

## **PLANNING COMMITTEE**

20<sup>th</sup> November 2018

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

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

Ward Representatives : Councillors Brown (Applications 2018/19487/FUL and 2018/19691/FUL), Dawson (2018/19308/FUL), Mercer (2018/19788/FUL) and Myers (2018/19508/FUL).

Apologies for absence were received from Councillor Thompson.

Start: 1.35pm

Finish: 17:30pm

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

The minutes of the Committee's meeting held on 22<sup>nd</sup> October 2018 were confirmed and signed by the Chairman.

### **Minutes for Report**

PL.889

#### **DECLARATIONS OF INTERESTS AND LOBBYING**

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

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

Application 2018/19508/FUL : Councillors Whitaker and Harbron repeated their declarations made at Minute PL.881(a) at which they had declared interests under Appendix B and Paragraph 15 respectively of the Council's Code of Conduct; they both withdrew to the public seating area taking no part in the discussion or vote. Councillor Heseltine drew attention to his position as a trustee of the Tarn Moor Trust, he indicated that he did not feel able to impartially determine the application and therefore withdrew to the public seating area taking no part in the discussion or vote.

##### **b. Lobbying**

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

Application 2018/19308/FUL : The Chairman and Councillors Brockbank, Harbron, Heseltine, Rose, Lis and Shuttleworth indicated that they had received lobbying against this application.

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

Application 2018/19508/FUL : All Members of the Committee had been lobbied against this application.

PL.890

### **PUBLIC PARTICIPATION**

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

Application 2018/19308/FUL Councillor G Bell (for Skipton Town Council)  
Mr J Bollen (objector / for objectors)  
Mrs R Child (for the applicant)

Application 2017/19635/FUL Mr M Brennand (applicant)

Application 2018/19508/FUL Ms J Ledwon (for Stirton with Thorlby Parish Meeting)  
Ms J Andrews (objector / for objectors)  
Mr G Salisbury (for the applicant)

Application 2018/19691/FUL Mr L Binns (for the applicant)

Application 2018/19788/FUL Mr W Cartwright (for the applicant)

PL.891

### **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:-

63/2015/16300 Construction of 39 no houses and associated access roads, land to the south of Burnside Crescent, Skipton – Approved.

63/2017/18096 Application to discharge condition no 2 of planning approval 63/2017/17809 provision to direct run-off water from the hard surface within the curtilage of the application property, 35 Hurrs Road, Skipton - Condition satisfactorily discharged..

2017/18427/TPO Fell 1 no. Horse Chestnut, 1 no. Sycamore and 1 no. Maple, All trees replaced with 1 oak and 2 beech, 13 Beech Hill Road, Carleton - Application withdrawn.

2017/18559/CND Application to discharge condition no's 4 (external materials) and 5 (landscaping) of planning permission referenced 22/2016/17141 granted 30/11/2016, Carr Head, Cowling - Condition not satisfactorily discharged.

2017/18633/FUL Construction studio workshop for business use, Carr Head Hall, Cowling - Approved with conditions.

2017/18874/FUL Retrospective application for change of use from disused shed into small kennels with run for dog day care business, Cragstones, Crag Lane, Sutton-in-Craven - Application withdrawn.

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

2018/18930/HH Increase roof height of existing garage and convert first floor to home office/study, Gill Barn, Lane House Road, Cowling - Approved with conditions.

2018/18989/HH Full planning permission application for the raising of a roof and utilisation of loft as living space. The application includes a proposed window to garage and lean-to bike store, The Estate Barn, Moorber Lane, Coniston Cold - Approved with conditions.

2018/19082/FUL Construction of single storey canine hydrotherapy centre with creation of new access and off street parking, Nuttercote Farm, Thornton in Craven – Refused.

2018/19245/CND Application to discharge condition 3 of original listed building consent reference 32/2016/17098, Malsis School, Glusburn - Condition satisfactorily discharged.

2018/19292/FUL Renewal of planning application 72/2004/4468 (part) to allow extension of curtilage of existing caravan park to form 51 static caravan pitches, Bowland Fell Park, Tosside - Approved with conditions.

