

CRAVEN DISTRICT COUNCIL

PLANNING COMMITTEE – SITE VISIT

7th May 2019

AGENDA

Please note that the Committee will visit the following sites on Tuesday, 7th May 2019. Members are asked **to meet at site (a) at 11.30am**, or alternatively at the Belle Vue Square Offices car park **no later than 11.20am**

- (a) 2018/19475/FUL Construction of a detached dwelling with off street parking at a Former Coal Yard, Ings Lane, Bradley BD20 9EL (Aire Valley with Lothersdale Ward)**
- (b) 2019/20199/REM Approval of the appearance, landscaping, layout and scale reserved by permission 16195 at land off Carla Beck Lane, Carleton BD23 3BU (West Craven Ward). Approximately 11.50am**
- (c) 2018/18918/FUL Construction of two dwellings at St. Mary's Green, Carleton BD23 3DG (West Craven Ward). Approximately 12.05pm**

Following the site visits refreshments will be available at the Belle Vue Square Offices.

Agenda Contact Officer: Vicky Davies

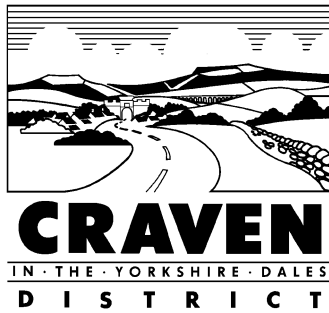
E-mail : vdavies@cravendc.gov.uk

Tel. 01756 706486

26th April 2019.

Planning Committee Site Visit Procedure

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



PLANNING COMMITTEE

1.35pm on Tuesday, 7th May, 2019

Belle Vue Suite, Belle Vue Square Offices, Skipton

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

AGENDA

- Please note this meeting is being held on a Tuesday -

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

1. **Apologies for absence and substitutes**
2. **Confirmation of Minutes** – 9th April 2019.
3. **Public Participation** – In the event that any questions/statements are received or members of the public wish to ask questions or address the Committee **in respect of matters not appearing on this agenda**, the public participation session will proceed for a period of up to fifteen minutes.
4. **Declarations of Interest** – All Members are invited to declare at this point any interests they have in items appearing on this agenda, including the nature of those interests.

(Note: Declarations should be in the form of:

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

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

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

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

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

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

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

Agenda Contact Officer: Vicky Davies
Tel. 01756 706486, E-mail vdavies@cravendc.gov.uk
26th April 2019.

Recording at Council Meetings

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

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

Emergency Evacuation Procedure

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

PLANNING COMMITTEE

9th April 2019

Present – The Chairman (Councillor Thompson) and Councillors Baxandall, Brockbank, Place, Rose and Shuttleworth.

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

Ward Representatives : Councillor Myers (Applications 2019/20084/FUL and 2018/20056/VAR) and Councillor Brown (Application 2019/20102/FUL).

Apologies for absence were received from Councillors Heseltine, Lis, Morrell, Sutcliffe and Whitaker.

Start: 1.30pm

Finish: 4.50pm

Councillor Place left the meeting at 3.40pm

Note : The Committee took a comfort break at 3.40pm.

The minutes of the Committee's meetings held on 11th March and 25th March 2019 were confirmed and signed by the Chairman.

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

Chris Waterhouse – At the end of the meeting the Chairman paid tribute to Chris Waterhouse who was retiring from the Council after 37 years' service. He thanked him for his commitment and time with the Council which had been invaluable and he would be sorely missed. The Committee endorsed the Chairman's comments, and wished Chris well in his retirement.

In reply, Chris Waterhouse described various achievements and issues that had occurred in his time and thanked Members for their support.

Minutes for Report

PL.912

DECLARATIONS OF INTEREST AND LOBBYING

a. Declarations of Interest

Members were invited to declare any interests in the business before the Committee. None were declared.

b. Lobbying

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

Application 2019/20084/FUL : The Chairman and Councillors Baxandall, Brockbank, Rose and Shuttleworth indicated that they had received lobbying against this application.

PL.913

PUBLIC PARTICIPATION

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

Application 2019/20084/FUL Catherine Downs (Chairman of Bank Newton Parish Meeting)
Rachel Berry (objector / for objectors)
Mr John Ackrigg (for the applicant)
Application 2018/20056/VAR Councillor Robert Marshall (for Gargrave Parish Council)
Application 2019/20102/FUL Mr William Cartwright (for the applicant)

PL.914

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:-

42/2016/17496 Outline application for the development of a leisure centre, including swimming pool, hotel and visitor accommodation, including up to 300 lodges, a park & ride facility, pedestrian access to Hellifield Station, parking areas, bus and coach drop off point. Landscaping including ground modelling and water features - Refused
Refuse

2017/18344/FUL Planning application seeking permission for a storage container at Country Harvest Farm, New Road, Ingleton - Approve with Conditions

2017/18351/HH Single storey rear kitchen extension and front dormers window (retrospective application) 20 and 22 Greenfield Street, Skipton - Approve with Conditions

2017/18354/HH Front dormer windows (retrospective application) 20 and 22 Greenfield Street, Skipton - Application Withdrawn

2018/18883/FUL Full planning application for residential development of up to four dwellings on land at Draughton, off access road to A65 - Refused

2018/18981/OUT Outline application for development of ten dwellings with landscaping as a reserved matter on land south of Bentham Road, Ingleton - Approve with Conditions

2018/18988/FUL Construction of 2 no detached dwellings on site north of Glen Royd, Woodside Lane, Cononley - Refused

2018/19190/REM Approval of the appearance, landscaping, layout and scale as reserved by condition in outline consent referenced 08/2014/15067 for 16 dwellings at Felstead, Low Bentham Road, High Bentham - Approve with Conditions

2018/19473/FUL Refurbishment of existing Parish facilities in listed building together with single storey extension to form kitchen, store and plant room to rear. Conversion of part first floor area to form accommodation for Parish Priest. Also conversion to form three apartments for rental to part of ground and first floor.

Extension of car park area and enlarged opening to entrance from Castle View Terrace at St Monica's Convent, Gargrave Road Skipton - Approved with Conditions

2018/19474/LBC Refurbishment of existing Parish facilities in listed building together with single storey extension to form kitchen, store and plant room to rear. Conversion of part first floor area to form accommodation for Parish Priest. Also conversion to form four apartments for rental to part of ground and first floor. Extension of car park area and enlarged opening to entrance from Castle View Terrace at St Monica's Convent, Gargrave Road Skipton - Approved with Conditions

2018/19559/FUL Full planning permission for erection of five two storey houses and one single storey house and works to boundary walls at Grundy Farm, Carla Beck Lane, Carleton - Refused

2018/19560/LBC Listed building consent application for works to boundary walls at Grundy Farm, Carla Beck Lane, Carleton - Refused

2018/19738/FUL Demolition of Fairmount and the construction of 3 no. properties, all with off street parking at Fairmount, Starkey Lane, Farnhill - Refused

2018/19736/MMA Minor material amendment to condition no. 2 of original approval reference no. 63/2015/16300 granted 30/10/2018 to allow revisions to the approved plans at land south of Burnside Crescent, Skipton - Approved with Conditions

2018/19819/FUL Erection of new warehouse (B1/B8 Use Class) on site of former workshops (B2 amended to B1) Station Yard, Elslack Lane, Elslack. - Approved with Conditions

2018/19876/FUL Material amendment to extant consent no. 32/2007/7726 for construction of units 5, 6, 7, 8. Amendments to unit 8 and site layout at The Crossings, Hardings Lane, Cross Hills - Approved with Conditions

2018/19878/OUT Outline planning application (with all matters reserved other than access) for new farm workers dwelling at west of Low Paley Green, Paley Green Lane, Giggleswick - Approved with Conditions

2018/19892/CND Application to discharge condition no's. 5, 6, 7, 8, 11, 12 and 15 of planning approval referenced 08/2017/17775 granted 02.05.2017 at Low Bentham CP School, Doctors Hill, Low Bentham - DOC satisfactory

2018/19896/MMA Minor material amendment to vary condition no. 2 (plans condition) of planning approval referenced 22/2015/15953 for internal and external alterations at barn adjacent to Damstones, Pennine Way, Cowling - Approved with Conditions

2018/19921/HH First floor extensions and alterations to existing bungalow at Woodlands, West Lane, Sutton-in-Craven, Keighley - Approved with Conditions

2018/19985/HH Conversion of conservatory to standard construction and extend first floor bedroom. All existing external walls (except upper area on South West elevation) to be stripped of existing pebble dash and rendered to match extension at 5 Windle Lane, Cononley, Keighley - Approved with Conditions

2018/19986/HH Proposed kitchen/utility room extension and detached garage at Kirk Sink Farm, Church Lane, Gargrave, Skipton - Approved with Conditions

2018/19988/VAR Application to vary condition no. 2 - to change roof covering from artificial stone to natural blue slate , condition 4 - to vary the condition to post commencement and remove condition no. 3 as works have already commenced of original planning approval referenced 2018/18931/FUL at Grange Cottage, Kildwick, Keighley - Approved with Conditions

2018/19995/OUT Construction of 2 no. detached bungalows and private driveway off Low Lane, Embsay - Refused

2018/20006/FUL Widening of existing access to swimming pool, formation of parking bay and turning space adjacent to swimming pool for emergency services at The Square, Ingleton - Approved with Conditions

2018/20012/HH Single storey glass roof veranda on rear patio area at 8 Town Head Avenue, Settle - Approved with Conditions

2018/20021/FUL Change of use from a fabric retail unit to Yoga and Pilates Studio, incorporating retail area at Oswaldtwistle Mills, 15 – 17 Coach Street, Skipton - Approved with Conditions

2018/20023/COU Proposed change of use from residential care home (C2) to bed and breakfast rental accommodation at Coach House Residential Home, Carla Beck Lane, Carleton - Approved with Conditions

2018/20029/HH Demolition of existing garage and construction of two storey side extension and single storey rear extension on footprint of existing outbuilding at 43 Meadow Lane, Cononley, Keighley - Application Withdrawn

2018/20033/FUL Change of use of agricultural land and siting of a domestic annexe extension to an existing house at Hill Side, Skipton Road, Silsden, Keighley - Approved with Conditions

2018/20035/FUL Internal and external alterations to allow the conversion of 1 residential dwelling into 2 at 17 Otley Road, Skipton - Approved with Conditions

2018/20037/HH Retrospective application for the erection of a small shed at 3 Gallaber Farm, Hellifield, Skipton - Approved with Conditions

2018/20046/FUL Proposed agricultural building at Stoneley Barn, Mewith Lane, High Bentham, Lancaster - Approved with Conditions

2018/20048/FUL Proposed family dwelling house and garage, Sandy Hill, Low Bentham Road, High Bentham, Lancaster - Approved with Conditions

2019/20063/HH Proposed 2 storey extension over existing garage wing and single storey extension to front of garage wing, 4 Hall Gardens, Farnhill, Keighley - Approved with Conditions

2019/20073/HH Extension to existing annex (Resubmission of 2018/19637/HH) at the Water Tower, Station Road, Settle - Approved with Conditions

2019/20074/LBC Extension to existing annex (Resubmission of 2018/19638/LBC) at the Water Tower, Station Road, Settle - Approved with Conditions

2019/20081/HH Alterations and extensions to existing outbuildings to form new indoor swimming pool hall at The Old Rectory, West Marton, Skipton - Approved with Conditions

2019/20082/FUL Full application for change of use from offices to 2 no. dwellings at 4 & 6 Chapel Street, Settle - Approved with Conditions

2019/20091/HH Conversion and extension of garage to games room and utility to 14 Rockwood Drive, Skipton - Approved with Conditions

2019/20092/CND Application to discharge Conditions 6, 7 and 8 of Planning Permission
2018/19658/FUL granted 10th December 2018 Langcliffe Caravan Park, Langcliffe, Settle - DOC satisfactory

2019/20095/FUL Change of use from agricultural grazing land to residential curtilage Class C3 as an extension of curtilage to 31 Aire Valley Drive, Low Bradley - Approved with Conditions

2019/20096/FUL Construct 6 no. detached dwellings with associated vehicular access and landscaping at Rockwood House, Park Wood Close, Skipton - Refused

2019/20099/FUL 60 foot restaurant trip boat which will be mooring on the Leeds/Liverpool canal, adjacent to the Rendezvous Hotel, Keighley Road, Skipton providing executive dinners, weddings, functions etc. - Refused

2019/20103/HH Construction of single storey side and rear extension to provide ground floor facilities at The Rookery, Chapel Lane, Halton East, Skipton - Approved with Conditions

2019/20106/HH Conversion and extension of garage to games room and store with new pitched roof over. Construction of new front porch at 8 Rockwood Drive, Skipton - Approved with Conditions

2019/20109/HH Proposed rear two storey extension to 42 Branch Road, Skipton - Approved with Conditions

2019/20111/FUL Creation of 2 no. 3 bedroomed, 2 and a half storey family dwellings (Resubmission of Withdrawn Application Referenced 2018/19964/FUL) at 10 Park Lane Terrace, Park Lane, Carleton, Skipton - Application Withdrawn

2019/20112/ADV Application for advertisement consent for 1 no. illuminated fascia sign, 2 no. non-illuminated fascia signs and 1 no. non-illuminated hanging sign Lloyds Bank, Market Place, Settle - Approved with Conditions

2019/20121/HH Form Covered Terrace to Rear of Dwelling 40 Sharphaw Avenue, Skipton - Approved with Conditions

2019/20126/FUL Proposed change of use to form retail area and cafe including internal alterations at Settle Railway Station, Station Road, Settle - Approved with Conditions

2019/20127/LBC Listed building application for proposed change of use to form retail area and cafe including internal alterations at Settle Railway Station, Station Road, Settle - Approved with Conditions

2019/20131/HH Proposed two storey side extension (Resubmission of previously withdrawn application, ref 2018/19824/HH) 8 Moorland Rise, Embsay, Skipton - Approved with Conditions

2019/20138/FUL Agricultural field access off Church Lane, East Marton, Skipton - Approved with Conditions

2019/20145/TCA Reduce/crown raise Tibetan Cherry & Norway Maple by 20% to growing points at Townhead Surgeries, Town Head, Settle - Approved Tree Works in Conservation Area

2019/20146/HH Proposed two storey side extension, porch to front elevation & raised patio area to the rear of 7 Bank Road, Cross Hills, Keighley - Approved with Conditions

2019/20149/NMA Non-material amendment to previous planning application reference 49/2005/5372 given 11th July 2005. Minor changes to fenestration, reposition rear wall of new link and internal reorganisation High Kettlesbeck, Austwick, Lancaster - Non-material amendment approved

2019/20161/TCA T1 Fir – Fell opposite 60 Aire View, Crosshills Road, Cononley, Keighley - Approved Tree Works in Conservation Area

2019/20157/HH Two storey side extension Mar Brook, North Road, Sutton-in-Craven, Keighley - Approved with Conditions

2019/20160/TPO T1 (1x Beech) & G2 (3x Beech) - Reduce canopies to 2m above previous pollard point at Lystoel, Wheatlands Lane, Cross Hills, Keighley - Split Decision

2019/20169/HH Two storey and single storey rear extension to provide bathroom over kitchen and WC (Resubmission of previously approved application ref: 2018/19850/HH) 6 Gisburn Street, Skipton - Approved with Conditions

2019/20173/TCA Remove 1 no. Cypress. Crown lift 1 no. Beech at Mill House, Mill Hill Lane, Giggleswick, Settle - Approved Tree Works in Conservation Area

2019/20178/HH Construction of detached double garage 3 Green End, Green Lane, Glusburn, Keighley - Approved with Conditions

2019/20181/HH Erection of timber framed garden room to The Bungalow, West Street, Gargrave, Skipton - Approved with Conditions

2019/20184/TPO T1 (Sycamore) - Remove lowest limb extending NE at 11 Greenroyd Court, Sutton-in-Craven, Keighley - Approved Tree Work under TPO

2019/20188/HH Construction of car port at 51 Broughton Road, Skipton - Refused

2019/20200/NMA Non material amendment to original planning consent referenced 2018/19383/HH to add timber entrance door to 2 Bowerley House, Langcliffe Road, Settle - Non-material amendment approved

2019/20191/TCA G1 (2 x Lime) draw away from building for 2m clearance. G2 (4 x Mixed) Crown lift 3m over the car park and remove broken and hanging branches at Skipton General Hospital, Keighley Road, Skipton - Approved Tree Works in Conservation Area

2019/20197/TCA Remove 2 no. Sycamore at 9 Heber Drive, East Marton, Skipton - Approved Tree Works in Conservation Area

2019/20203/TCA Removal of 12 no. Conifers at Dales Garth, Beck Side, Carleton, Skipton - Approved Tree Works in Conservation Area

2019/20223/NYCC Consultation on planning application for the purposes of the installation of a single storey permanent classroom unit (178m²), heat pumps, 6no. wall mounted external lighting, 2no. external stair, 1no. external ramp with steps, removal of trees, hard landscaping (402m²), planting of 4 No. trees and re-location of metal container (15 sq. metres) on land at Glusburn County Primary School, Colne Road, Glusburn, Keighley - No Observations

2019/20206/HH Construct two storey side extension, form new access and create parking and turning area to rear of property at Fern Cottage Burton Road, Low Bentham, Lancaster - Approved with Conditions

2019/20209/LHSHLD Proposed single storey lean-to rear extension 4.4m beyond the rear wall; 3.9m in height from ground level; 2.6m in height to eaves from ground level (Prior Approval Notification) at 14 Consort Street, Skipton - PD HH PA Not Required

2019/20210/TCA T1 Ash - crown clean and lift up to 5 metre and 10% thin. T2 Elm - remove. T3 Birch - crown lift to 5m. T4 Juniper - crown reduce by up to 40%. G1 3 x conifers - reduce up to 20% at Kirk Syke, 19 High Street, Gargrave, Skipton - Approved Tree Works in Conservation Area

2019/20211/TPO Remove 2 no. Ash trees at Sylvan Lea, Brearlands, Thornton-in-Craven, Skipton - Approved Tree Work under TPO

2019/20231/TCA Group of laburnums - Crown reduce, draw away from village hall and re-shape at Carleton Village Hall, Swan Street, Carleton, Skipton - Approved Tree Works in Conservation Area

2019/20240/HH Construction of rear and side extensions for dining, utility, study and bedroom over (Resubmission of previously refused application referenced 2019/20090/HH) at 2 Princes Drive, Skipton - Approved with Conditions

2019/20250/CND Application to discharge conditions 3 and 4 imposed by planning approval 2018/19300/VAR permission given 2nd August 2018 at Willow Tree, Eldroth Road, Lawkland, Lancaster - DOC satisfactory

2019/20294/NYCC Consultation on planning application for the purposes of the installation of 3 m high black weld mesh boundary fencing, 1.2 m high black weld mesh fencing on top of existing stone boundary wall (total height 2.1 m) and the blocking up of the existing pedestrian gateway/stepped access using matching stone, land at Water Street CP School, Elliot Street, Skipton - Observations made

b. Applications

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

Permission Granted

2018/20056/VAR Application to remove condition no. 1 from previous planning approval referenced 30/2015/15545 to allow occupancy of holiday chalets between 6th January to 6th February at Milton Park Luxury Lodges, Marton Road, Gargrave – subject to the conditions listed below

Conditions

Approved Plans

1 This permission relates to the following plans:

- Plan 1, received 27th June 2007;
- Method Statement for works to the River Bank, received 24th February 2010;
- Headwall details and Manhole Schedules - Drawing No. 09158-C-52 Rev C, received 24th February 2010;
- Drainage Construction Details - Drawing No. 09158-C-51, received 24th February 2010;
- Tree Planting and Management for Woodland, received 24th February 2010;
- Plan as Proposed Showing Reception/Office - Drawing No. P1511a/001, received 15th January 2014;
- Proposed Reception/Office Plans and Elevations as Proposed - Drawing No. P1511a/003, received 15th January 2014.

