

## **PLANNING COMMITTEE**

17<sup>th</sup> December 2018

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

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

Ward Representatives : Councillors Brown (Application 2018/19910/MMA), Mercer (2018/19788/FUL) and Myers (2018/19508/FUL).

Apologies for absence were received from Councillors Heseltine and Morrell.

Start: 1.35pm

Finish: 19:02pm

Councillor Lis left the meeting at 5pm

Councillor Place left the meeting at 5.30pm

Councillor Rose left the meeting at 6.05pm

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 20<sup>th</sup> November 2018 were confirmed and signed by the Chairman.

### **Minutes for Report**

PL.893

#### **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:

Minute PL.895 : Anley Crag Business Park, Settle - Application 62/2017/18064 : Councillor Lis took no part in the consideration of this matter, indicating that he had a conflict of interest and therefore felt unable to participate.

Application 2018/19508/FUL : Councillors Whitaker and Harbron repeated their declarations made at Minutes PL.881(a) and PL.889(a) at which they had declared interests under Appendix B and Paragraph 15 respectively of the Council's Code of Conduct; they both withdrew from the room 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 2018/19747/FUL : Councillor Shuttleworth indicated that he had received lobbying against this application.

PL.894

#### **PUBLIC PARTICIPATION**

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

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 2018/19910/MMA	Ms L Hunt (objector)
Application 2018/19739/COU	Councillor E Jaquin (for Skipton Town Council) Mr R Beck (objector / for objectors) Mr N Claxton (applicant)
Application 2018/19817/HH	Councillor E Jaquin (for Skipton Town Council)
Application 2018/19747/FUL	Councillor E Jaquin (for Skipton Town Council) Ms E Knowles (objector / for objectors) Mr A Clark (for the applicant)
Application 2018/19367/FUL	Councillor E Jaquin (for Skipton Town Council) Mr B Horsley (for the applicant)
Application 2018/19788/FUL	Mr W Cartwright (for the applicant)
Application 2018/19464/HH	Ms M Harrison (objector) Mr O Pursglove (for the applicant)

PL.895

**PROPOSED MIX USE DEVELOPMENT ANLEY CRAG BUSINESS  
PARK SETTLE – APPLICATION 62/2017/18064**

Further to Minute PL.895/18-19, at which the Committee had authorised the Planning Manager to approve the following application subject to a prior Section 106 Agreement, the Planning Manager submitted a report informing the Committee that it had subsequently come to light that a second consultation response from the Yorkshire Dales National Park Authority objecting to the proposed development on grounds of landscape impact, had not been captured to the public file, and had therefore not been considered within the case officer's report presented on 24<sup>th</sup> September 2018. In its original response dated 13<sup>th</sup> June 2017 the Park Authority had not objected to the development, but had requested appropriate landscaping improvements.

62/2017/18064 Outline application with some matters reserved for an employment led mixed-use development, comprising the construction of a new Business Park incorporating B1 Business Units, B2 General Industrial units, a car dealership and residential development, Anley Crag Business Park, land to the west of the B6480 (Skipton Road), Settle.

The Planning Manager pointed out that landscape impact had been fully covered within the September committee report, and that had the Park Authority's objection been presented at that time the recommendation would still have been one of seeking authority to approve the application. It was also reported that whilst the views of the Yorkshire Dales Society on the application had been summarised in the September committee report, the full representations had not been available on the Council's website. That had now been corrected.

Note : Prior to consideration of the Planning Manager's report, and in accordance with the Council's Access to Information Procedure Rules ( Category 5 - Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings), the Committee moved into excluded session to receive advice from the Legal Services Manager.

**Resolved** – (1) That the representations of the Yorkshire Dales National Park Authority and the Yorkshire Dales Society submitted in respect of Application Ref 62/2017/18064 are noted.

(2) That the decision of the Planning Committee on 24<sup>th</sup> September 2018 to grant delegated authority to the Planning Manager to grant conditional planning permission in respect of application ref. 62/2017/18064, subject to the applicant entering into a prior Section 106 agreement to secure the phasing and delivery of the employment

land and commuted sum contributions to off-site open space provision to meet the quality deficiency in the Settle area, is re-affirmed.

PL.896

## **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:-

2018/19352/FUL Proposed development of 6 light industrial/commercial units (B1/B2 use class) - amended design and layout pursuant to extant planning permission 32/2008/8571, land to south east of Riparian Way, Cross Hills - Approved with Conditions.