2018/19335/FUL Internal alterations including the relocation of the WC's to first floor to increase the trade area. New openings to building exterior to facilitate internal alterations. New kitchen and pizza oven and extraction systems, Cross Keys Hotel, Skipton - Approved with conditions.

2018/19336/LBC Internal alterations including the relocation of the WC's to first floor to increase the trade area. New openings to building exterior to facilitate internal alterations. New kitchen and pizza oven and extraction systems, Cross Keys Hotel, Skipton - Approved with conditions.

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

2018/19426/FUL Retrospective application for change of use of garden room to holiday let, Stoney Croft, 3 Skipton Road, Gargrave – Refused.

2018/19401/VAR Application to vary condition no. 6 of original planning consent reference 22/2014/14892 and Listed Building consent reference 22/2014/14903, Higher Stone Head Farm, Cowling - Application withdrawn.

2018/19431/HH Single storey side extension to provide additional bedroom and store room with first floor veranda, 7 Skipton Road, Hellifield - Approved with Conditions.

2018/19484/HH Replacement of existing bay window with patio doors, and formation of a level landing to provide access to front of dwelling. Excavation to form lift shaft and stepped retaining walls to be installed, 63 Long Meadow, Skipton - Approved with Conditions.

2018/19523/HH Replacement windows and front door, 2 Green Croft, Settle - Approved with Conditions.

2018/19565/HH Erection of a two storey extension to the north of the property, 22 Park Crescent, Hellifield - Approved with Conditions.

2018/19574/FUL Agricultural building for storage of machinery, hay, straw and accommodation for livestock, Greenlands Farm, Rarber Top Lane, Ingleton - Approved with Conditions.

2018/19575/HH Demolition of a double garage and retaining wall, along with a reduction of ground levels to the rear of the property by approximately 1m. Construction of a new single garage, at the reduced ground level, and new retaining wall along widened driveway. Construction of a single storey, flat roof extension to the rear of the property, giving enlarged kitchen and bedroom space. Construction of a dormer to the rear of the property giving additional space for a family bathroom and study. Erection of a replacement 1.8m wooden fence between No 11 and No 13, Grovelands, 11 Booth Bridge Lane, Thornton in Craven - Approved with Conditions.

2018/19578/TPO Fell 1 no. Maple, 56 Carleton Avenue, Skipton - Approved.

2018/19587/HH Retrospective application for the creation of raised area to the front of no. 4 Greta Heath to form level garden area, 4 Greta Heath, Ingleton - Approved with Conditions.

2018/19599/HH Conversion of existing ancillary accommodation (stores and garages) to provide garage and annex accommodation ancillary to existing dwelling, Fairacre, West Fold, Lothersdale - Approved with Conditions.

2018/19601/FUL Conversion and alteration of existing grouping of barns and cottage to form 3 no additional dwellings, Barn to Halsteads, Thornton in Lonsdale, Ingleton - Approved with Conditions.

2018/19632/HH Replacement of tanilized wood fencing with dry stone wall to 1.2m high (section A on plan); mortared wall (section B on plan) to match existing wall (section D on plan); remove fence and leave open (section C on plan), 2 High Castle, Skipton - Approved with Conditions.

2018/19612/ADV Advertisement application for new fascia sign and projecting sign, 4 Sheep Street, Skipton - Approve with Conditions.

2018/19641/VAR Application to vary condition 3 of original planning approval referenced 2017/18328/HH to change the interior window construction from timber to aluminium, Lodge Bank Cottage, Westhouse, Ingleton - Approved with Conditions.

2018/19616/COU Change of use of land to residential garden curtilage, 25 Tile Close, Skipton - Approved with Conditions.

2018/19619/CND Application to discharge conditions 3, 4, 6, 8 and 9 of original planning approval 45/2017/18062 (APP/C2708/W/17/3190127) allowed on appeal 06.03.2018, Land North of Rarber Top Lane, Rarber Top Lane, Ingleton - Conditions satisfactorily discharged..

2018/19621/TPO Prunus-G1 - branches to be lopped and trimmed, 58 Carleton Avenue, Skipton - Approved.

2018/19623/TPO T1 Oak - Crown lift to 5 metres and thin by 10%, 21 Westwood, Carleton - Approved.