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

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

Before you Commence Development

2 Prior to the first use of the development hereby approved a scheme for the landscaping of the site shall be submitted to and approved in writing by Craven District Council. Any scheme submitted under the requirements of this condition shall include details of numbers, species and sizes of trees and shrubs to be planted and any arrangements for the future maintenance of the landscaped areas.

Reason: In the interests of amenity and to accord with Saved Local Plan Policy EMP16.

3 Unless already complied with, prior to the first use of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements: (i) the crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or the Specification of the Highway Authority; (ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 4.5m back from the carriageway of the existing or proposed highway and shall open into the site; (iii) that part of the access(es) extending 4.5m into the site from the boundary of the existing or proposed highway shall be made up and surfaced in accordance with the approved details and/or the

Specification of the Highway Authority; (iv) provision to be made to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the approved details and/or Specification of the Highway Authority.

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

- 4 Unless already complied with, prior to the first use of the development hereby permitted visibility splays providing clear visibility of 2m x 90m westerly and 2m x 120m easterly measured down the centre line of the access road and both channel lines of the major road shall be provided at the junction of the access road with the county highway. Once created, these visibility areas shall be maintained clear of any obstruction higher than 1.05m above carriageway level and retained for their intended purposes at all times.

Reason: In the interest of road safety to provide drivers of vehicles using the access road to the site and public highway with a standard of inter-visibility commensurate with the vehicular traffic flows and road conditions.

Ongoing Conditions

- 5 The chalets shall be occupied for holiday purposes only, and the chalets shall not be occupied as a person's sole or main place of residence. The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual chalets on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority. This condition shall not apply to the two staff chalets.

Reason: For the avoidance of doubt as the site is not in a location where permanent residential accommodation would be permitted.

- 6 Any trees or shrubs planted in accordance with condition 2 shall, in the event of their dying, becoming diseased or dangerous within 5 years of their planting, be replaced by similar specimens as soon as practically possible, unless alternatives have been agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and to accord with Saved Local Plan Policy EMP16.

- 7 Details of any floodlighting shall be submitted to and approved in writing by the Local Planning Authority before the use hereby permitted commences. Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In the interests of amenity and to accord with Saved Local Plan Policy EMP16.

- 8 Prior to the first use of the development hereby permitted 1 per chalet parking spaces (minimum size 4.8m x 2.4m) shall be provided, laid out, hard surfaced, drained, marked out and made available for use. Once created these shall be maintained clear of obstruction and retained for their intended purpose at all times.

Reason: To provide for appropriate on-site vehicle parking facilities with associated access and manoeuvring areas, in the interests of highway safety and the general amenity of the development.

- 9 The development shall only be carried out in accordance with the approved Flood Risk Assessment and shall incorporate all the proposed mitigation measures into the development.

Reason: In the interests of flood control and to accord with the NPPF.

- 10 Finished ground floor levels for the chalets shall be set no lower than 600mm above surrounding site level.

Reason: To reduce the risk of flooding to the properties in the event of a breach or overtopping of the riverside banks.

- 11 Dry foot access/egress shall be provided to all the properties at a level not below the estimated 1 in 100 year flood level at the site.

Reason: To allow for safe access and egress during time of flood.

- 12 Unless a scheme has already been submitted to and approved in writing by the Local Planning Authority, prior to the first use of the development hereby permitted a scheme for the provision and implementation of a surface water run-off limitation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

- 13 Unless a scheme has already been submitted to and approved in writing by the Local Planning Authority, prior to the first use of the development hereby permitted a scheme for the provision and implementation of a surface water run-off limitation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

- 14 There must be no new buildings, structures (including gates, walls and fences) or raised ground levels within:
a) 6 metres of the top of any bank of watercourses; and/or
b) 3 metres of any side of an existing culverted watercourse, inside or along the boundary of the site, unless agreed otherwise in writing by the Local Planning Authority.

Reason: To maintain access to the watercourse for maintenance or improvements and provide for overland flood flows.

- 15 There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways.

Reason: To prevent pollution of the water environment.

- 16 Unless a scheme has already been submitted to and approved in writing by the Local Planning Authority, prior to the first use of the development hereby permitted a settlement facility for the removal of suspended solids from surface water run-off during construction works shall be provided in accordance with the details previously submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained throughout the construction period.

Reason: To prevent pollution of the water environment.

- 17 Unless a scheme has already been submitted to and approved in writing by the Local Planning Authority, prior to the first use of the development hereby permitted a scheme for the disposal of

foul drainage, including details of any balancing works and off-site works have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: To prevent pollution of the water environment.

- 18 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies installed in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent pollution of the water environment.

- 19 Inspection manholes shall be provided and clearly identified on foul and surface water drainage systems, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the scheme shall be retained throughout the life of the development.

Reason: To enable discharges from individual premises or buildings to be inspected and sampled.

- 20 Roof drainage downwater pipes shall at all times be sealed at ground level to prevent the ingress of any contaminated water / run-off.

Reason: To prevent pollution of the water environment.

- 21 Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason: To prevent pollution of the water environment. (For information: From 1st March 2002, the Environment Agency should be informed of any instance where the following is proposed : - more than 3500 litres of oil stored at any single private dwelling - more than 200 litres of oil at an industrial, commercial or institutional site The above activities are regulated by the Control of Pollution (Oil Storage) (England) Regulations 2001. These guidelines are intended to help reduce pollution caused by inadequate storage of oil in fixed tank installation. For further information, please refer to the Agency web page: 'www.environment-agency.gov.uk/business'). Detergents and vehicle washings, including steam cleaning, should not discharge into the surface water drainage or via a petrol interceptor.

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 local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.
2. 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 (as amended 2018) of the NPPF.

2019/20102/FUL Demolition of existing builder's storage shed and change of use of builder's materials storage yard to C3 and siting of detached house with garage and associated external works on land adjacent to Dove Cote Gardens, Kildwick Grange, Kildwick, Keighley – subject to the conditions listed below and subject to the Strategic Manager for Planning and Regeneration modifying Condition 5 to include the requirement for the roof slates to be of 'artificial' stone slate.

Conditions

Time Limit for Commencement

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

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

Approved Plans

- 2 The permission relates to the following plans:
 - Location plan and existing site plan - Drawing No 502 2 001 Rev A -received 14th March 2019
 - Elevations and site sections - Drawing No 502 2 004 -received 16th January 2019
 - Proposed floor plans and site plan - Drawing No 502 2 003 -received 16th January 2019

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

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

Before the Development is Occupied

- 3 Notwithstanding any details shown on the approved plans of this permission, a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the hereby approved dwelling. The scheme shall include details of the type, species, siting, planting distances and the programme of planting of trees, hedges and shrubs. The duly approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Craven District Local Plan Policies ENV1 and ENV2, and the National Planning Policy Framework.

- 4 Prior to the first occupation of the hereby approved dwelling all of the buildings, structures, containers, pallets, materials, vehicles, machinery etc associated with the builders yard shall be removed from the site.

Reason: This condition is imposed in the interests of the visual amenity of the surrounding Conservation Area and the residential amenity of neighbouring properties.

Ongoing Conditions

- 5 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the extension shall be constructed in accordance with the materials detailed on the approved plans.

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

Informatives

1. Statement of Positive Engagement:

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

Delegated Authority

2019/20084/FUL Installation of a slurry anaerobic digester, slurry separator, solid digestate storage building and slurry storage tower adjacent to existing agricultural buildings at Souber Dairy, Bank Newton, Skipton BD23 3NT – the Strategic Manager for Planning and Regeneration was authorised to approve the application conditionally subject to no substantive objections being received to the re-consultation with the Canal and River Trust.

Conditions

Time Limit for Commencement

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

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

- 2 The permission relates to the following plans:
- Location Plan received 11th January 2019.
 - Site Plan received 11th January 2019.
 - Drawing No. TD-CD127-1 'Lean-to Digestate Store Elevations' received 11th January 2019.
 - Drawing No. TD-CD127-2 'Lean-to Digestate Store Floor Plan/Plan View' received 11th January 2019.
 - Drawing No. TD-CD128-1 'Slurry Store Elevations' received 11th January 2019.
 - Drawing No. AQ43054X-60-50-1001-2 Rev A 'General Layout. Wall/Base details' received 11th January 2019.
 - Drawing titled 'Reactor S4-H Rev A' received 11th January 2019.

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

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

Before you Commence Development

- 3 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.

Reason: To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

- 4 Prior to the commencement of development, a Method Statement shall be submitted to and approved in writing by, the Local Planning Authority to detail measures to safeguard Changeline Bridge from damage from construction vehicles entering and leaving the site. Thereafter, construction works shall take place in accordance with the approved details.

Reason: In order to prevent damage to the grade II listed Changeline Bridge.

- 5 Prior to any above ground works taking place, 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).

Reason: To achieve a satisfactory standard of landscaping in the interests of the amenities of the area.

Ongoing Conditions

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

Reason: To ensure the use of appropriate materials which are sympathetic to the character of the open countryside in accordance with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan policies ENV2 and ENV13, and the National Planning Policy Framework.

Informatives

1. Statement of Positive Engagement:

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

PL.915

PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 27th February 2019 to 26th March 2019.

PL.916

PARTICIPATION SCHEME

The Democratic Services Manager submitted a report asking Members to review the Committee's arrangements for public participation which were last reviewed in September 1999. Bearing in mind the period which had elapsed since the scheme was last reviewed, the introduction of the Openness of Local Government Bodies Regulations and experience gained in a number of meetings in respect of major applications which had generated significant public interest and attendance, a review of the participation scheme and advisory information on attendance at the Committee was overdue.

The current scheme comprised of five minutes for each spokesperson representing the relevant town / parish council or parish meeting, those who have made representations and the applicant.

The Democratic Services Manager's report suggested a number of proposals which would assist officers in managing meetings and formally introduce discretion and some flexibility. Members discussed each suggestion fully in turn and it was

Resolved – (1) That, it is formally written into the scheme that when the Committee is considering a controversial application, which has generated a considerable number of representations, or there are exceptional circumstances, the Chairman should have discretion to (i) extend the time period allocated to each party and (ii) to allow more than one person representing objectors / applicants to speak by splitting the time allocated.

(2) That, where potential spokespersons for those making representations cannot reach agreement on who will speak, the speaker(s) should be selected on 'a first come first served' basis to avoid any risk of bias.

(3) That, discretion should be introduced to enable the Chairman to ask questions of the applicant or agent for clarification on a matter of fact when the case officer is not able to provide an answer, this ability to seek clarification during debate may avoid a need to defer consideration.

(4) That, speakers be required to submit late information such as photographs to the case officer in advance of the meeting i.e. noon on the last working day before the meeting date, and in the interests of fairness to all parties, that it be made clear in the scheme that the use or circulation of handouts, photographs or props at the meeting by spokespersons will not be permitted. However, in exceptional circumstances, the Chairman should have the discretion to permit late submission of handouts etc. at the start of the meeting.

(5) That, the scheme contains a statement of inclusion to indicate that determination of an application will not be delayed because an individual who has indicated a wish to speak is not present / not ready to do so when the application is announced by the Chairman.

(6) That, the advisory information in the scheme, contains the following:

- (i) That, those addressing the Committee are reminded of the laws relating to slander (e.g. inclusion of a statement along the lines of “Speakers should bear in mind that in making their presentations to Committee they have no protection from the laws governing defamation.”) and drawing attention to the Protocol for audio/visual recording and photography at meetings.
- (ii) That, those attending are reminded that meetings of the Planning Committee are open for members of the public to attend but they are not public meetings.
- (iii) That, dialogue between those attending the Committee is limited to those persons speaking under public participation on behalf of the parish council / meeting, objectors and the applicant.

Minutes for Decision

- None -

Chairman.



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D I S T R I C T

PLANNING COMMITTEE AGENDA

DATE: 7th May 2019

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REPORT TO PLANNING COMMITTEE ON 7th May 2019

Application Number: 2018/19475/FUL

Proposal: Construction of detached dwelling with off street parking.

Site Address: Former Coal Yard Adjacent To Leeds-Liverpool Canal Ings Lane Bradley BD20 9EL

On behalf of: Mr & Mrs Throup

Date Registered: 27th June 2018

Expiry Date: 22nd August 2018

EOT Date, if applicable: 10th May 2019

Case Officer: Miss Katie Chew

This application is being presented to Planning Committee as the application is a Departure from the Local Plan.

1. Site Description

- 1.1 The application site relates to a portion of land to the south west of the village of Bradley, the portion of land comprises of approximately 0.06ha, part of which is currently enclosed by a low stone wall. The site is accessed via an existing access from Ings Lane and as the site is previously developed land, this site is a brownfield site.
- 1.2 There are residential properties located to the north and east; with agricultural land surrounding the site to the north, east and west. The Leeds-Liverpool Canal is to the immediate south; Bradley Swing Bridge to the southeast and additional agricultural land and paddocks beyond in all directions. The application site lies partially within an area designated as falling within Flood Zone 1 but part of the garden area is situated within Flood Zones 2 & 3 as identified by the Environment Agency.
- 1.3 The application site is located within open countryside and is located outside Bradley Conservation Area.

2. Proposal

- 2.1 The application is seeking planning approval for the construction of one detached dwelling with associated off street parking. The proposed dwelling will be two storeys in height and will measure approximately 12.6m x 9.8m, with an approximate ridge height of 8.3m. The proposed dwelling will be constructed using coursed stone with sawn stone heads and cills. The roof will have blue slate tiles and sawn stone tabling over the south gable. Windows are to be powder coated aluminium. Also included in the proposal is the restoration of the existing stone outbuilding located to the west of the application site. The roof is to be replaced with matching blue slate and a new timber door installed.
- 2.2 Limestone gravel is to be used within the yard, with reclaimed stone flag paths. The existing stone boundary walls are to be repaired and stone flags are sets are to be installed to the

south of the site. No detailed landscaping proposal has been submitted, although some indicative tree planting is shown on the proposed plans.

- 2.3 The site has been designed to utilise land that falls outside of the flood zones. The proposed dwelling has been carefully positioned to ensure that it would not fall within the flood zones as identified by the Environment Agency's Strategic Flood Risk Assessment mapping.

3. Planning History

- 3.1 No planning history post 1974.

4. Planning Policy Background

- 4.1 Draft Submission Local Plan (2018)
- 4.2 National Planning Policy Framework (as amended July 2018)
- 4.3 Planning Practice Guidance (2012)
- 4.4 Saved Local Plan Policies ENV1, ENV2, and T2 of the Craven District (Outside the Yorkshire Dales National Park Authority) Local Plan.

5. Parish/Town Council Comments

- 5.1 **Bradley Parish Council:** Comments received 26th July 2018. The Parish's comments have been summarised below:

- The eastern boundary of the proposed dwelling intrudes into the adjacent Historical Medieval Field;
- When trying to access the site from Ings Lane it will require a 360 degree turn which cannot be negotiated by a motor vehicle without first making a complication turn within the road junction at that point. The approach from the village or Ings Drive is less hazardous;
- The single farm track has blind spots and it is difficult to improve the safety, the track is also well used as a footpath;
- The dwelling would be constructed within the flood zone 2/3 of the larger flood plain, there is a potential for flooding indicated in the privately commissioned report from Landmark;
- No provisions have been made in the plans for the disposal of sewerage. Semi-resident owners of the moored boats have made requests in the past to be able to use the facilities in the playing field, these requests have been rejected for a number of reasons;
- It is not clear from the application as to whether canal boats would be permitted to moor on the northern bank of the canal bordering the access track to the development. Should this be the intention it is considered that the mooring stacks lining the track would constitute a significant danger to both pedestrians and vehicles alike;
- Constructing a dwelling outside of development limits would create a precedent for development within the green wedge between Skipton boundary and Bradley village;
- Development of this area would interfere with wildlife migration and habitations that have become established;
- It would destroy a pleasant walk along the canal tow-path;
- It would not be in conformity with NPPF 123.