2018/19444/FUL Erection of ten semi-detached houses and twenty-four apartments, former allotments and garages, Broughton Road - Approved with Conditions.

2018/19479/VAR Application to remove condition no 13 (the live/work restriction) on planning application reference number 24/2010/10746, Water Mill, Low Lane, Draughton – Refused.

2018/19550/FUL Change of use of land from Former Railway Goods Yard to site 9 no. holiday lodges (Phase 2), former railway goods yard, Clapham Station - Application Withdrawn.

2018/19573/HH Proposed replacement porch, detached garage and single storey pitched roof rear extension with enlarged decking area, 3 Wood Close, Skipton - Approved with Conditions.

2018/19600/MMA Application for minor material amendment to approval 32/2016/17650 to allow for an increase in residential accommodation, 19 to 25 Main Street, Cross Hills - Application Withdrawn.

2018/19649/HH Front ground floor extension to form internal stairwell and entrance hall. Two-storey rear extension to kitchen/lounge. Alterations to window and door openings, 3 High Croft Way, Farnhill - Approved with Conditions.

2018/19656/LBC Application for listed building consent for the provision of 1 automated Ticket Vending Machine, 2 Customer Information Screens, 2 PA systems, CCTV and the refurbishment of 2 existing waiting shelters, Railway Station, Wenning Bank - Approved with Conditions.

2018/19675/CND Application to discharge conditions 2, 3, 4, 5, 6, 10 and 12 of original planning approval referenced 34/2012/13074 granted 12/04/2018, Billy Bob's Ice Cream Parlour - Split Decision.

2018/19713/REM Approval of the appearance, landscaping, layout and scale as reserved by condition in outline consent referenced 22/2017/18068 for 3 dwellings, Lumb Mill Farm, Cowling - Approved with Conditions.

2018/19763/FUL Single storey extension to the existing amenity building to form an additional pot wash area, laundry, storeroom and grounds/amenity workshop along with the provision of an additional 18 pitches, Thornbrook Barn Caravan Site, Ingleton - Approved with Conditions.

2018/19720/HH to form parking bay in front garden adjacent to Bankwell Road including realignment of existing front boundary wall, Holly Bank, Bankwell Road, Settle - Application Withdrawn.

2018/19723/TCA Fell 1 no. Leylandii. Height reduction of several Leylandii to the north of the property, Raven Flatt, Bell Busk - Approved.

2018/19735/COU Change of use and alterations and conversion from retail, storage and warehouse to retail, bar/restaurant and holiday accommodation, J W Garnett Electrical Ltd, Settle - Approved with Conditions.

2018/19745/HH First floor extension and rear single storey extension, 45 Boundary Avenue, Sutton-in-Craven - Approved with Conditions.

2018/19748/FUL Proposed agricultural building, land off Old Lane, Thornton in Craven - Approved with Conditions.

2018/19746/FUL Installation of two slurry storage bags, Auld Hall, Limekiln Lane, Halton West - Approved with Conditions.

2018/19749/FUL Erection of stone agricultural building, land north of Hallen Hill Farm, Cowling. Approved with Conditions.

2018/19750/FUL (i) highway and pedestrian works to facilitate an additional access to Skinner Ground from the A59, and (ii) to sustainably and safely connect the permitted offices at Skinner Ground and the existing dwellings at sulphur wells to the facilities at Broughton Hall and the transport corridor along the A59, Skinner Ground Farm, Old Lane (north), Broughton - Approved with Conditions.

2018/19751/COU Change of use from C3 residential to B1(C) light industrial and B1(A) office (other than A2), 30A Main Street, High Bentham - Approved with Conditions.

2018/19753/HH Proposed two storey rear extension and front dormer extension, 17 Pendle Street, Skipton – Refused.

2018/19757/HH Two storey rear extension, 6 Sandholme Close, Giggleswick - Approved with Conditions.

2018/19761/LBC Removal of flat-roofed annexe; removal of inappropriate external apparatus; replacement of windows in south-west elevation and removal of PVCu window from gable annexe; replacement of kitchen door and external rear door; re-opening of doorway and insertion of timber door; repairs to fabric of building; re-painting of windows and external doors, Swinden Manor, Hellifield - Approved with Conditions.

2018/19765/HH Construction of single storey garden room extension, The Corn Mill, Carleton - Approved with Conditions.

2018/19772/VAR Application to remove of conditions no's 6 and 9 of previous planning approval 66/2007/7290 to allow the property to be occupied as a dwelling without office use, Low Barn, Malsis, Colne Road, Glusburn - Refused.

