Valley With Lothersdale
ENF/02995/2019	Extension allegedly not built in accordance with approved plans. Extension and increasing the height of decking Erection of fence to the rear	Park House Park Lane Cowling Keighley BD22 0NH	Cowling
ENF/02996/2019	Installation of hot tubs in 11 caravans	Rivers Edge Holiday Home & Lodge Park Bentham Road Ingleton North Yorkshire LA6 3HR	Ingleton And Clapham
ENF/02997/2019	Is development being carried out in accordance with the approved permissions?	Allen Green And Son Ltd North Road Sutton-in-craven Keighley BD20 7PQ	Sutton-in-Craven



Planning Enforcement
 Craven District Council
 1 Belle Vue Square
 Broughton Road
 SKIPTON
 North Yorkshire
 BD23 1FJ
 Telephone: 01756 706254

Planning Committee Report of Cases Closed **Between 22/12/2018 and 29/01/2019**

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
2469/2016	7th September 2016	17th January 2019	Not Expedient	Under planning decision 30/2016/17109 the advertisements approved are not to be internally illuminated. The advertisements concerned have been installed today and internal illumination is incorporated in them.	United Co-Operatives Ltd 21 High Street Gargrave Skipton North Yorkshire BD23 3RA	Gargrave And Malhamdale
2592/2017	20th January 2017	9th January 2019	Case Closed	Will all stones, soil and building materials currently being stored nearby be removed once construction of 65/2015/16180 is finished.	Stirton Grange Stirton Lane Stirton Skipton North Yorkshire BD23 3LN	Gargrave And Malhamdale
ENF/02846/2018	10th April 2018	8th January 2019	Breach Resolved	Large concrete structure being built.	4 Haw Grove Hellifield Skipton BD23 4JA	Hellifield And Long Preston

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/02861/2018	2nd May 2018	9th January 2019	Case Closed	Installation of boiler flue on front of property	2 Hothfield Terrace Carleton Road Skipton BD23 2AX	Skipton West
ENF/02862/2018	2nd May 2018	15th January 2019	Breach Resolved	Alleged unauthorised extractor system at rear of property	Bollywood Cottage 60 - 62 High Street Gargrave Skipton BD23 3LX	Gargrave And Malhamdale
ENF/02898/2018	18th July 2018	25th January 2019	Case Closed	Installation of 2 x air conditioning units.	Toller Court Shortbank Road Skipton BD23 2TT	Skipton North
ENF/02909/2018	1st August 2018	22nd January 2019	Breach Resolved	1) Side extension allegedly encroaches onto neighbouring land. 2) Dining room extension and conservatory at rear allegedly too high. 3) Unauthorised pergola on raised platform?	63 Shortbank Road Skipton BD23 2LQ	Skipton East
ENF/02919/2018	24th August 2018	17th January 2019	Case Closed	Silo having been erected on site.	Land Off Skipton Bypass To The Bailey Skipton	Skipton North
ENF/02920/2018	24th August 2018	25th January 2019	Case Closed	Large building having been erected.	Castleys Church Road Thornton In Craven Skipton BD23 3TJ	West Craven

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/02938/2018	27th September 2018	9th January 2019	No Breach	Houses not being built in accordance with approved plans. Too high?	Pennine Haulage Brow Garage Rook Street Lothersdale Keighley	Aire Valley With Lothersdale
ENF/02939/2018	27th September 2018	11th January 2019	Case Closed	Potential change of use of upstairs restaurant to living accommodation. 2 windows and 1 door in side elevation abutting the car park.	13 Main Street Cross Hills Keighley BD20 8TA	Glusburn
ENF/02945/2018	17th October 2018	9th January 2019	Case Closed	Breach of condition 7 to application 2018/19203/ADV	Mercedes Benz Keighley Road Skipton BD23 2TA	Aire Valley With Lothersdale
ENF/02974/2018	7th December 2018	17th January 2019	Case Closed	Change of use from residential to holiday let. Hot tub having being installed causing issues.	Windrush Four Lane Ends Station Road Settle BD24 0AE	Penyghent
ENF/02975/2018	12th December 2018	9th January 2019	Case Closed	Un-authorised advertisement advertising 'Alexanders Restaurant'.	Burger King Roundabout (A59/A65) Gargrave Road Skipton North Yorkshire BD23 1UD	Gargrave And Malhamdale

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/02977/2018	12th December 2018	9th January 2019	Other Reason	Conservatory- Permitted development removed under planning application ref: 5/63/2231/B under condition no. 13.	10 Whinfield Court Skipton BD23 2UY	Skipton West
ENF/02981/2018	18th December 2018	15th January 2019	No Breach	Additional window in extension (approved under application 63/2017/18117) which is non-obscure and opening	16 Park Wood Crescent Skipton BD23 1UF	Skipton North
ENF/02982/2018	19th December 2018	15th January 2019	No Breach	Multi- coloured structure having been created at the back of the village hall.	Cowling Village Hall Acre Road Cowling Keighley BD22 0FN	Cowling