- 5.2 Further comments were received 17th April 2019 following amended plans being submitted. The Parish strongly objects to this application for the following reasons:
- This will totally change the approach into the village aesthetically, and set precedence on the canal side, encroaching on the green wedge between the Skipton boundary and the village.
 - The access is dangerous if approach from the A629 crossing the swing bridge, as a 360 degree turn is required.
 - No provision has been made for the disposal of sewerage.
 - It is not clear from the application as to whether canal boats would be permitted to moor on the northern bank of the canal boarding the access track to the development, should this be an intention, the Parish Council are of the opinion that the mooring stacks driven into the grass margin lining the track would constitute a significant danger to both pedestrian and vehicles alike.
 - The Parish Council would ask that Bradley Neighbourhood Plan, which is complete and about to be submitted to Craven District Council, is taken into consideration when discussing the application.
 - If the Officers are minded to grant this application, the Parish Council requests that it goes to the Planning Committee and a site visit is made before a final decision is reached.
6. Consultations
- 6.1 CDC Environmental Health – Comments received 10th July 2018. Due to the historical land use of the site there is a potential for the land to be contaminated. For this reason conditions are recommended which relate to investigating the site and any potential contamination.
- 6.2 CDC Environmental Protection – Comments received 10th July 2018. Conditions and Informatives are recommended which relate to restricted construction times, sewerage, clean topsoil and dust.
- 6.3 CDC Conservation Officer – Comments received 8th March 2019. The comments conclude that the officer would find it hard to object to the proposals and if the principle of development of the site is acceptable, then he would support it.
- 6.4 Yorkshire Water Services – No comments received when compiling this report.
- 6.5 NYCC Highways – Comments received 13th July 2018. In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters: Visibility is adequate for estimated speeds. Angle of access is impossibly sharp to or from “wrong” direction, but this is not a severe residual effect in this location for 1 dwelling only. The Local Highway Authority then recommended a condition relating to parking spaces. Further comments were received 16th April 2019. The comments match what was submitted back in July.
- 6.6 LLFA – Comments received 13th September 2018. The LLFA deems the proposed application to be for a minor development and therefore sits out of the authority’s scope for consultations. The site is situated within Flood Zone 1, 2 and 3 however the proposed building is within Flood Zone 1. The LLFA refers to the Environment Agencies comments dated 24th July 2018.

- 6.7 Environment Agency – Comments received 27th March 2019. Based on the information submitted, they have no further comments to make on the proposal, but they did provide an informative relating to the LLFA.
- 6.8 Canal & River Trust – Comments received 26th July 2018. They state:
‘The main issues relevant to the Trust as statutory consultee on this application concern the:
 a) *Impact of the proposed surface and foul water drainage upon the water quality and structural stability of the canal.*
 b) *Impact on the character and appearance of the waterway corridor.*
 c) *Remediation of the site to prevent potential contamination towards the waterway.*
On the basis of on the information available out advice is that suitably worded conditions are necessary to address some of these matters...Although the proposals would result in some improvement to the roofing materials, incorporating blue slate, we note that it is likely that the building was originally covered in stone slates (sandstone). The conservation area appraisal also identifies the characteristic roofing materials as Westmorland slate (i.e. green) or grey slates (i.e. Yoredale sandstone). As a result, the Local Planning Authority may wish to explore whether minor amendments to incorporate the use of stone slates on the outbuilding, and the use of Westmorland, as opposed to blue, slates on the new build, could be utilised. This would help ensure that the redevelopment further enhances the setting of the canalside environment and the setting of the Lower Bradley Conservation Area’.
- 6.9 Conditions are recommended which relate to surface and foul water drainage, remediation of the site and an informative which relates to the existing waterside moorings. Further comments were received 5th April 2019, following a re-consultation on amended plans, comments and recommendations remained the same as the previous submission.
7. Representations
- 7.1 Site Notice – Expired 3rd August 2018.
- 7.2 Press Notice – Expired 2nd August 2018.
- 7.3 Neighbour Letters – Expired 27th July 2018.
- 7.4 3 representations were received in objection to the application. The objections relate to:
- The development of this area will negatively impact on the entrance to the village, both via the road and canal;
 - Extra access to the property is likely to casus a hazard to traffic especially when the bridge is closed;
 - The noise from the bridge siren is so loud so it would affect the suitability for housing;
 - Construction traffic will cause tail backs and blockages;
 - Increased traffic;
 - Concerns regarding potential flooding;
 - Where would the utilities run and what disruption would this cause to surrounding homes;
 - Will the property be used solely as a residential home or are there plans to use it as a business i.e. Holiday let? This could cause more noise and upset;

- The footpath that runs across the access road is used by a lot of people, what will be put in place to ensure those using it are safe from construction vehicles etc.?
- Concerns regarding privacy;
- The Coal Yard seems to have been in the village since approximately 1775, this must have some historical value and should be kept as such as a reminder of years gone by;
- Why would the applicant not purchase something within the village?;
- The dwelling seems very close to the canal, would this not be considered a safety risk especially if there were children or animals;
- Is the embankment structurally sound as in some places it seems to be giving away;
- What will happen to the boats that are currently moored in that position?;
- Will developers be extending the opening?;
- There has recently been a consultation for residential development across the district and this area was not included then;
- Care must be taken to protect this environment where wildlife such as Canada Geese and Swans roost;
- It is a good thing that the site is no longer in use as a coal yard;
- Detrimental to wildlife and eco system;
- The development is wholly inappropriate which would alter the canal side aspect negatively;
- The current small field barn on the site would be swallowed up by the development being a loss of vernacular heritage;
- The bungalow and outbuilding appears to take over the bridal way from Ings Road to the houses on the 1960's development;
- The proposals would impact on Bradley Conservation Area;
- The proposal is counter to the emerging Bradley neighbourhood plan which has a major aim to conserve the canal side landscape for the benefit of the parish, tourism and the 3 canal barge businesses that all rely on a natural unspoiled canal landscape and conserve the rare medieval long field aspect which runs down to the proposed development;
- The availability for vehicles to turn right out of the site onto the canal bridge would be impossible and dangerous;
- The application represents canal side clutter;
- If approved it would create an unacceptable precedent for other buildings along the canal side;
- Design is too big and high for surrounding properties;
- Outside of the accepted building line.

7.5 Following amendments to the proposals a further consultation was undertaken. 1 representation has been received in objection to the amended proposals. Comments are summarised below:

- Looks a complete eyesore;
- Out of keeping with the surrounding area;
- It aesthetically changes the whole aspect of the village and would appear imposing and intrusive;
- Flooding problems;
- Environmental problems;
- Sewerage problems;
- Building on boundary lines is still a concern.

8. Summary of Principal Planning Issues

8.1 Principle of development

8.2 Scale, design and visual impact of the proposed development on the character and appearance of the area.

8.3 Impact of the proposed development upon the privacy and amenity of neighbouring properties.

8.4 Highway issues

8.5 Flooding/Drainage

9. Analysis

9.1 **Principle of Development**

9.2 In March 2018 the Council submitted the Council's New Local Plan to the Secretary of State. The Housing Trajectory 2012 to 2032, including the 2018 update for Submission indicates that the Council can now demonstrate a 5 year supply of housing sites. However, the stated existence of the Five Year Housing Land Supply is not a reason by itself to justify the refusal of a planning application. It is a material consideration in the planning judgement that can be given weight in the decision making process. In effect it is one of many planning issues that should be taken into account when determining a planning application.

9.3 In terms of the status of the Submission Draft Craven Local Plan, this document was submitted to the Secretary of State on 27th March 2018. The submission of the Local Plan is at an advanced stage, and therefore weight can be given to it. However, the NPPF (2018) at paragraph 48 sets out that the weight that should be given to draft policies will depend upon *'the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given)'* and *'the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).'* Draft Policy ENV1 'Countryside and Landscape', ENV3 'Good Design', ENV6 'Flood Risk', ENV11 'The Leeds & Liverpool Canal', ENV12 'Footpaths, Bridleways, Byways and Cycle Routes', SD1 'The Presumption in Favour of Sustainable Development', SP3 'Housing Mix and Density', IN4 'Parking Provision', are all considered to be applicable to this planning application.

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

- 9.4 The draft policies set out above are considered to be applicable to this planning application although there are unresolved objections to some policies and an assessment of the significance of those objections has not yet been made. For this reason it is considered beneficial to adopt a precautionary approach and consider that whilst some weight can be given to those policies that have no outstanding objections the greater weight should remain with the Saved Local Plan Policies and the NPPF. For the purposes of this report the relevant saved Local Plan policies and the policies set out in the NPPF will be considered.
- 9.5 In terms of the NPPF there is a presumption in favour of all forms of sustainable development provided that the benefits of allowing development are not outweighed by any dis-benefits that may arise. The NPPF also advocates the provision of new housing to meet established housing needs.
- 9.6 Saved Local Policy ENV1 is supportive of development in the open countryside subject to meeting certain criteria. These include that development should be small scale and;
- Clearly benefit the rural economy;
 - Help to maintain or enhance landscape character;
 - Be essential for the efficient operation of agriculture or forestry;
 - Be essential for the needs of the rural community.
- 9.7 The overarching objective of saved policy ENV1 is to protect the character and quality of the rural countryside by preventing sporadic, unrestricted development within it. It is considered that this objective is broadly in accordance with the core land-use planning principles in paragraph 170 of the Framework which requires that the intrinsic character and beauty of the countryside is recognised.
- 9.8 Notwithstanding this, the NPPF also makes allowances for other types of development in rural areas which do not fall strictly within the categories identified in saved Policy ENV1. Paragraph 78 of the NPPF recognises that, depending on its location, housing is capable of contributing to the vitality of rural communities by supporting services within neighbouring settlements. With respect to housing in rural areas, the main aim of paragraph 79 is to 'avoid new isolated homes in the countryside unless there are special circumstances', although paragraph 103 of the NPPF also recognises that 'opportunities to maximise sustainable transport solutions will vary from urban to rural areas'.
- 9.9 In this instance, the proposed development fails to meet any of the requirements of saved Policy ENV1 and as such, represents a departure from the Local Plan. Nevertheless, the site does lie adjacent to the recognised development limits for Bradley with residential development to the northeast of the site. The site is also within walking distance of the village where local facilities and services are available. It is therefore considered that the site is a sustainable location suitable for residential development. The village is also served by public transport that links the village to Skipton and all the way down to Steeton. Therefore, the site has reasonable access to public transport services other than private car and thus would not result in the introduction of an isolated dwelling in the countryside for the purposes of paragraph 79 of the NPPF.
- 9.10 Therefore, whilst it is recognised that the proposal does not fall within any of the categories of development acceptable in the open countryside under policy ENV1. It does not follow that this in itself is sufficient grounds to resist the principle of residential development, particularly as there is conflict between the ENV1 and paragraphs 78 & 79 of the NPPF which is supportive of housing in rural areas providing that it would not lead to the introduction of new isolated homes in the countryside.

- 9.11 Turning to the three dimensions to sustainable development, economic, social and environmental as defined in the NPPF, the proposed development of this site would provide economic benefits associated from new housing development including the provision of construction jobs and from the future residents of the property. In addition, the proposal would provide some social benefits and help to support the vitality of the rural community.
- 9.12 Turning to the environmental dimensions of sustainable development, it is acknowledged that the property would be located outside of development limits. However, the proposals would make effective use of a previously developed site which is preferable to the loss of countryside through the development of a greenfield site. On balance given the sites position adjacent to the arterial road which runs through Bradley, connecting the village to surrounding villages and towns, and its close proximity to other residential dwellings, it is considered that the proposals would not provide an isolated home in the countryside and would not have a serious and harmful impact on the environmental dimension of sustainable development with regards to the impact on the landscape character of the area.
- 9.13 In conclusion, it is acknowledged that the application site is outside the recognised development limits of Bradley, as defined by the 1999 Local Plan and therefore does represent a departure from the provisions of Saved Policy ENV1 of the Local Plan. However it is located close to the existing built up area of Bradley, it is well connected to existing services and facilities in Bradley and public transport with neighbouring villages and towns, and the site is previously developed (Brownfield) due to its former use as a coal yard, along with the remains of a significant area of hardstanding. Therefore, in principle, residential development at this location is capable of forming sustainable development in accordance with NPPF guidance.

Scale, design and visual impact of the proposed development on the character and appearance of the area.

- 9.14 Saved Local Plan Policy ENV2 seeks to ensure that any development that is considered to be acceptable in principle under saved policy ENV1 is:
- Compatible with the character of the area;
 - Does not have an unacceptable impact on the landscape;
 - Has a design and uses materials which relate to the setting;
 - Can accommodate traffic generated satisfactorily;
 - Can provide services and infrastructure without a serious harmful change to the character and appearance of the area.
- 9.15 These are general planning considerations, broadly in line with the NPPF.
- 9.16 The NPPF states that LPA's should aim to ensure that developments function well and add to the overall quality of the area, optimising the potential of the site to accommodate development. It also states that development should respond to local character and history and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation. It also states that whilst visual appearance and architecture of individual buildings are very important factors, securing high quality and inclusive design go beyond aesthetic considerations. Therefore, LPA's should aim to address the connections between people and places and the integration of new development into the built environment.
- 9.17 Paragraph 130 of the NPPF states that permission should be refused where the development is of a poor design which fails to take the opportunities available for improving

the character and quality of an area and how it functions. Furthermore, where the design of a development accords with clear expectations in plan policies, design should not be used as a valid reason to object to development by the decision-maker.

- 9.18 The proposed development would sit adjacent to the Leeds and Liverpool Canal which runs to the west of the centre of Bradley. The site was previously used as a coal yard and has been used for storage and parking more recently. The site can be viewed from Ings Lane and Keighley Road. The site is currently run down and underutilised. In this case the proposals are small-scale development, which is considered to be appropriate in the context of the area. Whilst it is acknowledged that the proposed dwelling will be separated from the main built up area of the village, as discussed previously the proposals are not considered to provide an isolated home. In terms of the scale and massing of the proposed dwelling, there are a number of two storey dwellings located within the village of Bradley and the proposals reflect a 'canal-side warehouse' which would typically have been two storeys in height. The design proposed seeks to reflect its location next to the canal and its previous use as a coal yard. The materials proposed would sit well within their surroundings and would not appear incongruous in this setting.

- 9.19 CDC's Conservation Officer was consulted on the proposals and stated:

'...Personally, I would have preferred a variation on the more contemporary design option but I have to admit that this proposal responds positively to our discussions, is more distinctive than the original submission and is an improvement on it. Some critics may view the revised proposal as "faux historicism" but at least it is inspired by its canal-side location and celebrates that canal-side location. Much of the detailing has the potential to be a faithful replica of a canal-side warehouse but close attention to implementation of the detail will be needed in due course. In particular, I welcome the proposed form of the building and the hard-surfaced element of the "yard", but I suggest that it should all be surfaced in setts or flags, rather than limestone gravel. I am also interested in seeing the reclaimed crane brought onto the site...I would find it hard to object to the proposal and, if the principle of development of the site is acceptable, then I would support it'.

- 9.20 The proposal is considered to be of scale and design comparable and proportionate to the existing street scene. For the aforementioned reasons it is considered that the development would not have an unacceptable detrimental impact upon the character and appearance of the area. Therefore the proposal does not conflict with the guidance in the NPPF and Saved Local Plan Policies.

Impact of the proposed development upon the privacy and amenity of neighbouring properties.

- 9.21 The National Planning Policy Framework states that Local Planning Authorities should seek to achieve a good standard of amenity for all existing and future occupants of land and buildings. The General Development Principles of the Local Plan also states that all development should protect the amenities of neighbouring residents and occupiers.
- 9.22 The application site is surrounded by open countryside to the north, east and west. To the south is the Leeds and Liverpool Canal. Further north/north-east are residential dwellings. Due to the large separation distances between the proposed dwelling and any neighbouring properties, it is not considered that there are any concerns in regarding to overshadowing, overlooking, or the proposals being overbearing.
- 9.23 It is therefore considered that the proximity and scale of the development will not unacceptably detract from the existing living conditions and general amenities of any neighbouring occupiers.

Highway issues

- 9.24 In this case the proposals will utilise an existing access off of Ings Lane in Bradley. The application proposes two parking spaces and is in close proximity to bus routes running into the centre of Skipton all the way down to Steeton.
- 9.25 Section 9 of the NPPF contains guidance on transport and land use planning, including the promotion of sustainable transport choices and reducing travel by car.
- 9.26 A number of objections to the proposed development relate to congestion and road safety issues. In planning terms such congestion and problems would not occur at such a level where it would provide justification to refuse planning permission. It is also the case that congestion due to parked vehicles on the road or the movements to and from the site of construction traffic does not in itself mean that the road is impassable; providing vehicles are not parked illegally and are not causing an obstruction. If such an issue were to occur this would be a breach of traffic regulations and would be dealt with under traffic legislation and would not constitute grounds to refuse planning permission.
- 9.27 Saved Policy ENV2 states that development will only be permitted in the open countryside where 'rural access roads can accommodate the traffic likely to be generated by the proposal'.
- 9.28 Saved Local Plan Policy T2 permits development proposals provided that they are appropriately related to the highway network, do not generate volumes of traffic in excess of the capacity of the highway network, do not lead to the formation of a new access or greater use of an existing access onto a primary, district or local distributor road unless the access is such that it is acceptable to the Council and its design achieves a high standard of safety, and has full regard to the highway impact on, and potential for improvement to the surrounding landscape.
- 9.29 The NPPF policy requirement is that permission should only be refused on highway grounds if the impacts of granting permission are shown to be severe. In this case it is not considered that the impact of the development would be severe in terms of highway safety grounds. NYCC Highways have reviewed the submitted information and have no objections to the proposals. Therefore, it is considered that the proposal is in line with the policy requirements of Saved Policy T2 of the Local Plan and the guidance contained within the NPPF and is therefore considered to be acceptable in terms of highway safety.