2018/19773/HH Single storey extension to dwelling, Beck Side, Lawkland - Approved with Conditions.

2018/19775/TPO Row of Beech trees along the northern boundary of the Rugby pitch- Crown lifting to 3 metres and light pruning to provide clearance for ground maintenance and interference of kicked rugby balls, Lower Greenfoot Car Park, Settle - Approved.

2018/19776/HH Replace principal entrance door, 8 Sidgwick Court, Skipton - Approved with Conditions.

2018/19780/FUL Erection of private stable block (2 x stables), Greenlands Farm, Rabber Top Lane, Ingleton - Approved with Conditions.

2018/19778/CPE Application for a lawful development certificate (existing) to establish the approved use as conditioned under planning approval 45/2003/3276 was never commenced in excess of 10 years, Kirksteads Barn, Croft Road, Ingleton - Refused.

2018/19779/HH Retrospective single storey lean-to rear extension, 53 Regent Road, Skipton - Approved with Conditions.

2018/19782/FUL New farm workers dwelling, Newlands Farm, Jacksons Lane, Low Bradley - Approved with Conditions.

2018/19783/HH Proposed external steps, 3 South View, Albert Road, Cross Hills - Approved with Conditions.

2018/19785/HH Enlarge existing window opening and form gable to roof over, 14 Victoria Street, Settle - Approved with Conditions.

2018/19787/FUL Proposed Cattery, Low Green Farm, Gargrave - Approved with Conditions.

2018/19791/TPO Fell 1 no Sycamore, 7 Walker Close, Glusburn - Split Decision.

2018/19796/FUL Construction of single storey meeting room and store extension. Formation of new car park, St Peters Methodist Church, Main Street, Cross Hills - Approved with Conditions.

2018/19798/TCA 1 no. Ash, 1 no. Sycamore and 1 no. Elm – Remove, 1 no. Weeping Willow – crown lifting up to 6m, Light crown lifting and drawing back of 1 no. Goat Willow and smaller trees to clear the boundary fence line, Lower Greenfoot Car Park, Settle - Approved.

2018/19799/FUL Conversion of end terrace house to form 2 no. one bedroom apartments and basement studio apartment, 5 Cavendish Street, Skipton - Approved with Conditions.

2018/19800/FUL Enlargement of dwelling into existing adjoining disused cottages, and conversion of existing traditional agricultural buildings to two dwellings, and formation of garages, Low Bawes Edge Farm, Cowling - Approved with Conditions.

2018/19801/LBC Application for listed building consent for enlargement of dwelling into existing adjoining disused cottages, and conversion of existing traditional agricultural buildings to two dwellings, and formation of garages, Low Bawes Edge Farm, Cowling - Approved with Conditions.

2018/19812/AGRRES Change of use of agricultural building to dwelling (Prior Notification), Out Laithe, Calf Edge Farm, Lothersdale - Prior Approval Granted.

2018/19804/HH Proposed first floor rear extension, 109 Hurrs Road, Skipton - Application Withdrawn.

2018/19809/HH Proposed loft conversion including dormer window to front elevation, 20 Greenroyd Court, Sutton-in-Craven - Refused.

2018/19810/TCA Tree 1 Cherry Blossom, prune and cut back, Plot 1 St. Johns Croft, Cononley - Approved.

2018/19835/HH Proposed alterations to existing roof and insertion of conservation roof light, 94 Main Street, Cononley - Approved with Conditions.

2018/19837/CND Application to discharge condition no's. 7 and 8 of listed building consent referenced 2018/19390/LBC granted 31.07.2018, White House, Chapel Lane, Halton East - Conditions satisfactorily discharged.

2018/19839/TPO Fell 1 no. Sycamore. Crown lift various Sycamore to 5 metres and 10% crown thin, Shortbank Recreation Ground, Skipton - Approved.

2018/19841/TPO Crown lift trees over Otley road to provide 5.5 metres clearance. Remove 4 no. Ash and 1 no. Sycamore which are growing from the base of the wall to the north. Crown lift and selectively thin trees along the Sunmoor Drive boundary. Selectively fell up to 30% of Ash and Sycamore within the site to allow planting of more diverse tree species, selected felling to some poorly established, Felling of 4 Ash and 1 Sycamore on border with Otley Road, The Wilderness Bank, Skipton - Approved.

2018/19842/FUL Ground floor rear demolitions and extension. Change of use of first and second floors from A1 to B1. Changes to shop front, 12 Otley Street, Skipton - Approved with Conditions.