2018/19627/FUL Extension to existing agricultural building, Wellside, Lothersdale Road, Glusburn - Approved with Conditions.

2018/19631/COU Change of use of agricultural land to visitor parking spaces, Park Cottage, Park Lane - Approved with Conditions.

2018/19642/HH Extension and alteration to bungalow including raising of the roof height, Glenholme, Thacking Lane, Ingleton - Approved with Conditions.

2018/19638/LBC Listed building consent application for erection of single storey first floor extension to existing rear annex, The Water Tower, Station Road, Settle – Refused.

2018/19643/HH Construction of side extension bedroom over garage, 17 Town Head Way, Settle - Approved with Conditions.

2018/19637/HH Erection of single storey first floor extension to existing rear annex, The Water Tower, Station Road, Settle – Refused.

2018/19644/CND Application to discharge condition no. 3 (drainage), condition no. 4 (water supply), condition 5 (water protection plan), condition 6 (contamination phase I), condition 7 (contamination phase II), condition 8 (remediation), condition 9 (validation report), condition 10 (construction method), condition 11 (building materials), condition 14 (boundary wall) on planning application referenced 2018/19100/FUL granted 01 August 2018, Pennine Haulage Brow Garage, Rook Street, Lothersdale - Split Decision.

2018/19645/TPO T1 Hornbeam - reduce crown spread by 1m. T2 Beech - Remove the lowest limb. T3 Ash - Reduce height by 2m. T4 Beech - Reduce height by 3m. T5 Beech – Crown thin by 5%. T6 Beech - Crown thin by 5% and reduce spread all round to 5m. 11 Gainsborough Court, Skipton - Split Decision.

2018/19651/HH Single storey replacement sun room extension, 20 Airedale Mews, Skipton - Approved with Conditions.

2018/19652/TCA T1, T2 & T3 - Leylandii – Fell, Approve Tree Works in Conservation Area, 16 Low Street, Burton in Lonsdale - Approved.

2018/19655/LBC Application for listed building consent for the provision of one new (replacement) waiting shelter, one existing waiting shelter refurbishment, the provision of a single TVM and CCTV, Bentham Railway Station, Station Road - Application withdrawn.

2018/19657/LBC Application for listed building consent for the provision of one automated Ticket Vending Machine (TVM) and two Customer Information Screens (CIS) with PA and CCTV on Platforms, Hellifield Station, Station Road - Approved with Conditions.

2018/19664/HH Construction of cat slide dormer windows to east and west roof slopes, 4 Raikes Avenue, Skipton - Approved with Conditions.

2018/19669/LBC Application for listed building consent for conversion of existing staff room into a classroom including the replacement of existing windows, forming a new door opening and

associated ramped/stepped access arrangements externally, Cedar House School, Low Bentham - Approved with Conditions.

2018/19672/FUL Proposed new build detached three bedroom dwelling, adjacent 9 Black Abbey Lane, Glusburn - Approved with Conditions.

2018/19673/HH Repositioning of boundary wall to provide adequate visibility splays (Highway improvements) to existing driveway entrance (resubmission of application 2018/18946/HH), Westfield House, Matthew Lane, Low Bradley - Approved with Conditions.

2018/19677/HH Proposed timber shed on site of former greenhouse, Hamble Crest, Nethergill Lane, Cononley - Approved with Conditions.

2018/19678/HH Construction of upper storey to existing garage to create annexe, Ashburn House, 1 Skipton Road, Gargrave - Approved with Conditions.

2018/19680/CPL Application for Certificate of Lawful Development for proposed single storey rear extension, 26 Regent Road, Skipton - Approved.

2018/19682/OUT Outline application with some matters reserved for construction of new two bedroom annexe, rear of 35 Lytham Gardens, Skipton – Refused.

2018/19685/VAR Retrospective application to vary condition no's 3, 4 and 5 of original planning approval referenced 22/2015/16045 to vary the conditions to be post-commencement so that they may be discharged, Green Syke Farm, Colne Road, Cowling - Approved with Conditions.

2018/19686/NMA Non material amendment to original planning approval referenced 22/2015/16045 for 1) To change the barn arch to a flat lintel, 2) To make rear first floor windows larger, 3) To add a small window to front elevation, 4) To replace a door with a small window to the rear elevation, Green Syke Farm, Colne Road, Cowling - Approved.