Flood Risk/Drainage

- 9.30 The application site is located within Flood Zone 1, 2 and 3 as identified in the Environmental Agencies flood risk mapping.
- 9.31 Paragraph 163 of the NPPF states that '*development should only be allowed in areas at risk of flooding where, in the light of a site-specific flood risk assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:*
- a) Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
 - b) The development is appropriately flood resistant and resilient;*
 - c) It incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
 - d) Any residual risk can be safely managed; and*

e) *Safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*

9.32 Neither a sequential test nor an exception test has been submitted in support of this application but it is nevertheless considered that it would not be possible to provide a compelling case in support of the development proposals. However, the application site is an area of previously developed land and is located nearby to other residential development which is acceptable in principle and also prevalent. It is also clear from the Environmental Agency and LLFA's comments that they have no objection to the dwelling proposed. It is therefore considered that there are no concerns in regards to the flood risk or drainage of the site. Conditions have been recommended by the Canal and Rivers Trust which relate to drainage and therefore these mitigation measures should help to resolve any concerns of neighbouring residents.

9.33 Conclusion

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

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

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

10. Recommendation

10.1 Approve with Conditions

Conditions

Time Limit for Commencement

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

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

Approved Plans

2 This permission relates to the following plans:

- Proposed Plans - Drawing No. 2838, received 1st March 2019;
- Site Plan as Existing - Drawing No. 2838.02, received 19th March 2019;
- Site Plan as Proposed - Drawing No. 2838.03, received 19th March 2019;
- Flood Plan - Drawing No. 2838.04, received 19th March 2019;
- Location Plan - Drawing No. 2838.05, received 19th March 2019;
- Design and Access Statement, received 1st March 2019;
- Flood Risk Assessment, received 25th June 2018.

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

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

Before you Commence Development

- 3 Prior to the commencement of development, plans should be submitted demonstrating arrangements for sewerage and sewerage disposal. Details shall include information to prevent an increase to the rate of surface water runoff towards the existing culverted watercourse under the canal. Thereafter the development shall be implemented in accordance with the approved details and retained in perpetuity.

Reason: To ensure sewerage is removed correctly in order to protect public health and to prevent off site pollution or land instability.

- 4 No development shall take place until a construction site management plan has been submitted to, and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in strict accordance with the approved management plans.

Reason: To ensure measures are put in place to prevent the passage of dust or runoff from the construction site towards the Leeds and Liverpool canal.

- 5 The development hereby approved shall not commence until actual or potential land contamination at the site has been investigated and a Phase I desk study report has been submitted to and approved in writing by the Local Planning Authority.

The Phase I desk study report shall be prepared in accordance with current best practice.

- i) In the event that the Phase I desk study report identifies a need for further intrusive investigation then the development hereby approved shall not commence until a Phase II intrusive site investigation report has been submitted to and approved in writing by the local planning authority.
The Phase II Intrusive Site Investigation Report shall be prepared in accordance with current best practice.
- ii) Should the need for remediation be recommended in the Phase II Intrusive Site Investigation report, the development hereby approved shall not commence until a Remediation Strategy has been submitted to, and approved in writing by, the local planning authority. The Remediation Strategy shall be prepared in accordance with current best practice. The approved remediation measures shall be implemented in accordance with the agreed timescales set out in the approved Remediation Strategy.
- iii) In the event that remediation is unable to proceed in accordance with an approved Remediation Strategy or unexpected significant contamination is encountered at any stage of the process, the local planning authority shall be notified in writing immediately. Revisions to the Remediation Strategy shall be submitted to, and approved in writing by,

the local planning authority. Works shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

- iv) Following completion of the measures identified in the approved Remediation Strategy, a Validation Report shall be prepared and submitted to, and approved in writing, by the Local Planning Authority. The submission of the Validation Report shall be undertaken within the approved timescales.

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

The site shall not be brought into use until such time as all the validation data has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that actual or potential land contamination at the site has been investigated and that any associated environmental risks have been assessed and mitigated against in an appropriate and effective manner.

- 6 No piped discharge of water from site shall commence unless full details of the means of foul and surface water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. Details shall include information to prevent an increase to the rate of surface water runoff towards the existing culverted watercourse under the canal. Thereafter the development shall be implemented in accordance with the approved details and retained in perpetuity.

Reason: To ensure the satisfactory drainage of the site, and to prevent off site pollution or land instability next to the Leeds and Liverpool Canal in accordance with paragraphs 109 & 120 of the National Planning Policy Framework.

Ongoing Conditions

- 7 Notwithstanding the provision of any Town and Country Planning General Permitted (England) Order 2015 (as amended), or any equivalent Order for the time being in force, the areas shown on approved plans for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Reason: To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

- 8 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the dwelling hereby approved shall not be altered or extended, and no buildings or structures shall be erected within its curtilage.

Reason: In order to prevent overdevelopment of the site and to ensure that the character and appearance of the area is safeguarded.

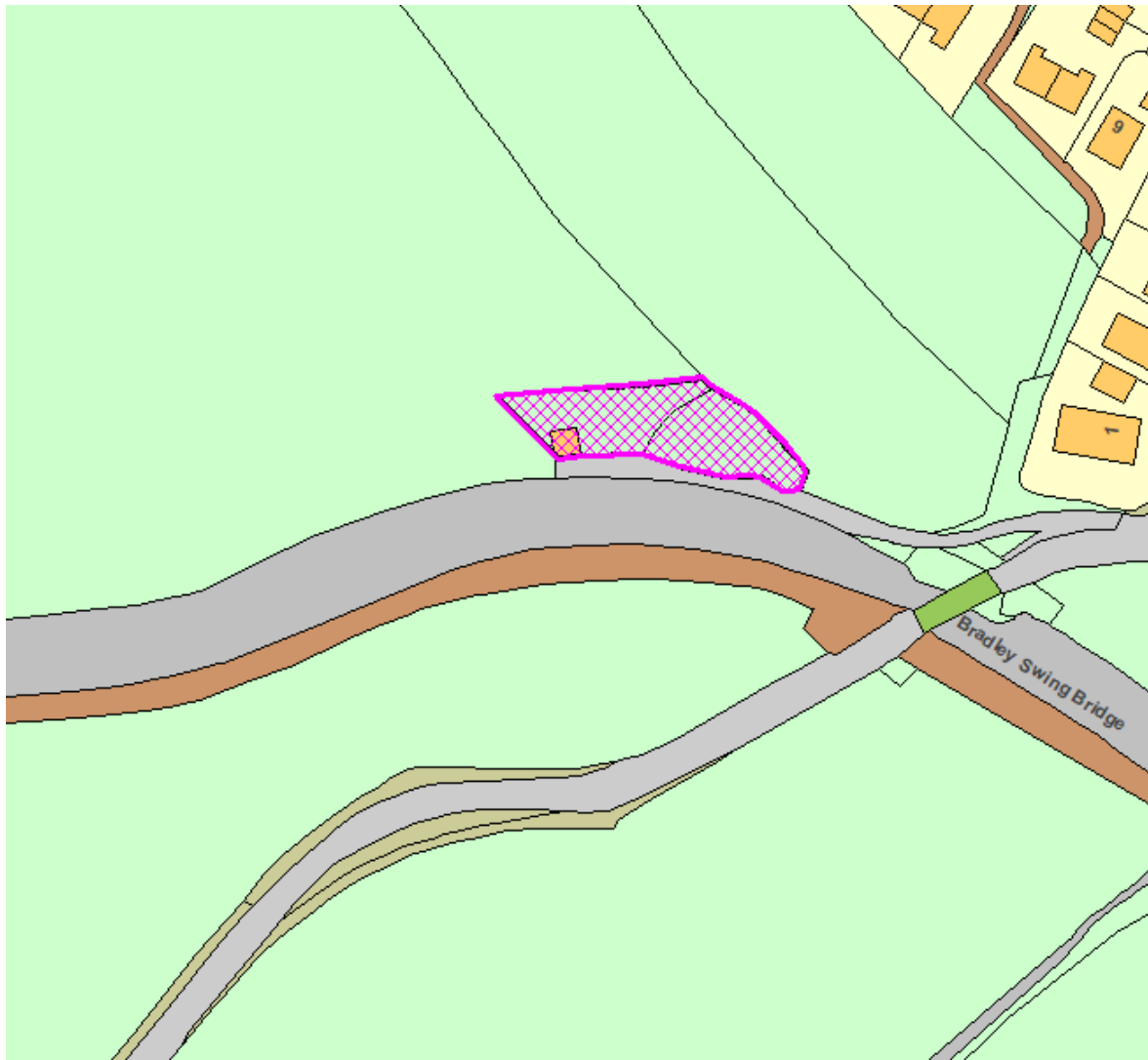
- 9 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans (drawing no. 2838).

Reason: To ensure use of appropriate materials which are sympathetic to the character and appearance of the surrounding area and in the interests of visual amenity.

Informatives

1. Operating times for construction should be limited to:
 - 8.00am to 18.00pm Monday to Friday
 - 8.00am to 13.00pm Saturday
 - No Sunday or Bank Holiday working.
2. 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.
3. 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.
4. The site is in proximity to existing waterside moorings. Prior to construction, it may be helpful if the Trust's waterside moorings section could be informed by the applicant of when works are likely to commence, so that boaters can be informed of any potential noise disturbance beforehand. They can be contacted via 0303 040 4040.
5. Surface Water Drainage is now the responsibility of the LLFA.
6. Statement of Positive Engagement: -

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



Application Number: 2018/19475/FUL

Proposal: Construction of detached dwelling with off street parking.

Site Address: Former Coal Yard Adjacent To Leeds-Liverpool Canal Ings
Lane Bradley BD20 9EL

On behalf of: Mr & Mrs Throup

REPORT TO PLANNING COMMITTEE ON 7th May 2019

Application Number: 2019/20199/REM

Proposal: Approval of the appearance, landscaping, layout and scale as reserved by condition in outline consent referenced 17/2015/16195 for 4 dwellings

Site Address: Land Off Carla Beck Lane Carla Beck Lane Carleton

On behalf of: Mr & Mrs R J Mason

Date Registered: 15th February 2019

Expiry Date: 12th April 2019

EOT Date, if applicable: 10th May 2019

Case Officer: Andrea Muscroft

This application is referred to Planning Committee as the Outline Application was considered by Planning Committee February 2016.

1. Site Description

- 1.1 The application site relates to parcel of land that lies directly off Carla Beck Lane covering an area of approximately 0.23 hectares. The site is partially enclosed along the northern boundary by a selection of trees & shrubs, with further shrubs continuing along the eastern boundary, a wire fence runs along the southern boundary separating the site from agricultural fields to the south, with the western boundary comprising of a low level wall, 1mtr fencing and a 2.5m high hedge.
- 1.2 Changes in ground levels means that the access to the site slopes uphill southwards into a large cleared area with two large agricultural buildings mainly of corrugated metal construction located within the site. Approximately three quarters of the site has been subject to some level of hard standing with the remaining area comprising of rough grassed area sloping uphill southwards.
- 1.3 To the west of the site are a number of residential dwellings with further dwellings located to the south and south west of Carla Beck Lane. In addition, there are a scattering of farming buildings within the surrounding area.
- 1.4 A public right of way runs northwest to southeast through the site.
- 1.5 Located to the north of the site is a row of trees protected by a Tree Preservation Order.
- 1.6 The site is located outside of the Development Limits of Carleton and therefore is consequently located in the open countryside as defined in the Local Plan.

2. Proposal

- 2.1 The application is a Reserved Matters application for approval of the appearance, scale, landscaping and layout with the principle and access already sought and granted outline approval under ref: 17/2015/16195 on the 3rd February 2016.

- 2.2 The proposal comprises of two four bedroom dwellings and two three bedroom dwellings. The dwellings are proposed to be either two storey or single storey in height with a mixture of detached and integral garages and off street parking.
- 2.3 The proposed landscaping to the residential areas includes grassed areas to the private amenity areas of each dwelling and tree planting adjacent to Carla Beck Lane, and within the future front garden areas.
- 2.4 The proposal internal road layout to serve the scheme comprises of one road which branches off to each dwelling.
- 2.5 Officer note: It should be noted that in respect of the outline planning permission, the principle and highway details have been accepted by the Council and it is only the specific detail in terms of layout, scale, appearance and landscaping that are now being considered.
- 2.6 The wider impacts of the proposed dwellings on matters such as the highway network and impact on heritage assets have been considered and conditions attached to the outline permission would mitigate such impacts.
- 3. Planning History
 - 3.1 5/17/244 – Retention of agricultural access – Approved November 1999
 - 3.2 17/2015/16195 - Outline application for residential development (Circa 4 dwellings) all matters reserved with the exception of highways – Approved February 2016.
 - 3.3 2018/19767/OUT - Outline planning application (with all matters reserved other than access) for 6 detached residential dwellings – not determined.
- 4. Planning Policy Background
 - 4.1 Paragraph 38(6) of the Planning and Compulsory Purchase Act 2004 requires that development proposals are determined in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan for Craven comprises the saved policies of the Craven District (Outside the Yorkshire Dales National Park) Local Plan 1999.
 - 4.2 The Emerging Local Plan (ELP) that would cover the period up to 2032 has now been submitted for examination. Notwithstanding this, ELP is not the adopted development plan for the district. However, the submission draft is considered to be sound and the policies are consistent with the NPPF.
 - 4.3 Saved Policies of the Craven District (Outside the Yorkshire Dales National Park) Local Plan.
ENV1, ENV2, ENV10 & T2
 - 4.4 Emerging Local Plan Policies 2032
SP1, SP4, SP11, ENV1, ENV2, ENV3, ENV4 and INF4.
 - 4.5 National
The National Planning Policy Framework (2019)
Planning Practice Guidance
- 5. Parish/Town Council Comments
 - 5.1 Carleton Parish Council: No comment on this proposal.

6. Consultations

- 6.1 CDC Environmental Officer: No objection but recommend conditions with regards to noise and top soil.
- 6.2 CDC Tree Officer: It is considered that the landscaping scheme is acceptable.
- 6.3 NYCC Highways: No objection but recommends conditions are imposed with regards to construction and visibility splays.
- 6.4 NYCC PROW officer: No objection but advise the applicant/developer that no works shall be undertaken which would create an obstruction, either permanently or temporary.
- 6.5 NYCC Suds: No objection to the proposal.
- 6.6 Yorkshire Water: *No comments received at the time of compiling this report.*

7. Representations

- 7.1 A Site Notice was posted adjacent to the site on the 22nd February 2019. In addition, notification letters were circulated to neighbouring properties.
- 7.2 As a consequence of the publicity the Council received 1 letter of representation in relation to the proposal.
- 7.3 Comments summarised below:
- 7.4 Visual
Proposal lacks details of actual size and location of dwellings.
- 7.5 Amenity
Concern over loss of privacy.
- 7.6 Highway issues
Adverse impact on highway safety with regards to the inability to create clear site lines for vehicle users, cyclists and pedestrians.
- 7.7 Flooding
Concern over flooding occurring from run off.
- 7.8 Drainage
Proposal lacks details with regards to drainage.
- 7.9 Officer note: Details with regards to drainage was submitted with application 17/2015/161951. Notwithstanding the previously submitted details this matter would be controlled through building control.
- 7.10 Other issues
Application was made on the expiration date of the previous outline permission with no substantial changes other than the submission for approval of appearance of appearance etc.
- 7.11 Officer note: The application was received within the required timescale and is seeking approval only for matters reserved at outline stage.
The site is also subject to a further application to construct six dwellings on the site.
Question who owns the site and the status of all applications.

- 7.12 Officer note: The issue of land ownership is not a material consideration.
- 7.13 Officer note: The status of all applications relating to this site are available on the Council's website.
- Concern that the current boundary wall would become a party wall.
8. Summary of Principal Planning Issues
- 8.1 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. The NPPF makes clear that, for decision taking this means:
- 8.2 Approving development proposals that accord with an up-to-date development plan without delay, or where there are no relevant development plan policies or the policies which are most important for determining the application are out of date, granting permission unless;
- 8.3 The application policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposal or
- 8.4 Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole:
- 8.5 Having regard to the relevant national and local plan policies, the representation received and the nature of the development applied for, it is considered that the main issues in this case are;
- Principle of development
- Design, including, appearance, layout, scale and landscaping.
- Other matters.
9. Analysis
- 9.1 **Principle of development.**
- 9.2 The principle of development for the construction of four detached dwellings on this site has been established by virtue of the outline planning application ref: 17/2015/16951 approved on the 15th February 2016.
- 9.3 **Design, appearance, scale and layout.**
- 9.4 The proposed site layout plan submitted, effectively forms two distinct character areas within the site. The first is the area fronting onto Carla Beck Lane which would the single storey dwellings with the two storey dwellings located within the southern area of the site.
- 9.5 The application proposes, four detached dwellings, which vary in height between 8m (2 storey) and 5m (single storey) and a detached double garage 4.5m in height. The variation in roof heights would create visual interest in to street scene views.
- 9.6 The proposed site layout would be enclosed and framed by the proposed dwellings, which would create character details within the development. The dwellings proposed against to Carla Beck Lane have been designed to reflect the orientation of dwellings adjacent to the site with side elevations facing towards the street.
- 9.7 The surrounding area is a mixture of traditional dwellings, modern dwellings of differing scales, design and appearance. The proposed dwellings are typical house types which with regards to heights and street character would not result in any visual harm.
- 9.8 Details of the materials palette have been submitted with the application. It is proposed that the buildings would be constructed from local natural stone under a blue slate roof with

timber windows and doors. All these materials are considered appropriate to the character of the properties and the character of the surrounding area.