2018/19849/PNAG Extension to existing open sided silage clamp (Prior Notification), Broughton Fields Farm, Skipton - Prior approval not required.

2018/19847/TCA T1 - T3 Apple Trees - Various pruning works, G1-G3 Birch. Small reduction to maintain shape and manageable size within the garden, 10 Leeming Lane, Burton in Lonsdale - Approved.

2018/19856/TPO T1 Sycamore Tree – Fell, 44 Raikes Road, Skipton - Refused.

2018/19887/NYCC Replacement of two external windows, creation of access door, construction of two external steps including retaining walls, widening of existing footpath and soft and hard landscaping works, Water Street CP School, Skipton - No Observations.

2018/19863/TCA Fell 1 no. Ash and 1 no. Cedar, 15 South Street, Skipton - Approved.

2018/19864/TCA Fell 1 no. Grand Fir and 1 no. Silver Birch, Stonecroft, Tams Side, Settle - Approved.

2018/19903/CND Application to discharge condition 6c (materials) and condition 7 (treatments) imposed by Planning Approval 32/2016/17098 permission given 16.02.2018, Malsis, Glusburn - Application Withdrawn.

2018/19909/CND Application to discharge condition no. 3 (external walling and roofing materials) of previous planning approval referenced 2017/18814/FUL granted 05.03.2018, Grasmere House, Bradley - Conditions satisfactorily discharged.

2018/19918/PNAG Proposed new covered silage clamp (Prior Notification), agricultural building, Old Carr Head Farm, Cowling - Prior approval not required.

2018/19934/CND Application to discharge condition numbers 3 and 4 of original planning approval referenced 2018/19124/FUL granted 31 August 2018, land to north of Scaleber Farm, Back Lane, Low Bentham - Conditions satisfactorily discharged.

## **b. Applications**

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

### **Permission 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** – subject to the conditions listed below being amended / extended as follows, the actual wording to be formulated by the Planning Manager:-

- a. To require provision of electric vehicle charging points.
- b. Areas of hardstanding to make use of materials which allow soakaway.
- c. Condition 11 to be amended to require sustainable attenuation of surface water drainage.

#### 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:

- 5562-07 Rev B Proposed Plot 2 received by Craven District Council on the 9th November 2018
- 5562-08 Rev A - Proposed Site Plan received by Craven District Council on the 9th November 2018.
- 5562-09 - Proposed Plots 3 & 4 Plans & Elevations received by Craven District Council on the 9th November 2018.
- 5562-11 Proposed Site Location Plan received by Craven District Council on the 9th November 2018.-

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

##### Before Development Commences

3. Prior to the commencement of development on site, barrier fencing shall be erected along the northern boundary in compliance with BS 5837 (2012) Trees in Relation to Construction - Recommendations. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant or removal or addition of soil may take place. The fencing shall not be moved in part or wholly without the written agreement of the Local Planning Authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.

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 45 metres westerly and 35 metres easterly measured along centre line of the major road Matthew Lane Bradley 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 or height. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

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

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

b. The access shall be formed with 6 metre radius kerbs, to give a minimum carriageway width of 4.5 metres plus footways, and that part of the access road extending 6 metres into the site shall be constructed in accordance with Standard Detail number E6.

c. 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.

d. That part of the access(es) extending 6m into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.

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

f. The final surfacing of any private access within 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.

6. Prior to the commencement of development on site, a scheme of soft landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of boundary planting, planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment): schedule of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; and an implementation programme. The approved scheme of landscaping shall be carried out in the first planting season following the first use of the development. Any trees or plants that within a period of 5 years die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar species (unless otherwise agreed in writing with the Local Planning Authority).

#### During Building Works

7. Prior to the first use a scheme of hard landscaping works for the site shall be submitted to and approved in writing by the local planning authority. The details shall include: means of

enclosure including construction of any walls/fencing, car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; proposed and existing functional services above and below ground; and an implementation programme. All hard landscape works shall be carried out in accordance with the approved details.

8. Prior to their first use, samples of the proposed materials (including colour of render, paintwork, stone, roof tile) to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained thereafter.

#### Before the Development is Occupied

9. All of the internal and external site boundaries shall be enclosed in accordance with the details shown on the approved site layout plan. The approved boundary treatments for each dwelling shall be completed prior to the occupation of the dwellings, and all of the approved boundary treatments shall be completed prior to the occupation of the last dwelling on the site.

