

PLANNING COMMITTEE

14th January 2019

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

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

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

Apologies for absence were received from Councillors Brockbank and Heseltine.

Start: 1.30pm

Finish: 3.25pm

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

Minutes for Report

PL.898

PUBLIC PARTICIPATION

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

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

PL.899

APPLICATIONS FOR PLANNING PERMISSION

a. Delegated Matters

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

b. Applications

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

Permission Granted

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

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

Conditions

Time Limit for Commencement

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

Approved Plans

2. This permission relates to the following plans:

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

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

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

Ongoing Conditions

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

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

Permission Refused

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

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

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

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

PL.900

PLANNING ENFORCEMENT

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

Minutes for Decision

- None -

Chairman.