- 9.9 Details have also been submitted of the proposed fencing and walling associated with the development. The siting of the fencing along the southern and eastern boundaries would ensure that they are visually subservient features within the scheme. Whilst the stone boundary walls would be more prominent, these walls would be constructed from natural stone and thus would provide a high visual quality to the scheme. In addition, soft landscaping will be introduced to soften the visual appearance of the development.
- 9.10 In conclusion, it is considered that the proposed development would be satisfactory assimilated into its surroundings and would not have a harmful impact on the wider landscape. The application is therefore considered to be consistent with policies within the Local Plan, Emerging Local Plan and the NPPF.
- 9.11 **Landscaping.**
- 9.12 As part of the reserved matters submission details of a landscaping scheme has been submitted, which aims to enhance the landscape elements of the site and its wider landscaping setting.
- 9.13 The Council's Arboricultural Officer has reviewed the information submitted and has confirmed that the details are satisfactory, therefore subject to conditions to secure the tree protection measures to BS 2837:2012.
- 9.14 In conclusion, it is considered that the development is compliant with the requirements of LP saved policies and guidance set out in the NPPF.
- 9.15 **Amenity**
- 9.16 The site is located within close proximity to dwellings located to the east of the site, with further dwellings located to the northwest of the site and therefore the potential impact of this development on the privacy and amenity of existing residents is a consideration.
- 9.17 The nearest dwelling to the site is The Old Byre which runs parallel to the western boundary, and is set down lower than the application site. The nearest proposed dwelling to this dwelling has been identified as Unit A which would be situated approximately 6m from the joint boundary with this property, with a further 14m separation between the proposed and existing dwelling. This would provide a separation distance of approximately 20m. Whilst this is under the recommended 21m, it is considered that in this instance, due to the single storey scale of the dwelling, combined with the site down of the existing dwelling that the proposal would not have an unacceptable impact on the privacy or amenity of the residents of this property sufficient to warrant a refusal.
- 9.18 The next nearest dwelling to the site is Swallow House which is located approximately 18m from the boundary to the site. The proposed dwelling identified as Unit B would be located approximately 14m from the joint boundary. It is therefore considered that the proposed development would not have an adverse impact on the privacy or amenity of the residents of this property.
- 9.19 With regards to the remaining properties located to the north of the site it is considered that the separation distance, orientation and intervening boundary treatments are sufficient to ensure that the development does not have an adverse impact on the privacy or amenity of these residents.
- 9.20 With regards to future occupants of the dwellings, it is considered that the development would provide sufficient residential accommodation to meet the needs of any future

occupants. In addition, the spacing combined with the orientation of the dwellings would ensure that any future occupants do not experience any unacceptable loss of privacy or overshadowing of private amenity areas.

9.21 In conclusion, the development is considered to be acceptable and meet the guidance set out in the NPPF.

9.22 **Highways**

9.23 The impact of the development on the local highway network has been considered at the Outline stage, with conditions recommended as necessary. Therefore, the main consideration of the Reserved Matters application is whether the internal road layout and footpaths are acceptable.

9.24 The internal road layout and footpaths have been assessed by NYCC Highways who are satisfied that the proposed layout is acceptable on highway grounds. They recommend conditions with regards to construction details.

9.25 The proposal would provide two covered parking spaces, plus two off street parking for each dwelling. The proposed off street parking is compliant with guidance contained within NYCC Interim Parking Standards 2015. As such, the development is considered acceptable, although it is considered acceptable to impose a condition requiring the retention of the car parking spaces to prevent a proliferation of on street parking.

9.26 The site is located within walking distance to other amenities, ensuring that pedestrian and cycle modes of transport are realistic, thereby partially demonstrating the sustainability of the site.

9.27 In conclusion, it is considered that the proposal is consistent with policies within the Local Plan, Emerging Local Plan and the NPPF.

9.28 **Other issues**

9.29 The site lies within Flood Zone 1 as defined by the Environment Agency which is an area of low risk from surface water flooding, which has the lowest probability category for flooding. It is therefore considered that the development would not result in any unacceptable flooding.

9.30 **Conclusion**

9.31 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The consideration is, therefore, whether the development accords with the development plan and, if not, whether there are material considerations that would indicate a decision should be taken contrary to the development plan.

9.32 In this instance, it is considered that on balance any adverse impacts arising from the development in terms of visual impacts would not significantly and demonstrably outweigh the benefits of the development when considered against saved local plan policies and the Framework as a whole.

10. Recommendation

10.1 Approve with Conditions

Conditions

Approved Plans

- 1 The development hereby granted shall be carried out in accordance with the drawings hereby approved:

2829.1
2829.2A

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

Reason: To ensure a satisfactory development and to avoid any ambiguity as to what constitutes the permission.

Before you Commence Development

- 2 Prior to any site activity is commenced in association with the development barrier fencing shall be erected along the protected trees adjacent to the site 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.

Reason: To prevent damage to the protected trees during construction works in accordance with saved Policy ENV10 of the Craven District (outside the Yorkshire Dales National Park) Local Plan.

- 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:

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

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

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.

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 in 10.

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.

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.

Reason: To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience and comply with saved Policies ENV2 and T2 of the Craven District (outside the Yorkshire Dales National Park) Local Plan and guidance contained within the National Planning Policy Framework.

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

Reason: In the interests of road safety and to accord with saved Policy T2 of the Craven District (outside the Yorkshire Dales National Park) Local Plan and guidance contained within the National Planning Policy Framework.

During Building Works

- 5 No excavation or grading shall be undertaken within the Root Protection Area without the prior approval of the Local Planning Authority.

Reason: To prevent damage to the protected trees during construction works and to accord with saved Policy ENV10 of the Craven District (outside the Yorkshire Dales National Park) Local Plan.

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

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

- 7 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.

Reason: To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading.

- 8 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, boundary treatments to each plot shall be erected in accordance with the details (including their siting, height, design, materials and finish) shown on approved plans before the dwelling on that plot is first occupied, and shall be retained as such thereafter.

Reason: In the interests of the security of future occupiers, to ensure adequate levels of privacy between neighbouring dwellings and to achieve an acceptable relationship with the street scene in accordance with the requirements of Craven District (outside the Yorkshire Dales National Park) Local Plan and guidance contained within the National Planning Policy Framework.

Ongoing Conditions

- 9 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans (drawing nos.2829.1 and 2829.2).

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

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the approved garages and parking spaces hereby approved shall be retained as such thereafter.

Reason: To ensure sufficient parking provision is retained and to accord with the requirements of saved Policy T2 of the Craven District (outside the Yorkshire Dales National Park) Local Plan.

Informatives

1. 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).

With regard to conditions above please note that it will 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.

The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and Country Planning Act 1990.

2. Charging Points

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

3. All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.

4. Noise

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.

5. Topsoil

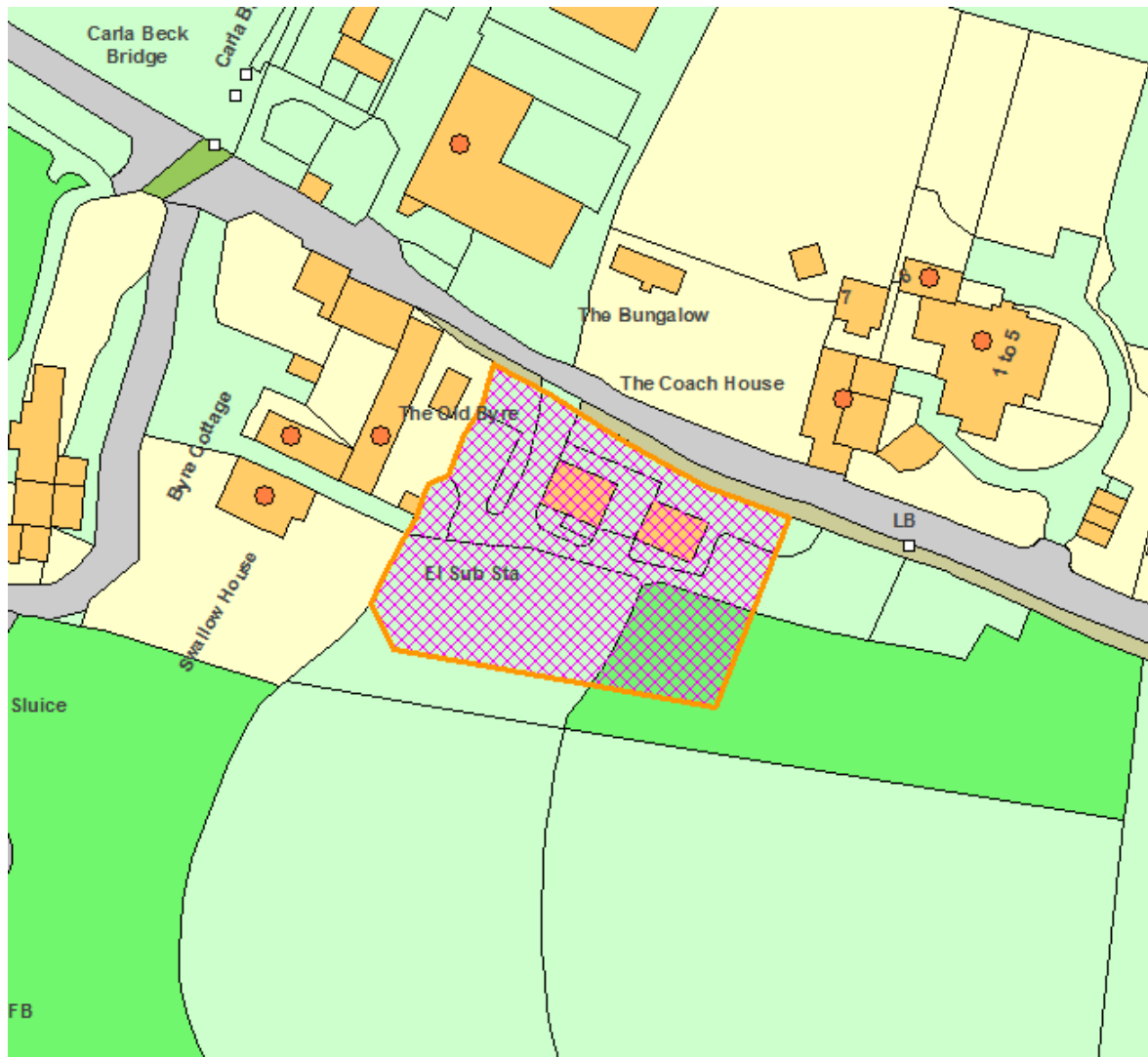
The applicant is advised it is the responsibility of the developer to ensure that any topsoil brought on site is free from metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils as specified in BS 3882: 2015 Specification for Topsoil. Supplier(s) details and confirmation on the source(s) of any topsoil materials brought on site should be made available for inspection at the request of the Council's Environmental Health Department.

6. Hours of Construction

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.

7. Statement of Positive Engagement:

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



Application Number: 2019/20199/REM

Proposal: Approval of the appearance, landscaping, layout and scale as reserved by condition in outline consent referenced 17/2015/16195 for 4 dwellings

Site Address: Land Off Carla Beck Lane Carla Beck Lane Carleton

On behalf of: Mr & Mrs R J Mason

REPORT TO PLANNING COMMITTEE ON 7th May 2019

Application Number: 2018/18918/FUL

Proposal: Residential development - 2 No detached single storey (bungalow) dwellings

Site Address: Land North West Of St Marys Green Carleton BD23 3DG

On behalf of: Mr & Mrs R J Mason

Date Registered: 13th March 2018

Expiry Date: 8th May 2018

EOT Date, if applicable: 7th May 2019

Case Officer: Mr Mark Moore

This application is referred to the Planning Committee for a decision under the Councils Planning Scheme of Delegation as it has been submitted by Councillor Robert Mason.

1. Site Description

- 1.1 The application site comprises a roughly square shaped area of grassland forming part of a parcel of agricultural land (Grade 4) located at the western end of St Mary's Green in Carleton. The site is land locked and therefore includes a dog-legged strip that wraps around the boundaries of residential properties on St Mary's Green to link up to an existing track that exits onto Carla Beck Lane further to the east.
- 1.2 The site has no natural boundaries other than where it adjoins the rear gardens of nos. 2 to 6 St Mary's Green and a public footpath (Public Right of Way: 05.10/4/1) that lies adjacent to the boundary of the playing field of Carleton Primary School. Otherwise the site extends into open countryside and lies outside of development limits as defined in the adopted Local Plan.
- 1.3 The site lies wholly within the Carleton Conservation Area and the Grade II listed Church of St Mary is located approximately 100m to the north-west although the boundary of the graveyard associated with the church is closer at 22m away.
- 1.4 The Carleton Conservation Area Appraisal (October 1997) identifies the land within which the application site is located as '*Field near St. Mary's Church Graveyard*' and comments:
An open field used for grazing. The field provides a welcome gap from development along the northern edge of Carleton, as well as contributing to the setting of the church'.
- 1.5 The Draft Carleton Conservation Area Appraisal (August 2016) includes an open space assessment that comments as follows on the land within which the application site lies:
'Northeast of St Mary's Church Predominantly makes a strong contribution to character and appearance
 - *This is an enclosed pasture landscape gently sloping down to the Aire floodplain with long vistas across to Skipton and the Dales beyond. There is an important and well-used*

public footpath that heads out from the church, crossing the River Aire by footbridge to eventually arrive in Skipton. Views from this path (HF2, MD1) both into and outwith the Conservation Area are significant. The Church, standing on slightly higher ground on the ridge overlooking the Aire floodplain is a key landmark linking in to the historic 'edge of settlement'.

- *The Conservation Area boundary hugs the limits of the built environment except for the plot of land immediately adjacent to the churchyard, which contains an extension burial ground and pasture'.*

- 1.6 The Conservation Area Appraisal identifies the view from St Mary's Church as a 'Highly significant fixed view' and states:

'View from St Mary's Church. This is a significant contextual view of an historic enclosed pasture landscape shown on the 1853 Ordnance Survey map that gently slopes down to the Aire floodplain. From here there are long vistas across to Skipton and the Dales beyond. There is an important and well-used public footpath that heads out from the church, crossing the River Aire by footbridge to eventually arrive in Skipton.

The church, standing on slightly higher ground on the ridge overlooking the Aire floodplain is a key landmark forming a significant part of the historic 'edge of settlement'.

- 1.7 The site was put forward as a potential housing allocation as part of the Local Plan process (Site CA008) and was discounted with the following recommendation:

'Do not include in pool of sites; the site has no direct connection/frontage to a highway maintainable at the public expense (Highways Comments). The site also plays a strong contribution to the Conservation Area and is located in close proximity to the Listed Building Church of St Mary'.

2. Proposal

- 2.1 The proposal is a full application seeking permission for 2 detached single storey 3 bedroom properties. As the site has no existing access it is proposed to create a link that would wrap around the rear of existing properties on St Mary's Green and connects to an existing field access to the east.

- 2.2 The gable end of the westernmost bungalow (plot A) would lie 22m from the graveyard of St Mary's Church whilst the gable of the eastern property (plot B) would be 20m from the rear elevations of nos. 5 and 6 St Mary's Green.

- 2.3 It is proposed to construct the new dwellings in natural stone with blue slate roofing and white upvc window and door frames. No details of the site layout have been shown on plan. However, in a supporting statement the applicant's agent confirms that it is proposed to create 4 parking spaces (including integral garages and external turning spaces to allow vehicles to enter and leave the site in forward gear via the shared driveway).

- 2.4 In a heritage statement accompanying the application it is stated that the existing boundary enclosures will be retained with soft landscaping and grassed areas being provided. Hard landscaping in the form of natural stone flags and limestone gravel is also to be included.

Officer note: Notwithstanding the Heritage Statement no detailed plans of the site layout have been submitted for consideration as part of the application.

3. Planning History

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

4. Planning Policy Background

- 4.1 **Saved Policies in the Craven District (Outside the Yorkshire Dales National Park) Local Plan (1999):**
- ENV1: Development in the Open Countryside
- ENV2: Requirements for Development in the Open Countryside
- T2: Road Hierarchy
- 4.2 **The National Planning Policy Framework (NPPF 2019)**
- 4.3 **National Planning Policy Guidance (NPPG 2012)**
- 4.4 **Submission Draft Craven Local Plan (2018):**
- SD1: The Presumption in Favour of Sustainable Development
- SP1: Meeting Housing Need
- SP4: Spatial Strategy and Housing Growth
- ENV1: Countryside and Landscape
- ENV2: Heritage
- ENV3: Good Design
- INF4: Parking Provision
- 4.5 In terms of the status of the Submission Draft Craven Local Plan, this document was submitted to the Secretary of State on 27th March 2018 and has been subject to an examination in public that took place in October 2018. Subsequent to the examination in public the Planning Inspector has now issued his recommended modifications which were out to public consultation expiring on 1st April 2019. For this reason it is considered that the draft local plan is at an advanced stage and its (draft) policies can therefore be given weight. However, the NPPF at paragraph 48 sets out that the weight that should be given to draft policies will depend upon:
- ‘the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given)’ and;*
- ‘the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework, the greater the weight that may be given.’*
- 4.6 The Draft Policies set out above are considered to be applicable to this submission. However, there are both representations and recommended modifications to those policies, albeit the policies themselves may not be changed significantly prior to being formally adopted. Notwithstanding, in this case the saved Local Plan policies, insofar as they apply to this development, are the Development Plan and therefore are the starting point for decision making (paragraph 12 of the NPPF refers). The saved policies also remain largely consistent with the NPPF and for these reasons it is proposed to only reference the saved Local Plan Policies in this report.
5. Parish/Town Council Comments
- 5.1 **Carleton Parish Council:**
- ‘Whilst the proposal claims there is good visibility existing at the proposed site entrance there is already three existing site entrances in the immediate vicinity, one adjacent and two opposite. Furthermore, the proposed entrance meets the highway at an angle of approximately 30 degrees. This will tend to propel left turning vehicles into, and perhaps*

beyond, the centreline of the main road where traffic can be approaching round a bend at a speed of 30 mph.