#### Ongoing Conditions

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

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

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

#### 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 proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining. Further information is also available on The Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

Property specific summary information on past, current and future coal mining activity can be obtained from [www.goundstability.com](http://www.goundstability.com)

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



4. The applicant is advised it is the responsibility of the developer to 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. Suppliers details and confirmation on the sources of any topsoil materials brought on site should be made available for inspection at the request of the Council's Environmental Health Department.

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. (\*)

**2018/19794/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.**

Conditions

Time Limit for Commencement

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

Approved Plans

2. This approved plans comprise of drawing Nos:

- 16/14 PO1 received by Craven District Council on 4th October 2018.
- 16/14 PO2 received by Craven District Council on 4th October 2018.
- 16/14 PO3 received by Craven District Council on 4th October 2018.
- 16/14 PO4 received by Craven District Council on 4th October 2018.

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

Before Development Commences

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

- a. The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- b. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- c. Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- d. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway (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.

e. 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.

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

#### During Building Works

5. Should any significant contamination be encountered during development, the local planning authority shall be notified in writing immediately. A Remediation Strategy shall be submitted to, and approved in writing by, the local planning authority. The approved remediation measures shall be implemented in accordance with the timescales in the approved Remediation Strategy.

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

6. Prior to their first use on site samples of the materials to be used in the construction of the external surfaces (including colour of render) of the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

7. Prior to their first use a roof sample shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

8. All materials forming part of the building to be demolished shall be carefully removed, stored, protected and preserved in a location to be agreed with the Local Planning Authority. Such materials shall be subsequently used in the construction of the boundary walls hereby approved.

9. Notwithstanding the submitted details, full details of materials to be used for the creation of the off street parking spaces shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

10. Prior to the installation of the timber fencing full details shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

11. All new windows and doors shall be of timber construction, set in a minimum external reveal of 150mm and painted to the same colour specification, the precise colour of which shall have first been agreed in writing with the Local Planning Authority. Once installed the windows and doors shall be retained.

12. The roof light hereby approved shall be 'Conservation' roof lights which will fit flush with the adjoining roof surface and shall not project above the plane of the roof.

13. The flues hereby approved shall be externally finished in black prior to the occupation of the development hereby permitted and shall be retained as such.

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

#### Ongoing Conditions

15. All proposed services to the site (such as water, electricity or gas) shall be located underground unless otherwise agreed in writing with the Local Planning Authority.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the buildings shall not be extended or altered, no new buildings or means of enclosure shall be constructed or hand standing provided outside the buildings (unless expressly authorised by this permission).

#### Informatives

1. The applicant is advised to contact United Utilities Sewer Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.

2. The applicant is advised that advice regarding permeable and porous hard surfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens' which can be accessed on the DCLG website ([www.communities.gov.uk](http://www.communities.gov.uk)).

3. The operating times for development works should be limited to 7:30am to 6:00pm Monday to Friday, 8:00am to 2:00pm Saturday and no Sunday or Bank Holiday working in order to minimise disturbance from the development affecting nearby dwellings.

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

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

**2018/19817/HH Proposed 2 storey extension to the eastern elevation of the existing dwelling, conversion of attic, new pitched roof over garage and internal and external alterations, Glen Croft , 72 Raikes Road, Skipton.**

#### Conditions

##### Time Limit for Commencement

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

##### Approved Plans

2. This permission relates to the following plans:

- Location Plan, received 11th October 2018;
- Proposed 3D Drawing, received 11th October 2018;
- Existing Floor Plans and Site Section - Drawing No. 504-02, received 11th October 2018;
- Existing Sections and Elevations - Drawing No. 504-02, received 11th October 2018;
- Proposed Floor Plans - Drawing No. 504-04, received 11th October 2018;
- Proposed Sections and Elevations - Drawing No. 504-05 Rev A, received 29th November 2018;
- Topographical Survey, received 3rd December 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. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building

#### 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.

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. (\*)

**2018/19367/FUL Development of 2 No. detached houses, land off Chapel Hill, Skipton –** subject to the conditions listed below being amended / extended as follows, the actual wording to be formulated by the Planning Manager:-

- a. To safeguard trees within the site during construction of the proposed dwellings..
- b. To require submission and approval of a construction site management and traffic management plan(s).