2018/19689/COU Retrospective application for change of use from office B1a to C3 Residential, Unit 13, High Corn Mill, Skipton - Approved with Conditions.

2018/19690/LBC Change of use from office B1a to C3 Residential, Unit 13, High Corn Mill, Skipton - Approved.

2018/19694/HH Proposed single storey rear cloaks and porch extension, 10 Craven Terrace, Settle - Approved with Conditions.

2018/19697/TCA T 1 Holly – Fell, T 2 Laurel- Fell, T 3 Holly – Fell, T 4 Hawthorn – Fell, Yellow Cottage, Low Lane, Draughton - Approved.

2018/19699/CND Application to discharge Condition no. 3 (boundary treatment) from original application number 2018/19405/HH granted 17.08.2018, 39 Midland Terrace, Station Road, Hellifield - Condition satisfactorily discharged.

2018/19700/LBC Application for listed building consent for rebuilding of steps to the front elevation with new handrails. New paving to rear to allow disabled access to first floor, The Folly, Victoria, street, Settle - Approved with Conditions.

2018/19701/TCA Tree 1 - Beech – Fell, Tree 2 - Birch - Crown thin by 20% maximum, 10 Crosshills Road, Cononley - Approved.

2018/19702/FUL Full planning application for demolition of existing structures and development of eight dwellings (resubmission of non-determined application referenced 2018/18965/FUL), land north of Kings Mill Lane, (Former NYCC Depot), Settle - Refused.

2018/19706/HH Addition of en-suite to first floor level within barn together with access from main bedroom, Calf Cop Farm, Burton Road, Low Bentham - Approved with Conditions.

2018/19707/LBC Listed building consent for the addition of en-suite to first floor level within barn, together with access from main bedroom, Calf Cop Farm, Burton Road, Low Bentham - Approved with Conditions.

2018/19708/MMA Application for a minor material amendment to vary condition 2 (plans condition) of original planning approval referenced 2017/18670/FUL, land at Moorgarth, Ingleton - Approved with Conditions.

2018/19710/FUL Restoration of farmhouse, outbuildings and barns to create one family dwelling, Crow Nest Barn, Crow Nest Road, Austwick - Approved with Conditions.

2018/19711/LBC Listed building consent for restoration of farmhouse, outbuildings and barns to create one family dwelling, Crow Nest Farmhouse, Crow Nest Road, Austwick - Approved with Conditions.

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

2018/19716/CND Application to discharge condition no's 3, 4 and 5 of original planning approval referenced 2017/18617/FUL granted 12/12/2017, Unit 5, Enterprise Way, Airedale Business Centre, Skipton - Condition satisfactorily discharged.

2018/19718/TCA Removal of two trees, Brindley Mill, Pinder Wharf, Lower Union Street, Skipton - Approved.

2018/19719/FUL Demolition of stables and construction of dwelling house, incorporating previous permission for part demolition and conversion, Binns Lane Farm, Binns Lane, Glusburn - Approved with Conditions.

2018/19724/TCA 2 no. Beech, 2 no. Fir & 1 no. Ash - Crown topping under telephone wires and cutting back of branches to clear the footpath, land to the rear of 12 High Hill Grove Street, Settle - Approved.

2018/19728/HH Single storey rear extension, Newlands Croft, Skipton Road, Gargrave - Approved with Conditions.

2018/19732/FUL Retention of existing multi-purpose agricultural building with a proposed 5m x 3.6m extension to house livestock, Ingleborough View Barn, Burton in Lonsdale - Approved with Conditions.

2018/19733/TCA Fell 1 no. Scots Pine, land to rear of 19 Park Avenue, Gargrave Road, Skipton - Approved.

2018/19734/TCA Fell 1 no. Silver Birch. Removal of lower branches on 1 no. Holm Oak, The Folly, Victoria Street, Settle - Approved.

2018/19741/TCA Remove 1 no. Silver Birch & 1 no. Cherry, 26 Skipton Road, Cononley - Approved.

2018/19744/TCA Fell 1 no. Conifer, 2 West View, Cowling - Approved.