The proposed materials for the site entrance are certainly not suitable for such a situation and could cause wheel spin or loose gravel being deposited onto the highway to the detriment of other road users. The use of limestone gravel for the whole of the very long roadway to the proposed position of the bungalows is also unsatisfactory and certainly out of keeping with the tidy status of the St Mary's Green area.

The elevated position of the bungalows in relation to the much lower position of Nos 5, 6 & 7 St Mary's Green would create a loss of privacy to the occupants of those dwellings.

Finally, careful consideration should be given to the position of the proposed development in relation to its position near to the Grade 2 Listed Building of St Mary's Church and also being sited outside of the village Development Limits and within the Carleton Conservation Area. Would it be an advantageous addition to the village housing stock?'

6. Consultations

6.1 **NYCC Highways:**

The Highways Engineer (in a revised response) has commented:

'The design standard for the site is MFS and the required visibility splay is 60 metres by 2 metres. This visibility can be achieved by lowering or removing a small section of wall within the applicant's ownership.

For the avoidance of any possible doubt, if the applicant is not able to lower the wall to achieve visibility, then the Highway Authority recommendation would then be one of refusal'.

Officer note: The section of wall adjacent to the existing field access has since been lowered in height.

Subject to adequate visibility splays at the site entrance the Highways Engineer has no objection to the proposals on highways grounds and recommends conditions to require prior approval of access construction and the creation/retention of visibility splays.

6.2 **NYCC Footpaths Officer:**

No objections subject to an Informative to advise that no obstruction of the footpath takes place during construction works.

6.3 **Historic England:**

'Summary

Carleton is recorded in the Domesday Book and is one of a number of villages situated along the western and southern edge of the Aire flood plain. The Grade II listed Victorian Church of St Mary at the northern edge of the village is on the site of an earlier medieval church. The application site is adjacent to the churchyard and burial ground and affords views into the wider landscape of the Aire Valley to the north, which is a key part of the wider setting of Carleton. The application site is included within the Conservation Area boundary and is identified as 'open space that makes a strong contribution to the character and appearance of the Conservation Area'.

Historic England objects to the proposal for the construction of two houses on this agricultural field. The proposed development would truncate and harmfully suburbanise the view out into the wider landscape from this part of the conservation area and would harm the setting of the church. The access road would also further suburbanise and therefore harm the eastern approach to the village within the conservation area.

Historic England objects to the application on heritage grounds. We consider that the application does not meet the requirements of the NPPF, in particular paragraph numbers 131 to 134.

Historic England Advice

Carleton is recorded in the Domesday Book and is one of a number of villages situated along the western and southern edge of the Aire flood plain. The village is centred on Catlow Gill and a prominent feature is Carlton Mill, which appears on the 1852 OS Map. The Grade II listed Church of St Mary by F H Pownall of 1859 is on the site of an earlier medieval church. This lies at the northern edge of the village. The Conservation Area Appraisal (dated August 2016) notes that the relationship between the historic village and surrounding open landscape survives to the north, east and north-west with some survival to the south. It notes that the historic 'edge of settlement' survives best around St Mary's Church; also that whilst the landscape to the north and east of the village is open with mainly improved fields within the floodplain of the River Aire, the smaller enclosures immediately north and east of St Mary's Church are much earlier. One of these is the application site, which is included within the Conservation Area boundary. Indeed the application site is shown in the Appraisal map as purple - i.e. it is marked as 'open space that makes a strong contribution to the character and appearance of the Conservation Area'.

Historic England objects to the proposal for the construction of two houses on this agricultural field. The site is not included as a potential development site in the emerging Local Plan. The Heritage Statement describes it as an 'agricultural spur that intrudes' between the Primary School and St Mary's Green. However this pastureland makes an important contribution to the conservation area. It sits alongside a historic pathway (shown on the 1852 OS map) which links Church Street and the Church of St Mary with the Grade II listed Spence's Hospital (17th century and later) and from this pathway the proposal site affords views out into the fields of the Aire Valley and the hills beyond, which form a key element in the setting of Carleton. It also allows a longer view of this wider landscape, across the school grounds from Carla Beck Lane. The proposed development would truncate and harmfully suburbanise these views and would harm the setting of the church, which is an important aspect of its significance. The roadway required to gain access to the application site would also further suburbanise the eastern approach to the village, replacing the present grassed agricultural track with a hard surface, presumably splayed where it meets Carla Beck Lane.

The development would therefore fail to sustain and enhance the significance of the conservation area or of the church, a matter which para 131 of the National Planning Policy framework requires local authorities to take account of. Paragraphs 132 - 134 note that any harm or loss should require clear and convincing justification and that the harm should be weighed against the public benefits of the proposal. In our opinion the public benefit is minimal and does not outweigh the harm this would cause to the conservation area.

Recommendation:

Historic England objects to the application on heritage grounds.

We consider that the application does not meet the requirements of the NPPF, in particular paragraph numbers 131 to 134.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess; also section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas'.

6.4 CDC Conservation Advisor:

In summary the Conservation Advisor has commented:

- The Heritage Statement is insufficiently detailed to meet the standards required under Sn. 128 of the NPPF.
- The site lies within the vicinity of St Mary's Church but is sufficiently separated so that proposed development will have minimal impact on its setting.
- Site is within the Carleton Conservation Area and development will have a substantial harmful impact on the character and appearance of the Conservation Area especially the extensive views outwards to the NW from the adjacent footpath, school playing fields and Carla Beck Lane. These views enable an appreciation of the CA's rural setting and are essential to the character and appearance of the CA. If implemented most of these views would be lost and replaced with sight of bungalows.
- A Conservation Area Appraisal has been prepared which has identified views as being key dynamic views which should be protected from inappropriate development – CDC has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas under Sn.70 of the Planning (LBs and CAs) Act 1990.
- The proposed form of development and detailed design are inappropriate for a site within the CA as they have not been informed by an understanding of the prevailing character of the CA and do not respond to that prevailing character.
- Concludes that proposal would cause substantial harm to the Carleton Conservation Area and recommends that application is refused in accordance with Sn133 of the NPPF and Policy ENV2 of the emerging Local Plan.

7. Representations

- 7.1 The application was advertised by way of a press notice published on 18.5.2018, site notice posted 25.5.2018 and by neighbour notifications posted between 28.3.2018 and 6.4.2018.
- 7.2 There have been 40 third party responses from interested parties including immediate neighbours, local residents, Trustees of the Spence's Court Hospital Charity , the CPRE and the Ramblers Association.
- 7.3 The comments received are summarised as follows:
- Ramblers Association concerned that footpath may be fenced in by development and therefore request that a full 2m width of path is maintained alongside the new development.

- Development will affect local ecology.
- Development conflicts with local plan.
- Development will impact on local amenity.
- Inadequate access.
- Increased danger of flooding.
- Loss of light.
- Loss of privacy.
- Proposals are out of keeping with the character of the area.
- Views of Aire Valley and historic footpath linking St Mary's Church with Spences Court would be lost.
- If proposal allowed future development may occur that would further detract from historic character of village.
- Proposal does not represent sustainable development.
- No benefit to the village that would outweigh the harm to the CA, listed assets and rural setting.
- Development cannot be classed as small infill.
- Proposal will increase risk of flooding.
- Increase in traffic.
- Access to the site is dangerous.
- Proposal would result in night time light pollution.
- Development is too close to adjoining properties.
- Information is missing from the plans and they are inaccurate. This makes commenting on them difficult.
- There is no need for new housing in Carleton up until 2032.
- There are 3 better, preferred sites for housing in Carleton.
- Development does not bring any benefits to outweigh harm to the listed assets, conservation area and setting of the village.
- Development would put a strain on existing community facilities.
- Development should be directed towards brownfield sites.
- Site is covenanted Glebe land – this states land could not be used for building unless it was for the church/school benefit or agricultural purposes.

Officer note: This is a civil matter and therefore not a planning issue. Consequently the covenant on the land has no bearing on the determination of this application which must be based on the planning merits of the proposal.

- Development would be contrary to the Carleton Conservation Area Appraisal.
- Development will disrupt views of Skipton from the path from the church to the green.

- Proposal would be contrary to the Draft Local Plan policies.
- Site provides a safe area for the annual village bonfire which draws in large crowds each year and raises considerable funds for the village school and other local groups. This would be lost and school and village would lose out financially.
- Access and road safety concerns would impact directly upon the safety of the residents of the nearby Almshouses and wardens flat belonging to Spence's Court Hospital Charity.
- Residents of the Almshouses have used footpath to church and development would infringe on this facility.
- Applicant should be forced to rebuild the lowered wall at the field access which is an historic feature at the entrance to the village.
- The proposed bungalows are not needed in the village and therefore will be of no benefit.
- Access road at nearly 200m long is disproportionate for the size of the development and would impact on wildlife and hedgerows.
- Dwellings would be mis-matched to existing housing and would therefore look like an afterthought.
- Applicant states that the land surrounding site is 'built up' – this is not the case.
- Applicant has not submitted a conservation report.
- Proposed building materials are not suitable given context of the site.
- Proposal would result in loss of productive agricultural fields.
- Revised NYCC Highway comments are that required visibility splays cannot be achieved and the application should therefore not be approved.

8. Summary of Principal Planning Issues

8.1 Principle of development.

8.2 Impact on amenity.

8.3 Impact on heritage assets/ landscape and visual impact.

8.4 Highway safety.

9. Analysis

Principle of development:

9.1 The Craven District Council (outside of the Yorkshire Dales National Park) Local Plan was adopted in 1999 and, in accordance with Sn38 of the Planning and Compulsory Purchase Act 2004, is the relevant development plan under which this application must be considered. In particular it is the policies in the Local Plan that were saved under the Secretary of States' direction in 2004 that are of relevance. Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to the publication of the Framework. Nevertheless it requires that:

'Due weight should be given to them, according to their degree of consistency with this [the Framework] stating '(the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)'.

- 9.2 The defining characteristic of the NPPF is the presumption in favour of sustainable development. However, the NPPF states that the achievement of sustainable development has three overarching and interdependent objectives - economic social and environmental, although it cautions that these objectives should not be used as criteria against which every decision should be judged. In practice, development proposals that accord with an up-to-date development plan should be approved without delay; or when the policies which are most important for determining the application are out-of-date, permission should be granted unless:

'the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed' or:

'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole'.

- 9.3 The application site lies outside of development limits as defined by the Local Plan and as a result saved Local Plan policies ENV1 and ENV2 apply, the latter policy only being applicable in cases where development is considered acceptable under the first policy. Saved policy ENV1 seeks to protect the character and quality of the open countryside from being spoiled by sporadic and/or inappropriate development and it does so by limiting development to small scale development *'appropriate for the enjoyment of the scenic qualities of the countryside and other appropriate small scale development having a rural character'* and only where it:

- '- clearly benefits the rural economy*
- helps to maintain or enhance landscape character*
- is essential for the efficient operation of agriculture or forestry; or*
- is essential to the needs of the rural community'.*

- 9.4 It must be acknowledged that the development would not meet the above criteria and therefore following a straight application of policy ENV1 it could not be supported. However, it must also be noted that to be given weight it is necessary for ENV1 to be consistent with the NPPF and it is therefore important to consider this aspect of the policy. In summary, the policy is somewhat at odds with the national policy approach which is pro-sustainable development whilst also being protective of open countryside and heritage assets and also requires that development be sensitive to other issues such as amenity and highway safety. That said, saved Policy ENV1 remains consistent with the broad aims of national policy and has had support from planning inspectors in recent appeal decisions and therefore can be afforded some weight. Where the saved policy does accord to some degree with the NPPF in terms of the restriction it places on the development of isolated homes in the countryside and it is therefore worth considering this issue further.

- 9.5 The overall approach that should be taken in relation to residential development in the open countryside is that it should be refused if the proposal is in an isolated location where it could not benefit from proximity to local facilities and services and, more significantly, would be physically remote from existing residential development. This is also linked to the visual impact which in cases of isolated development would generally be intrusive and out of character with the openness of the countryside and therefore unacceptable other than in exceptional circumstances.

- 9.6 In the case of this application the site is not in an isolated position and therefore can be considered to be acceptable in principle bearing in mind that the strict restrictions on residential development outside of development limits imposed by saved Local Plan Policy

ENV1 are not entirely consistent with the approach advocated by the NPPF (in which there is a presumption in favour for all forms of sustainable development). Notwithstanding this, it is the case that whilst there are no general limitations on the principle of the proposed development imposed by the NPPF and saved Policy ENV1 it remains necessary to consider whether the development is sustainable and compliant with other NPPF policies before a final recommendation can be made.

Impact on amenity:

- 9.7 There are general requirements imposed by NPPF and emerging Local Plan policies that new development proposals should not have an unacceptably adverse impact on the amenity of existing residents of neighbouring properties. In this case the application site lies adjacent to the rear boundaries of nos. 1 to 6 St Mary's Green with the southernmost of the proposed dwellings (Plot B) lying with its gable end 20m from the rear of nos. 5 and 6 St Mary's Green and its rear elevation set at an oblique angle with its southern corner approximately 18m from No.4 St Mary's Green.
- 9.8 The key issues to consider in terms of amenity are overshadowing, loss of privacy and to a lesser extent loss of outlook, although this is related to the question of whether or not a development would be overbearing rather than inhibiting a view.
- 9.9 Regarding the first issue, overshadowing, the proposed houses would be single storey and located to the north and west of the existing housing in a location and at such an orientation that no overshadowing of the existing houses could arise. Similarly, the positioning of the houses and interface distances to the neighbouring properties would not allow for any loss of privacy to occur and therefore this would not be a cause for any significant concern.
- 9.10 With regards to the issue of outlook there is no doubt the development would interrupt views from the rear of the existing housing surrounding the application site but this alone would not be sufficient to justify refusal of planning permission. The scale of development, the relative heights of the proposed buildings and overall design are such that it would not be reasonable to argue that the proposals would be overbearing to such an extent that a significant loss of amenity would occur.
- 9.11 There is a secondary amenity issue to consider in this case which relates to the use of the existing footpath link that runs adjacent to the site boundary and which would have a very different aspect should the proposed development take place. Whilst this is undoubtedly the case it is not considered that this would form an amenity issue that would provide sufficient justification to refuse planning permission.
- 9.12 The overall conclusion in terms of the impact on amenity is that the application would not give rise to a loss of amenity to a sufficient extent to warrant refusal of planning permission. On this basis it can therefore reasonably be argued that in terms of amenity the proposals represent sustainable development.

Impact on heritage assets/ landscape and visual impact:

- 9.13 In terms of planning policy relating to heritage assets there are no relevant saved policies in the current Local Plan although there is a draft policy in the emerging Local Plan (ENV2: Heritage). The requirements set out in the draft policy in relation to heritage assets are consistent with national planning policy as set out in paragraphs 184 to 202 of the NPPF and reflect the statutory duty of local planning authorities to ensure that the significance of heritage assets is not compromised as a result of harmful development. In cases where harm might arise, it must then be considered whether or not that harm is outweighed by the benefits of allowing development to take place before planning permission can be granted. It

is also necessary to consider that impact on heritage assets can arise both through direct and in-direct impacts such as the setting of listed buildings or of conservation areas.

- 9.14 With regards to the wider visual impacts on landscape this site is located adjacent to the existing village envelope and would be visible from certain viewpoints into and out of the village rather than in a wider landscape context and it is therefore proposed to examine those elements of the proposal only.
- 9.15 A Conservation Area Appraisal (CAA) was prepared for the Carleton Conservation Area (CA) in 2016 which, in assessing the spatial character of the CA, identifies that:
- 'The landscape to the north and east is an open landscape of mainly modern improved fields within the flood plain of the River Aire. Exceptions are the smaller enclosures immediately north and east of St Mary's Church which are much earlier. The fields immediately beyond St Mary's Church are an important contributor to the setting of the settlement'.*

In assessing the contribution of the landscape and views, the CAA states:

'The majority of the surrounding landscape makes a significant contribution to the character and appearance of the CA.

'Northeast of St Mary's Church

Predominantly makes a strong contribution to character and appearance

This is an enclosed pasture landscape gently sloping down to the Aire floodplain with long vistas across to Skipton and the Dales beyond. There is an important and well-used public footpath that heads out from the church, crossing the River Aire by footbridge to eventually arrive in Skipton. Views from this path (HF2, MD1) both into and outwith the Conservation Area are significant. The Church, standing on slightly higher ground on the ridge overlooking the Aire floodplain is a key landmark linking in to the historic 'edge of settlement'.

Although the application site is actually to the east of the church, the map in the CAA confirms that it is included in this open landscape which makes a positive contribution to the CA. It also confirms that the important view (MD1) to the north east from the footpath looks over the application site. The assessment of the importance of the views into and across the application site, 'key dynamic views' as set out in the CAA, are an important material consideration in the determination of this application.

- 9.16 In this case the Council's Heritage Advisor has commented on the application as follows:

'Although the application is accompanied by a Heritage Statement, I consider that it is insufficiently detailed to meet the standards which are required by S.128 of the NPPF.

The site is within the vicinity of the listed St Mary's church but I consider that it is sufficiently separated from it by distance, the graveyard and mature trees, so that the proposed development will have minimal impact upon its setting.