#### Conditions

##### Time Limit for Commencement

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

##### Approved Plans

2. This permission relates to the following plans:

- Site Location Plan, received 25th May 2018;

- Arboricultural Survey Report Revision C, received 18th October 2018;
- Design and Access Statement Revision B, received 20th September 2018;
- Tree Protection Plan - Drawing No. TPP01 Rev B, received 18th October 2018;
- Plans + Elevations Proposed House 1 - Drawing No. AL(2-)P4 Rev B, received 19th September 2018;
- Proposed Plans - Drawing No. AL(2-)P2 Rev G, received 19th September 2018;
- Plans + Elevations Proposed House 2 - Drawing No. AL(2-)P3 Rev D, received 19th 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. 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 such thereafter in accordance with the details shown in the approved plans. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

4. 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:

- 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. The development hereby approved shall be carried out in strict accordance with the details provided within the Arboricultural Survey Report Revision C by Smeeden Foreman (submitted 18th October 2018). The identified tree protection measures shall be implemented before any development takes place and maintained as such thereafter for the entirety of the construction period.

6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (as amended) (or any Order revoking or re-enacting that Order) no development consisting of the enlargement, improvement or other alteration of the dwellinghouses, the erection of any garages or ancillary buildings, the erection of boundary walls or fences, shall be carried out within the curtilage of any dwellinghouse without the prior consent of the District Planning Authority.

#### Informatives

1. 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. 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.

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

Operating times for construction should be limited to:

- 08:00am to 18:00pm Monday to Friday
- 08:00am to 13:00pm Saturday
- No Sunday or Bank Holiday working.

4. You are advised that a separate license 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.

5. The applicant should ensure that any topsoil brought on site is free from metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils as specified in BS 3882:2015 - Specification for Topsoil. At the request of the Local Planning Authority, details of the supplier(s) and confirmation on the source(s) of any topsoil material should be supplied within 21 days of any request being received.

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. (\*)

**2018/19788/FUL Change of use of vacant field to C3 and siting of 2 houses, land adjacent to Freegate/Nan-Scar, Cowling** – subject to the conditions listed below being amended / extended as follows, the actual wording to be formulated by the Planning Manager:-

- a. to require details of on site drainage to be submitted for approval.
- b. to require the use of porous surface materials on the proposed parking spaces.
- c. to check for / deal with possible on site contamination.

#### 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. 001 received 04th 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 Development Commences

3. There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. the works shall be implemented in accordance with the approved details and programme.

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 in accordance with the published Specification of the Highway Authority and the following requirements:

- a. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Details number E6.
- b. Any gate or barriers shall be erected a minimum distance of 4.5 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- c. 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.
- d. 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.
- e. The final surfacing of any private access within 4.5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

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 the 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.

5. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

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

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

7. No development shall take place until full details of any retaining structures to be erected on the site have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- a. the length, height, siting and materials of any retaining structures;
- b. structural engineer's calculations;
- c. the amount of earth to be retained;
- d. the extent of excavation and infill required;
- e. details of where and how the excavated land will be disposed of off-site;
- f. the proposed finish for the surface of the land behind the structure;
- g. the guaranteed minimum service life of the structure relative to the local exposure level; and
- h. a timetable for their construction.

The retaining structures shall thereafter be constructed in accordance with the duly approved details and timetable.

#### During Building Works

8. 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 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.

9. There shall be no access or egress by any vehicles between the highway and the application site until the surface water ditch in front of the site has been piped in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

10. 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 43 metres measured along both channel lines of the major road Nan Scar 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.

#### Ongoing Conditions

11. 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.

12. 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.



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

#### Informatives

1. No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of Way team at County Hall, Northallerton via [paths@northyorks.gov.uk](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.

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

Operating times for construction shall be limited to:

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

3. 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 shall 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).

4. The applicant shall ensure that any topsoil brought on site is free from metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils as specified in BS 3882: 2015 - Specification for Topsoil. At the request of the Local Planning Authority, details of the supplier(s) and confirmation on the source(s) of any topsoil material shall be supplied within 21 days of any request being received.

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

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

#### **2018/19764/FUL Proposed detached garage and extension of residential curtilage, Cross Keys Farm, Main Street, Rathmell.**

#### 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. 07 Rev A received 26th September 2018.
- Drawing No. 08 Rev B received 10th October 2018.
- Drawing No. 09 Rev A received 26th 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

3. 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 garage hereby approved shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

Informative : \_No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of Way team at County Hall, Northallerton via [paths@northyorks.gov.uk](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. (\*)

#### **2018/19760/FUL Relocation of existing air conditioning units away from gable of restaurant to location within car park area, 59 Main Street, Cross Hills.**

#### Conditions

##### Time Limit for Commencement

1. The air conditioning ducts and pipework hereby permitted shall be relocated from the gable wall of the property to the single duct shown on drawing P02 Rev B within six months of the date of this permission.