2018/19758/CND Application to discharge condition no's 3 (Dust Management), 4 (Contamination Report) & 5 (Structural Report) of original planning approval referenced 2017/18282/FUL granted 25.10.2017, Merritt and Fryers, Skipton - Conditions satisfactorily discharged.

2018/19766/CND Application to discharge condition no. 3 (Noise Attenuation) of original planning approval referenced 2018/19414/FUL granted 04.09.2018, Springholme, Otley Road, Skipton - Condition satisfactorily discharged.

2018/19769/TCA T1 - Ash - Crown Lift, 4 Victoria Terrace, Ings Lane, Low Bradley - Approved.

2018/19770/TCA T1 - Sycamore - Crown Lift to 4.5 metres. Reduce back from property side by 1.5 m approx. Clear Round BT lines by approx. 0.5 m where possible, 77 High Street, Skipton - Approved.

2018/19777/TPO Remove 2 no. Birch, 8 Court Lane, Skipton - Split Decision.

2018/19793/TCA T1 - Ash - Removal, T2 - Chestnut & T3 - Sycamore - Prune back from the house by 2 - 3 metres. Light reduction to balance crown, T4 - Beech - Crown lift by 2 - 3 metres, trees in park adjacent to 30 Main Street, Embsay - Approved.

2018/19795/TCA T28 - Maple - Thinning and crown reduction, Christ Church, Skipton - Approved.

2018/19797/TCA T1 - Wild cherry - Raise crown to clear bus route, T2 - Horse Chestnut - Raise crown to clear branches from ground - Draughton Village Green – Approved.

2018/19811/CND Application to discharge part of condition no. 3 (pointing mortar mix) of listed building consent referenced 2018/19390/LBC granted 31.07.2018, White House, Chapel Lane, Halton East - Condition satisfactorily discharged.

## **b. Applications**

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

### **Permission Granted**

**2018/19691/FUL Proposed bungalow, land off Netherghyll Lane, Town Head Farm, Gibside Lane, Cononley.**

#### Conditions

##### Time Limit for Commencement

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

##### Approved Plans

2. This permission relates to the following plans:

- Drawing No. P1916/001a "Sections as Proposed" received 11th October 2018.
- Drawing No. P1916/002a "Plans as Proposed" received 11th October 2018.
- Drawing No. P1916/004a "Proposed Site Plan" received 11th October 2018.
- Drawing No. P1916/005a "Location Plan" received 11th October 2018.
- Document titled "Survey Details for Trees" received 31st August 2018.
- Document titled "Design and Access Statement" received 31st 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.

##### 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. A sample panel of walling, of at least 2m<sup>2</sup> 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;
- b. samples of the proposed roof slates have been made available for inspection.

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

##### Before the Development is Occupied

4. 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

### Ongoing Conditions

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

6. The occupiers of the dwelling hereby approved shall access and egress the property by the westernmost access onto Netherghyll lane only (as detailed within the site area defined on the approved location plan) and shall not use the access from Gibside Lane onto Main Street at any time. the access to Main Street shall be kept gated and locked at all times save for periodic use by any third party that has a right to use the access and is not resident in or visiting the approved dwelling.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no development consisting of the enlargement, improvement or other alteration of the dwellinghouse, nor the erection of any outbuildings, nor the erection or installation of any walls, fences, gates or other means of enclosure within the curtilage of the dwellinghouses hereby approved shall take place without the prior written approval of the Local Planning Authority.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) the garages hereby approved shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

### Informatives

1. It is the responsibility of the developer to ensure that the development is undertaken in accordance with Part B5 of Schedule 1 of the Building Regulations 2000 in order that suitable access and facilities for the fire service have been provided..

2. No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. -Applicants are advised to contact the County Council's Access and Public Rights of Way tem at County Hall, Northallerton via [paths@northyorks.gov.uk](mailto:paths@northyorks.gov.uk) to obtain up-to-date information regarding the line of the route of the way. the applicant should discuss with the Highway Authority any proposals for altering the route.