However, the site is also within the Carleton Conservation Area and I consider that the proposed development would have a substantial harmful impact upon the character and appearance of the Conservation Area, especially the currently extensive views outwards to the NW from the adjacent footpath, from the school playing fields and from Carla Beck Lane. These views outwards enable the appreciation of the conservation area's rural setting and are essential to the character and appearance of the conservation area. If the development were implemented, most of these views would be lost and replaced with sight of the bungalows.

A Conservation Area Appraisal has been prepared which has identified these views as being key dynamic views and the clear implication is that these views should be protected from inappropriate development by Craven DC. Craven DC has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas, under S.70 of the Planning (LBs and CAs) Act 1990.

I also consider that the proposed form of development, as bungalows, and the detailed design are inappropriate for a site within the CA, as they have not been informed by an understanding of the prevailing character of the Conservation Area and do not respond to that prevailing character.

In conclusion, I consider that the proposal would cause substantial harm to the Carleton Conservation Area. I recommend that the application should be refused, in accordance with S.133 of the NPPF and Policy ENV 2 of the emerging Local Plan’.

The concerns of the Heritage Advisor have also been reflected in the response from Historic England who also advise that the application would be contrary to the NPPF policy requirements.

- 9.17 Clearly, both Historic England and the Council’s Heritage Advisor are not supportive of the application and both make a strong recommendation for refusal of planning permission on the basis of the adverse impact on the designated heritage asset of the Carleton Conservation Area. It is considered that this forms a significant and compelling ground to refuse planning permission in this instance although it remains necessary to consider whether or not the harm that would be caused would be outweighed by the benefits of allowing the development to take place. This issue will be considered at the end of this report.

Highway safety:

- 9.18 The relevant saved Local Plan policy in relation to highway safety is T2: Road Hierarchy which is supportive of development proposals provided they:
1. *Are appropriately related to the highway network and in particular;*
 2. *Do not generate volumes of traffic in excess of the capacity of the highway network;*
 3. *Do not lead to the formation of a new access or greater use of an existing access onto a primary, district or local distributor road unless the access is such that it is acceptable to the Council and its design achieves a high standard of safety; and*
 4. *Have full regard to the highway impact on, and potential for improvement to the surrounding landscape’.*
- 9.19 In terms of the NPPF the national policy is set out in part 9, paragraphs 102 – 111. Of most relevance are paragraphs 108 – 110 which state:
- ‘108. In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:*
- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;*

b) safe and suitable access to the site can be achieved for all users; and

c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

110. Within this context, applications for development should:

a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;

b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;

c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;

d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and

e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

111. All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed’.

9.20 Draft Policy relating to highway safety is set out in INF7: ‘Sustainable Transport and Highways’ which is a ‘catch all’ policy introduced at the modifications stage of the Local Plan preparation, as such the policy is out to public consultation until 1st April. Draft Policy INF7 states:

‘The minimisation of greenhouse gases and congestion, and the provision of safe and accessible travel facilities will be supported by maximising the opportunities for travel by sustainable transport modes; avoiding severe residual cumulative impacts of development relating to transport; and the design of safe and convenient access to transport facilities. This will be achieved through:

a) working in partnership with the local highway authority, other authorities, local enterprise partnerships, transport providers, developers and local groups to implement Policies SP5 (Site SK140), ENV3 i to l), ENV11 and 12, INF4e) and SP2 c) of the Local Plan, and In the interests of bringing together all aspects of the plan’s provisions for sustainable transport and highways infrastructure into one policy and to clarify how the Local Plan will deliver at a local level national planning i. promote a sustainable and improved transport system which

is safe, reliable, and convenient, ii. improve transport connectivity with the rest of North Yorkshire, the wider Leeds City Region, Lancashire, Cumbria and Greater Manchester.

b) maintaining a pattern of growth which reflects the spatial strategy and settlement hierarchy set out in Policy SP4 of the Local Plan.

c) ensuring that all developments maximise opportunities to travel by non- car modes of transport through the location and design of new developments and developer contributions for off-site transport facilities, including securing access to transport facilities by walking and cycling.

d) ensuring all developments that generate significant amounts of movement are supported by appropriate sustainable travel assessments, such as a Transport Statement, or Transport Assessment and a Travel Plan as reasonably required by the local highway authority, North Yorkshire County Council.

e) providing safe, suitable and convenient access to all development sites for all modes of transport and all people, including vulnerable users of the highway, and wheelchair-users, people with limited mobility and people with other disabilities.

f) ensuring that the residual cumulative impact of traffic generated by developments on the highway network is mitigated and where new development necessitates the provision of new or upgraded infrastructure, including safety measures and pedestrian and cycle connectivity:- this is to be developer funded.

g) securing tariff style developer contributions for the highway improvements necessary to mitigate the cumulative impact of the level of growth planned for the town of Skipton up to 2032 which are fairly and reasonably related in scale and kind to the relevant development. The relevant policy development will be those greenfield residential site allocations in this Local Plan in or adjacent to the built up area of Skipton’.

9.21 Both saved and emerging policy in relation to highway safety matters are consistent with the NPPF which is essentially supportive of new development provided it does not result in any unacceptable impact on highway safety.

9.22 In this case NYCC Highways has been consulted on the application and has raised no objections instead opting to recommend planning conditions that would include a requirement to provide and retain adequate visibility splays in order to maintain highway safety. On this basis there would be no justification to refuse planning permission on the grounds of highway safety.

Officer note: In coming to this view it is acknowledged that the application would necessitate construction of an unusual access that would wrap around the existing properties on St Mary’s Green. Whilst this appears somewhat contrived and is required as there is no other means to access the site it does not in itself present any highways safety issues.

The planning balance:

9.23 As set out earlier in this report this proposal is considered to be harmful to the setting of the designated heritage asset of the Carleton Conservation Area and in accordance with NPPF policy should be refused unless the adverse impacts are outweighed by the benefits of allowing development to take place. In this case the main benefit to consider is that of the provision of new housing and that will be addressed next.

9.24 It is the case that paragraph 47 of the NPPF requires local planning authorities to boost significantly the supply of housing by identifying ‘specific, deliverable sites for years one to

five of the plan period’ and ‘specific, deliverable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan’.

- 9.25 Paragraph 73 of the NPPF states that the figures (above) need to be calculated with an appropriate buffer. This is calculated as:
- 5% to ensure choice and competition in the market for land; or
 - 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plans, to account for any fluctuations in the market during that year; or
 - 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 9.26 In March 2018 the Council submitted the Council’s New Local Plan to the Secretary of State. The Housing Trajectory 2012 to 2032, including the 2018 update for Submission indicates that the Council can now demonstrate a 5 year supply of housing sites. However, the stated existence of the Five Year Housing Land Supply is not reason in itself to justify refusal of a planning application as it remains for each application to be considered on its own merits. Nevertheless, although the Five Year Housing Oland Supply remains a material consideration in planning that can be given weight in the decision making process it is, in effect, one of many planning issues that should be taken into account when determining a planning application.
- 9.27 In this case the relevance of the Council’s current housing position is that there is no overriding shortfall in housing land supply and no specific housing need either in terms of the location or the type of housing proposed has been identified that would constitute exceptional circumstances that would override the harm to the designated heritage asset identified by the Council’s Heritage Advisor.

Recommendation

- 9.28 The overall conclusion is that the development would give rise to significant harm to the designated heritage asset of the Carleton Conservation Area and that the harm which would be caused would not be out-weighed by any benefits arising from the development. For this reason it is recommended that planning permission is refused.

10. Recommendation

- 10.1 Refuse

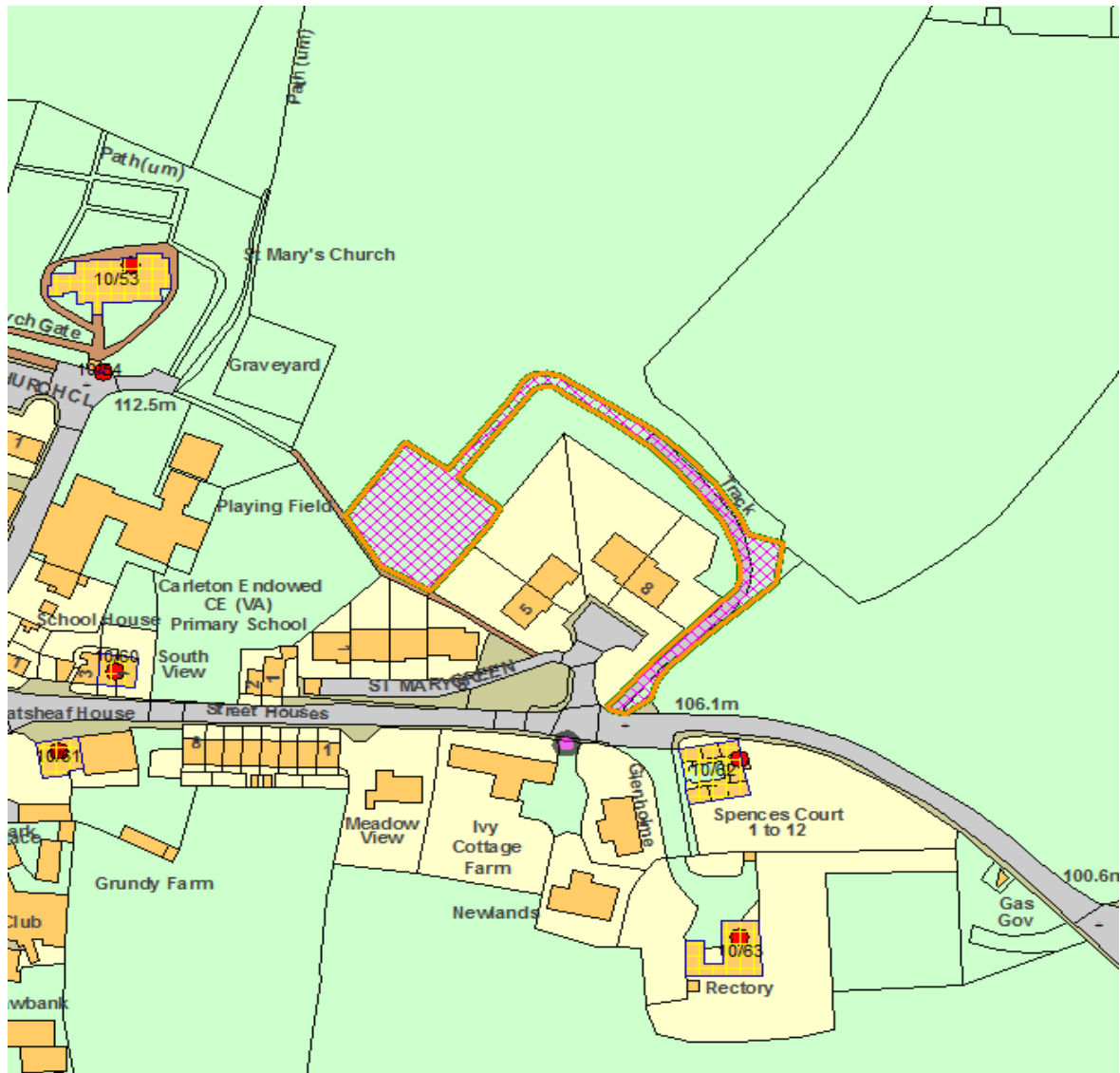
Reasons for Refusal

1. The proposal would cause substantial harm to the designated heritage asset of the Carleton Conservation Area and the harm would not be outweighed by any significant benefits that might arise from the development. On this basis it is considered that the proposal is should be refused, in accordance with paragraphs 182 to 202 of the National Planning Policy Framework. Specifically the detail and design of the proposed development are inappropriate for a site within the conservation area and have not been informed by an understanding of the prevailing character of the conservation area. In addition the proposed development would adversely impact on a designated heritage asset by virtue of its location where it would result in the loss of important views into and out of the Carleton Conservation Area.

Informatives

1. Statement of Positive Engagement:

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

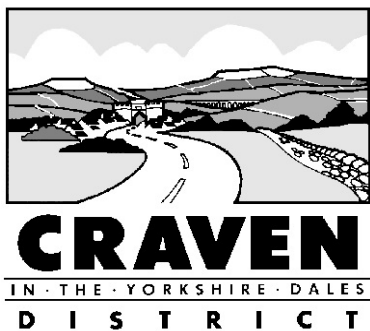


Application Number: 2018/18918/FUL

Proposal: Residential development - 2 No detached single storey (bungalow) dwellings