##### Approved Plans

2. This permission relates to the following plans:

- Drawing No. P02 Rev B received 24th 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.

Informative : A copy of the enforcement notice of 18 February 2016 and the appeal decision dated 6 December 2016 is attached to this decision.

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

#### **Delegated Authority**

**2018/18981/OUT Outline application for development of ten dwellings with landscaping as a reserved matter, land south of Bentham Road, Ingleton** – the Planning Manager was authorised to approve this application subject to the applicant signing a prior Section 106 Agreement which makes provision for either an off-site affordable housing financial contribution, or on-site affordable housing in the form of three dwellings (1 x 2 bed dwelling and 2 x 1 bed dwelling) and subject also to the conditions listed below.

## Conditions

### Time Limit for Commencement

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

### Approved Plans

2. This permission relates to the following plans:

- Drawing no. 121701-01 L received 30th November 2018
- Drawing no. 121701-05 C received 30th November 2018

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

### Before Development Commences

3. The approval of the Local Planning Authority shall be sought in respect of the following matter before the development is commenced; the landscaping of the site.

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

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

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

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

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

c. Full highway construction details including:

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

- typical drainage construction details.
- d. Details of the method and means of surface water disposal.
- e. Details of all proposed street lighting.
- f. Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.
- g. Full working drawings for any structures which affect or form part of the highway network.
- h. A programme for completing the works. The development shall only be carried out in full compliance with the approved drawings and details unless agreed otherwise in writing by the Local Planning Authority with the Local Planning Authority in consultation with the Highway Authority.

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

- a. The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- b. The access shall be formed with 6 metre radius kerbs, to give a minimum carriageway width of 5.5 metres, and that part of the access road extending «distance» metres into the site shall be constructed in accordance with Standard Detail number E6.
- c. 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.
- d. 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.
- e. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority, and maintained thereafter to prevent such discharges.
- f. The final surfacing of any private access within 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.
- g. Provision of tactile paving in accordance with the current Government guidance. All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

6. 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 60m measured along both channel lines of the major road Bentham Rd from a point measured 2.4m down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

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

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

- b. An independent Stage 2 Road Safety Audit for the agreed off site highway works has been carried out in accordance with HD19/03 - Road Safety Audit or any superseding regulations and the recommendations of the Audit have been addressed in the proposed works.
- c. The developer's programme for the completion of the proposed works has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.
- d. The required highway improvements shall include:
- e. Provision of tactile paving
- f. Footway along Bentham Rd, between site access and footway at A65 junction, min 1.5m wide

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

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

9. Development shall not commence until a scheme detailing foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail phasing of the development and phasing of drainage provision, where appropriate. Principles of sustainable urban drainage shall be employed wherever possible. The works shall be implemented in accordance with the approved phasing. No part or phase of the development shall be brought into use until the drainage works approved for that part or phases have been completed.

10. Development shall not commence until a scheme restricting the rate of development flow runoff from the site has been submitted to and approved in writing by the Local Planning Authority. The flowrate from the site shall be restricted to 6.5 litres per second. A 30% allowance shall be included for climate change effects and a further 10% for urban creep for the lifetime of the development. Storage shall be provided to accommodate the minimum 1 in 100 year plus climate change critical storm event. The scheme shall include a detailed maintenance and management regime for the storage facility. No part of the development shall be brought into use until the development flow restriction works comprising the approved scheme have been completed. The approved maintenance and management scheme shall be implemented throughout the lifetime of the development.

11. The development shall not commence until a scheme, detailing the treatment of all surface water flows from parking areas and hardstanding through the use of road side gullies, oil interceptors, reedbeds or alternative treatment systems, has been submitted to and approved in writing by the Local Planning Authority. Use of the parking areas/hardstanding shall not commence until the works comprising the approved treatment scheme have been completed. Roof water shall not pass through the treatment scheme. Treatment shall take place prior to discharge from the treatment scheme. The treatment scheme shall be retained, maintained to ensure efficient working and used throughout the lifetime of the development.

12. No development shall take place until an appropriate Exceedance Flow Plan for the site has been submitted to and approved in writing by the Local Planning Authority. Site design must be such that when SuDS features fail or are exceeded, exceedance flows do not cause flooding of properties on or off site. This is achieved by designing suitable ground exceedance or flood pathways. Runoff must be completely contained within the drainage system (including areas designed to hold or convey water) for all events up to a 1 in 30 year event. The design of the site must ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that avoid risk to people and property both on and off site.