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

**2018/19722/MMA Minor material amendment application relating to front and rear dormers added to approved two storey extension under reference number 17/2017/17744 granted 11/04/2017. Drawings 498-03 and 04 to replace Drawings 236.12 Rev B and 236.13 Rev C received by the Local Planning Authority on 2<sup>nd</sup> March 2017, Applegarth, Beech Hill Road, Carleton.**

### Conditions

#### Approved Plans

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

- Drawing No. 498.03 received 08th September 2018.
- Drawing No. 498.04 received 08th 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.

#### Ongoing Conditions

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

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

#### Delegated Authority

**2018/19487/FUL Proposed development of 3 no. two bedroom timber holiday lodges including associated parking spaces, land to south of Throstle Nest Farm, Woodside Lane, Cononley** – the Planning Manager was authorised to approve this application subject to prior clarification of the arrangements for foul drainage and subject also to the conditions listed below being amended / extended as follows:-

- a. To include a requirement that the site owner maintains a register of lettings.
- b. To require provision of electric vehicle charging points.
- c. The landscaping scheme to be submitted under Condition 3 to include planting to address concerns regarding views of the site from across the valley and from the railway line.
- d. Surface water drainage arrangements to make use of soakaway to help reduce run-off from the site.

#### Conditions

##### Time Limit for Commencement

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

##### Approved Plans

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

- Drawing no. 447-01 Received by the Council on 28 June 2108
- Drawing no. 447-03 rev C Received by the Council on 18 October 2018
- Drawing no. 447-04 rev C Received by the Council on 18 October 2018
- Drawing no. 447-05 rev C Received by the Council on 18 October 2018

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

##### Before the Development is Occupied

3. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, prior to the development being occupied, 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 thereafter 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.

#### Ongoing Conditions

4. The units hereby approved shall only be occupied as short term holiday accommodation and shall not used or occupied as permanent residential units at any time.

5. Prior to the caravan/lodges units being brought onto site, details of the external treatment of the units shall be submitted to and approved in writing by the local planning authority and carried out in accordance with the approved details prior to the units being occupied and shall thereafter be retained.

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

### Permission Refused

**2018/19308/FUL Removal of existing planting and metal staircase and erection of new development comprising ground floor retail unit (Class A1) and 4 no. apartments with reconfiguration of public space and entrance to shopping centre, land adjacent to Craven Court Shopping Centre, Otley Street, Skipton** – the Planning Manager, in consultation with the Chairman and Vice-Chairman, to formulate appropriate reasons for refusal based on grounds of

- a. The adverse impact on the Skipton Conservation Area / street scene and neighbouring listed buildings.
- b. The adverse impact on the amenity of the area arising from the loss of the open space, and
- c. Impact on the amenity of residential 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)(\*)

**2018/19635/FUL Proposed rebuilding of derelict property formerly known as 'Marywood Moss House' to form new dwelling, Nutstile House Farm, Langber End Lane, Ingleton.**

#### Reasons for Refusal

In the absence of information to the contrary, the proposal is a new build dwelling in an isolated location in the open countryside for which no justification has been put forward and is therefore contrary to paragraph 79 of the National Planning Policy Framework.

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)(\*)

It was requested that voting on the motion to refuse the above application be recorded.

For : Councillors Baxandall, Harbron, Heseltine, Morrell, Place, Sutcliffe and Whitaker.

Against : Councillor Lis.

Abstained : Councillors Brockbank, Rose and Shuttleworth.

**Consideration Deferred**

**2018/19508/FUL Extension of existing caravan site for a further 38 static caravans, 10 camping pods and a multi-use sports court area, formation of new road layout and associated works, Tarn Caravan Park, Stirton – to enable clarification of**

- a. the Highway Authority's responses regarding the need or otherwise for conditions in respect of visibility splays at the junction with White Hills Lane, and
- b. the position in respect of maintenance of the existing visibility splays and associated roadside verges (SV) (\*)

**2018/19788/FUL Change of use of vacant field to C3 and siting of 2 houses, land adjacent to Freegate / Nan-Scar, Cowling – deferred pending a site visit. (\*)**

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

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

PL.892

**PLANNING ENFORCEMENT**

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 11<sup>th</sup> September 2018 to 6<sup>th</sup> November 2018.

**Minutes for Decision**

- None -

Chairman.