13. No development shall take place until a suitable maintenance plan of the proposed SuDS drainage scheme arrangement has been demonstrated to the local planning authority. Details with regard to the maintenance and management of the approved scheme to include; drawings showing any surface water assets to be vested with the statutory undertaker/highway authority and subsequently maintained at their expense, and/or any other arrangements to secure the operation of the approved drainage scheme/sustainable urban drainage systems throughout the lifetime of the development. The scheme to be submitted shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in North Yorkshire County Council SuDS Design Guidance (or any subsequent update or replacement for that document).

14. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public surface water sewer must be restricted to 6.5 l/s for any storm event.

#### During Building Works

15. Any application which seeks approval for the reserved matter of landscaping pursuant to this permission shall include a landscaping scheme for the site which contains details of:

- a. the introduction of additional planting within the site which forms part of the internal development layout and
- b. the type, size, species, siting, planting distances and the programme of planting of hedges, trees 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 or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

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

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

#### Before the Development is Occupied

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

19. Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority.

- Footway along Bentham Rd, between site access and footway at A65 junction, min 1.5m wide.

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

- a. have been constructed in accordance with the submitted drawing (Ref: drawing number 121701-01H)
- b. are available for use unless otherwise approved in writing by the Local Planning Authority.

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

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

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

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

#### Ongoing Conditions

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2018, for the time being in force, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

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

24. Notwithstanding the provision of any Town and Country Planning (General Permitted Development) (England) Order 2018, for the time being in force, the areas shown on approved site layout plan for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

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

26. 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 2018, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the dwellings hereby approved shall not be altered or extended, and no buildings or structures shall be erected within its curtilage.

### Informatives

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

There must be no works in the existing highway until an Agreement under Section 278 of the Highways Act 1980 has been entered into between the Developer and the Highway Authority.

The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at [www.northyorks.gov.uk](http://www.northyorks.gov.uk).

2. The applicant can discuss any of the above with Developer Engineer, Josephine Wong, by email at [wastewaterdeveloperservices@uuplc.co.uk](mailto:wastewaterdeveloperservices@uuplc.co.uk).

Please note, United Utilities are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for.

To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at [DeveloperServicesWater@uuplc.co.uk](mailto:DeveloperServicesWater@uuplc.co.uk).

Please note, all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

Where United Utilities assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>.

You can also view the plans for free. To make an appointment to view our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and



the sewer records at our Lingley Mere offices based in Warrington please ring 0370 751 0101 to book an appointment.

Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for Adoption and United Utilities' Asset Standards. The detailed layout should be prepared with consideration of what is necessary to secure a development to an adoptable standard. This is important as drainage design can be a key determining factor of site levels and layout. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

Should this planning application be approved the applicant should contact United Utilities regarding a potential water supply or connection to public sewers. Additional information is available on our website <http://www.unitedutilities.com/builders-developers.aspx>.

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

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

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

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

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

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 Extension of existing caravan site for a further 38 static caravans, 10 camping pods and a multiuse sports court area, formation of new road layout and associated works, Tarn Caravan Park, Stirton** – the Planning Manager, to formulate appropriate reasons for refusal based on grounds of loss of amenity for the occupiers of existing caravans due to the proposed development resulting in the loss of the level of open space currently available to them.

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. (\*)

**2018/19747/FUL Construct 6 no. 4 bed detached dwellings with associated vehicular access and landscaping (resubmission of previous application referenced 2018/19018/FUL), Rockwood House, Park Wood Close, Skipton** – the Planning Manager, to formulate appropriate reasons for refusal based on the scale of the proposed development.

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)(\*)

### Consideration Deferred

**2018/19739/COU Change of use from retail to a microbar, 9 - 11 Court Lane, Skipton** – to enable clarification in respect of the intended hours of operation, the position in respect of installation of air conditioning / a beer cooler if any, and therefore the potential level of noise for residents and occupants of neighbouring property. (\*)

Note : A motion to approve the above application was lost on the Chairman's casting vote, and a motion to refuse the application on grounds relating to potential loss of amenity for neighbouring residents and occupants of neighbouring property failed when the Chairman declined to use his casting vote, the vote having been tied at five for and five against the motion.

**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** – deferred pending receipt of additional information from the applicant and 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.897

### PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 7<sup>th</sup> November to 3<sup>rd</sup> December 2018.

### Minutes for Decision

- None -

Chairman.