Site Address: Land North West Of St Marys Green Carleton BD23 3DG

On behalf of: Mr & Mrs R J Mason



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

(Main Switchboard) Telephone: 01756 700600

Craven District Council - List of Planning Decisions – 29.03.2019 to 24.04.2019

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

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2017/18237/OUT	G Baldwin	Land At Hawbank Field Skipton	Outline application for a residential development of up to 140 dwellings with associated infrastructure and open space (access applied for with all other matters reserved)	Approve with Conditions	10.04.2019
2018/19125/CND	Malsis Limited	Malsis Colne Road Glusburn Keighley BD20 8DS	Application to discharge conditions 5i, 5ii, 5iii, 6a and 6b of original listed building consent reference 32/2016/17098	DOC satisfactory	29.03.2019
2018/19256/MMA	Mrs Julia Wood	The Cottage 25 Duke Street Settle BD24 9DJ	Minor material amendment to applications referenced 62/2017/17912 and 62/2017/17960 to replace garden room with bike shed and bin store, amend fence and remove Velux from West elevation (retrospective).	Approve with Conditions	23.04.2019
2018/19361/CND	Dalesview Developments	Former Allotments And Garages Broughton Road Skipton BD23 1SZ	Application to discharge condition no's 3 (highways), 4 (floor levels), 5 (vibration), 6 (highways), 7 (highways), 8 (method statement), 9 (drainage), 10 (highways), 11 (site compound), 12 (construction method statement), 13 (highways) and 15 (highways) on original planning approval referenced 2017/18656/FUL granted 14 December 2017	Split Decision	18.04.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19562/CND	Mr Robert Dawson	County Council Depot Back Gate Ingleton Carnforth	Application to discharge conditions 7, 8, 11, 12, 13, 19 & 22 of planning permission 45/2010/10758.	Split Decision	18.04.2019
2018/19571/CND	Malsis Limited	Malsis Colne Road Glusburn Keighley	Application to discharge condition no. 4 (Stone wall plaques to chapel), condition 10 (basement access) and condition no. 16 (hard landscaping) of listed building consent 32/2016/17098 granted 16 February 2018	Split Decision	29.03.2019
2018/19681/FUL	Weavers Properties Ltd	17 Weavers Court Kirkgate Settle BD24 9RH	Single storey detached short-term holiday-let accommodation	Refuse	12.04.2019
2018/19714/CND	Seddon Homes Ltd	Malsis School Colne Road Glusburn Keighley BD20 8DS	Application to discharge condition no's 4 (Foul and Surface Water Drainage), 12 (Finished Floor Levels) and 16 (Soft Landscaping) of original planning approval referenced 32/2016/17097 granted 14.08.2018.	DOC satisfactory	02.04.2019
2018/19871/HH	Mr Ian Hinitt	61 Hammerton Drive Hellifield Skipton BD23 4LZ	Proposed two storey rear extension, single storey side extension, and erection of detached outbuilding	Approve with Conditions	03.04.2019
2018/19981/FUL	Mr Keith Morton	37 Duke Street Settle BD24 9DJ	Change of use from mixed residential and office to residential only. Repair and improve forecourt, replace existing tarmac with sandstone sets. Erect a low stone wall with metal railings on top to the west perimeter of the forecourt and install a new front door.	Approve with Conditions	18.04.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19982/LBC	Mr Keith Morton	37 Duke Street Settle BD24 9DJ	Repair and improve forecourt. Replace existing tarmac with sandstone sets. Erect a low stone wall with metal railings on top to the west perimeter of the forecourt. 2. Install a new front door.	Approve with Conditions	18.04.2019
2018/20005/FUL	Mr Amir Hidayeti	Toobys Ltd 21 Main Street High Bentham Lancaster LA2 7HQ	Change of use of existing building from A1 retail use to A5 take away food outlet	Approve with Conditions	23.04.2019
2018/20056/VAR	Mr Jon Cawood	Milton Park Luxury Lodges Marton Road Gargrave Skipton	Application to remove condition no. 1 from previous planning approval referenced 30/2015/15545 to allow occupancy of holiday chalets between 6th January to 6th February.	Approve with Conditions	10.04.2019
2019/20075/FUL	Mr & Mrs L Marchall	Hall Bank Burton-in-Lonsdale Carnforth LA6 3LW	Change of use of land from agricultural to domestic garden area and erection of shed (retrospective) and proposed erection of greenhouse.	Approve with Conditions	12.04.2019
2019/20079/FUL	Mr & Mrs M. Smith	Land Rear Of 46 Eshton Road Gargrave Skipton BD23 3PN	Proposed Dwelling	Refuse	10.04.2019
2019/20100/CND	Malsis Limited - Seddon	Malsis Colne Road Glusburn Keighley	Application to discharge condition no. 15 of planning approval referenced 32/2016/17098 granted 16.02.2018	DOC satisfactory	01.04.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20102/FUL	Mr Sam Persson	Land Adjacent To Dove Cote Gardens Kildwick Grange Kildwick Keighley	Demolition of existing builder's storage shed and change of use of builder's materials storage yard to C3 and siting of detached house with garage and associated external works.	Approve with Conditions	10.04.2019
2019/20104/FUL	Mr Trevor Jackson	The Old Shippon Long Hill End Cowling Keighley BD22 0NR	Change of use of agricultural land to residential, siting of garage and retention of driveway.	Refuse	01.04.2019
2019/20115/FUL	Mr Andrew Long	High Laithe Stansfield Farm Nappa Skipton BD23 4LJ	Full application for conversion of traditional agricultural barn to dwelling (Following Class Q Approval referenced 2018/19593/AGRRES).	Approve with Conditions	03.04.2019
2019/20118/HH	Mr Neil Pickard	11 Brougham Street Skipton BD23 2EN	Proposed single storey to rear of existing dwelling house and removal of existing outhouse	Approve with Conditions	03.04.2019
2019/20120/HH	Mr Philip Midgley	1 Dalacres Drive Embsay Skipton BD23 6RP	Two storey side extension.	Approve with Conditions	18.04.2019
2019/20133/CND	R N Wooler & Co Ltd	Land Off Matthew Lane Bradley BD20 9DH	Application to discharge condition no's 3 (Materials), 5 (Soft Landscaping), 6 (Tree Protection), 7 (Hard Landscaping) and 8 (Highways) of planning approval referenced 11/2016/17657.	DOC satisfactory	02.04.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20128/FUL	Wilson Bros	High Stubbing Cowling Hill Lane Cowling Keighley BD22 0LJ	Conversion of traditional stone barn to dwelling together with provision of holiday let	Approve with Conditions	08.04.2019
2019/20135/FUL	Neil Holgate	Agricultural Grassland Orcaber Farm Orcaber Lane Austwick Lancaster LA2 8AE	Change of use of agricultural grassland for the siting of 6no luxury glamping pods, a communal facilities building, parking and access track.	Approve with Conditions	29.03.2019
2019/20140/LBC	Mr Chris Weston	Cappleside Barn Rathmell Settle BD24 0LJ	Emergency work to unused Grade II* barn. Works to include fixing a tarpaulin cover to the roof to prevent further damage from ingress of rain. Removal of loose stones to lean-to barns to south and east elevations. Removed stones to be stored on site.	Approve with Conditions	29.03.2019
2019/20141/FUL	Mr Adrian Vincent	2 Priory View Embsay Skipton BD23 6RZ	One side shed extension, change of use of land.	Approve with Conditions	16.04.2019
2019/20155/FUL	Mrs Jennette Marshall	Niffany Farm Broughton Road Skipton BD23 3AA	Proposed new toilet block including disabled toilet and wash house for use of caravan/camping customers.	Approve with Conditions	16.04.2019
2019/20158/HH	Mr Tom Mayfield	3 Aldersley Avenue Skipton BD23 2LA	Two storey side extension and single storey front extension	Approve with Conditions	11.04.2019
2019/20165/CND	Mr & Mrs Katie and Luke Dunn	86 Otley Road Skipton BD23 1HG	Application to discharge condition no's 4 (Materials) and 5 (Surface Water) of planning approval referenced 2018/19715/HH.	DOC satisfactory	01.04.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20168/HH	Mr Stephen Naylor	6 Newlands Drive Cross Hills Keighley BD20 7DH	Construct a single storey porch with WC	Approve with Conditions	29.03.2019
2019/20174/CND	Craven District Council	Town Hall High Street Skipton BD23 1AH	Application to discharge condition no's 3 (Concert Hall), 4 (Concert Hall), 5 (Art Deco) and 8 (Safety Barrier) of listed building consent referenced 2017/18478/LBC granted 17.01.2018	DOC satisfactory	16.04.2019
2019/20175/CND	Housing & Care 21	Former High Bentham CP School Main Street High Bentham Lancaster LA2 7JU	Application to discharge Condition 3 (materials), Condition 04 (crime prevention), Condition 5 (roads and footways), Condition 7 (off-site highway works), Condition 10 (drainage), Condition 12 (affordable housing), Condition 13 (landscaping), Condition 16 (boundary treatments) from planning permission referenced 2017/18715/FUL granted 12 February 2018	Split Decision	09.04.2019
2019/20176/CPL	Mr & Mrs Cox	5 Shires Lane Embsay Skipton BD23 6RR	Application for a Certificate of Lawful Development for a Loft Conversion, insertion of skylights to the front and rear roof slopes, rear dormer and rear single storey extension	Split Decision	17.04.2019
2019/20179/FUL	Mr M Green	Unit 10 Riparian Way Cross Hills Keighley BD20 7BW	Retention of portacabins for a temporary period of six months.	Approve with Conditions	08.04.2019
2019/20180/HH	Mr & Mrs A & H Dakin	The Croft Riversdale Long Preston Skipton BD23 4RA	Removal of balcony and Erection of single storey extension with balcony. Raising height of existing chimney	Approve with Conditions	15.04.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20183/CND	Skipton Properties Ltd	Land To The West Of Bell Busk Lane Coniston Cold BD23 4EA	Application to discharge condition no's 3, 6, 7 and 9 of full planning permission referenced 2018/19704/FUL.	DOC satisfactory	04.04.2019
2019/20196/LBC	Mr Stuart Conroy	Old Hall Farm High Bradley Lane High Bradley Keighley BD20 9EX	Listed building consent for demolition of boiler house and replacement with a single storey extension on north-western gable elevation, building of a single storey extension on south-eastern side elevation, insertion of first floor window in previously walled up window opening on north-eastern rear elevation and the insertion of conservation skylight in north-west facing bathroom roof (amendments to previous listed building consent referenced 2018/18976/LBC).	Approve with Conditions	08.04.2019
2019/20233/HH	Mr Stuart Conroy	Old Hall Farm High Bradley Lane High Bradley Keighley BD20 9EX	Demolition of boiler house and replacement with a single storey extension on north-western gable elevation; single storey extension on south-eastern side elevation. Insertion of first floor window in previously walled up window opening on north-eastern rear elevation. Insertion of conservation skylight in north-west facing bathroom roof (amendments to previous approval referenced 2018/19043/HH)	Approve with Conditions	03.04.2019
2019/20186/HH	Mr & Mrs Cooper	50 Regent Drive Skipton BD23 1AY	Convert garage, first floor extension and new porch.	Approve with Conditions	15.04.2019
2019/20187/HH	Mrs Nichola McKillican	Thornfield Skipton Road Hellifield Skipton BD23 4JQ	Retrospective application for a replacement fence	Approve no conditions	10.04.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20189/HH	Mr & Mrs I Cook	20 Greenacres Skipton BD23 1BX	First floor extension above existing garage.	Approve with Conditions	17.04.2019
2019/20190/HH	Mr Rupert Taylor	122 Burnside Crescent Skipton BD23 2BU	Retrospective application for the construction of single storey rear lean-to extension	Approve with Conditions	04.04.2019
2019/20195/HH	Mr Jonathan Burton	68 Otley Street Skipton BD23 1ET	The formation of a bathroom window to first floor to the rear of the property	Approve with Conditions	29.03.2019
2019/20201/AGRRES	Mr N Sykes	Agricultural Barn Sykes House Farm Stockshott Lane Cononley Keighley BD20 8ED	Change of use from agricultural building to 1 no. dwelling (Prior Notification)	PN Approve	11.04.2019
2019/20202/OUT	Trustees Of Dr. J A Farrer Discretionary Will Trust	Land Adjacent To Fountain House Farm The Green Clapham LA2 8EH	Change of use of agricultural land and the siting of a detached house and associated external works	Approve with Conditions	23.04.2019
2018/20016/FUL	Mr Mark Telford	Land Off Smithy Croft Smithy Croft Road Gargrave Skipton North Yorkshire BD23 3SL	Proposed dwelling including parking area.	Approve with Conditions	11.04.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20205/FUL	Mayfair Capital	Museum Yard Museum Walk Skipton BD23 1DX	Resurfacing works	Approve with Conditions	01.04.2019
2019/20213/REM	Ryan Homes And Developments	Land Off Dick Lane Cowling Keighley BD22 0JY	Construction of three detached dwellings with associated infrastructure and off street parking	Application Withdrawn	05.04.2019
2019/20214/FUL	Mr Boland & Dixon	Land To West Of Lingah Farm Lingah Hill Cononley Road Glusburn Keighley BD20 8BD	Two new dwellings with associated landscaping (resubmission of previously refused application referenced 2018/19109/FUL).	Refuse	08.04.2019
2019/20216/FUL	Chatsworth Settlement Trustees	Hall Barn Green Lane Halton East Skipton BD23 6EH	Proposed single storey extension on the north elevation	Application Withdrawn	03.04.2019
2019/20218/FUL	Mr Richard Wilkinson	44 Tarn Moor Crescent Skipton BD23 1LT	Proposed new build detached dormer bungalow	Approve with Conditions	10.04.2019
2019/20219/HH	Larkin	Coach House Crosshills Road Cononley Keighley BD20 8JR	Single storey lean to rear extension	Approve with Conditions	11.04.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20221/FUL	Mrs J Oldham	Land Adjacent To Heber Croft Heber Drive East Marton Skipton BD23 3LS	Construction of new house and garage	Approve with Conditions	15.04.2019
2019/20226/HH	Mr Peter Wolstenholme	Sylvan Lea Brearlands Thornton In Craven Skipton BD23 3TA	Construction of first floor bedrooms extension	Approve with Conditions	11.04.2019
2019/20235/MMA	Mr Matthew Butterell	Fleet Farm Pad Cote Lane Cowling Keighley BD22 0FA	Minor material amendment to condition no. 2 (approved plans) of previously approved application referenced 22/2016/17178.	Approve with Conditions	18.04.2019
2019/20236/CPL	Mr & Mrs J Choudary	1 Pendle Street Skipton BD23 1SN	Construction of single storey rear extension	Refuse Cert. Lawful Development	10.04.2019
2019/20238/HH	Mrs Gemma Ferguson	Borrowdale Baxter Wood Cross Hills Keighley BD20 8BB	Proposed two storey side extension to existing dwelling	Approve with Conditions	23.04.2019
2019/20241/TPO	Mr D Kapadia	12A Park Road Cross Hills Keighley BD20 8AY	T1 Beech - Remove crossing branch to North, Reduce Canopy to North from 7m to 4.5m. T2 Lime - Crown lift/Remove stem epicormic growth to 8m.	Approved Tree Work under TPO	04.04.2019
2019/20244/HH	Mr Dean Simpson	2 Collinge Road Cowling Keighley BD22 0AG	Demolition of existing single garage and construction of a 2 storey extension to the side elevation of the property.	Approve with Conditions	24.04.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20245/HH	Mr & Mrs M Cardus	2 Wheelwrights Court Hellifield Skipton BD23 4LX	Single storey rear extension to replace existing conservatory	Approve with Conditions	03.04.2019
2019/20246/HH	Mr Ben Airlie	Crag Side Farm Cottage Dick Lane Cowling Keighley BD22 0JZ	Demolition of sheds and construction of domestic garage, access drive and hardstanding.	Approve with Conditions	23.04.2019
2019/20248/HH	Mr John Spence	17 Hazel Grove Sutton-in-craven Keighley BD20 7QR	Proposed detached double garage	Approve with Conditions	04.04.2019
2019/20249/TCA	Mr Stephen Taylor	Stoney Royd North Road Sutton-in-craven Keighley BD20 7PQ	Remove 1 no. Fir. Crown reduction of 1 no. Conifer by 25%	Approve Tree Works in Conservation Area	04.04.2019
2019/20251/HH	Mrs Hannah Lamb	Butterdale Barn Thornton Road West Marton Skipton BD23 3UD	Construction of a summerhouse for general use on an existing decked area, which has previously supported two large garden sheds.	Approve with Conditions	18.04.2019
2019/20252/HH	Mr & Mrs J Sinclair	Green Acre The Green Clapham Lancaster LA2 8EH	Single storey rear extension	Approve with Conditions	03.04.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20253/FUL	Ermysted's Grammar School	Ermysteds Grammar School Gargrave Road Skipton BD23 1PL	Enclosure of undercroft to Memorial Hall to form store.	Approve with Conditions	10.04.2019
2019/20254/HH	Miss Helen Turnock	37 Burnside Avenue Skipton BD23 2BS	Proposed rear single storey extension and front single storey porch.	Approve with Conditions	24.04.2019
2019/20256/TPO	Mr Mark Jeffery	Boundary Between Dale Croft And The Adjacent Field 36 Barden Road Eastby Skipton BD23 6SN	1 no. Sycamore. Crown Lift the very lower branches.	Approved Tree Work under TPO	04.04.2019
2019/20257/TCA	Chatsworth Settlement Trustees	Boundary Between Dale Croft And The Adjacent Field 36 Barden Road Eastby Skipton BD23 6SN	1 no. Oak -Remove two smaller branches overhanging adjacent property and light pruning of lower crown.	Approve Tree Works in Conservation Area	04.04.2019
2019/20258/HH	Mr & Mrs Sharpe	2 Carr Meadows Cowling Keighley BD22 0BR	Erect conservatory to rear	Approve with Conditions	16.04.2019
2019/20259/HH	Mr & Mrs Auckland	The Bungalow West Street Gargrave Skipton BD23 3RD	Single storey side and rear extensions to a three-bedroom late twentieth century bungalow	Approve with Conditions	11.04.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20260/HH	Mr Mark Garrod	Cobblers Barn New Lane Silsden Keighley BD20 9HL	Extend existing dwelling to form glazed garden room in natural oak to the South elevation and stone porch with reconstructed stone slate roof to the West elevation. (Resubmission of previously withdrawn application 2018/19807/HH)	Refuse	17.04.2019
2019/20261/LBC	Mr Mark Garrod	Cobblers Barn New Lane Silsden Keighley BD20 9HL	Extend existing dwelling to form glazed garden room in natural oak to the South elevation and stone porch with reconstructed stone slate roof to the West elevation. (Resubmission of previously withdrawn application 2018/19808/LBC)	Refuse	17.04.2019
2019/20264/CND	Mr Mark Walters	13 East Lane Embsay Skipton BD23 6QX	Application to discharge condition no. 3(i) (Highways Access) of planning approval referenced 2018/19262/HH granted 10 July 2018	DOC satisfactory	02.04.2019
2019/20263/HH	Christine Adams Landscape Architect	Cragside Farm Dick Lane Cowling Keighley BD22 0JZ	Demolish existing concrete garage and wooden store, rebuild new garage and workshop with office accommodation including new water treatment septic tank to serve new building and Cragside Farm	Application Withdrawn	23.04.2019
2019/20275/CND	Croft Building Ltd	Deep Spring Grange Road Farnhill Keighley BD20 9AE	Application to discharge conditions 3 (Site Access), 4 (Soft Landscaping), 5 (Trees) and 6 (Tree Protection) of planning approval referenced 2017/18355/FUL.	Split Decision	18.04.2019
2019/20280/HH	Miss Katie Williams	86 Otley Road Skipton BD23 1HG	Two storey side extension with balcony	Approve with Conditions	18.04.2019

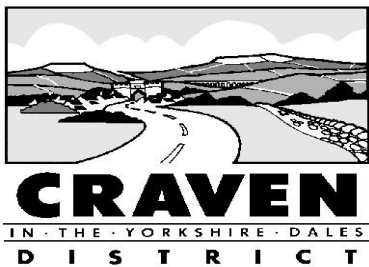
Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20282/FUL	Mr Richard Shuttleworth	Agricultural Building Marton Hall Farm West Marton Skipton BD23 3UB	Extension of an existing agricultural building permitted under ref. 2018/19472/FUL	Approve with Conditions	23.04.2019
2019/20284/TCA	Mrs Anna Crewe	1 Meadowcroft Draughton Skipton BD23 6EG	T1 Birch - Fell.	Approve Tree Works in Conservation Area	04.04.2019
2019/20288/CND	Casey Group	Site Of Former St. Monica's Convent Raikes Road Skipton BD23 1NT	Application to discharge condition no. 7 (Construction Method Statement) of planning approval referenced 2018/18950/FUL.	DOC satisfactory	03.04.2019
2019/20289/CND	Seddon	Malsis Colne Road Glusburn Keighley	Application to discharge Addendum to condition no. 5 part iii (Chapel Floor Plan and Chapel Elevation) of listed building consent referenced 32/2016/17098 granted 16.02.2018	DOC satisfactory	01.04.2019
2019/20298/HH	Mr & Mrs Harrison	14 Cross Bank Skipton BD23 6AH	Removal of existing conservatory with proposed replacement single storey extension.	Approve with Conditions	18.04.2019
2019/20307/NMA	GI Hopley Ltd	1, 2, 3 And 4 Roselea Hesley Lane Rathmell Settle BD24 0LG	Non-material amendment to planning consent references 59/2007/8005 and 2018/19279/VAR for the installation of air source heat pumps (part retrospective) to dwellings (Details amended to show correct pump and stone screening to road frontage).	Non-material amendment approved	23.04.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20309/CND	M W & R F Brewster	11A - 11C Harper Grove Sutton-in-Craven Keighley BD20 7JN	Application to discharge condition no. 6 (surface water outfall) and condition no. 7 (on planning permission referenced 66/2016/17316 granted 25 October 2016	DOC satisfactory	18.04.2019
2019/20326/CND	The Co-Operative Group	Co-op Petrol Whitefriars 9 Church Street Settle BD24 9JD	Application to discharge condition no. 3 (Construction Method Statement) from planning approval referenced 2018/19997/FUL granted 28.01.2019	DOC satisfactory	04.04.2019
2019/20340/CND	Broughton Custodian Fund	Restoration Barn Skinner Ground Farm Old Lane (north) Broughton Skipton BD23 3AH	Application to discharge condition no. 13 (Travel Plan) on planning decision notice referenced 12/2017/17952 granted 04 July 2017	DOC satisfactory	15.04.2019

Planning Committee Report of New Cases Registered **For Period 27/03/2019 to 23/04/2019**

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03045/2019	Erection of floodlighting	North Ribblesdale R U F C High Hill Grove Street Settle BD24 9RB	Settle And Ribble Banks
ENF/03046/2019	Changed the signage.	Desi Raj 1 Main Street Sutton-in-craven Keighley BD20 7HP	Sutton-in-Craven
ENF/03048/2019	Planning permission not carried out in accordance with conditions set out in 2017/18652/HH - Relating to the 6ft timber fence.	2 Willow Garth Avenue Cross Hills Keighley BD20 7DY	Glusburn
ENF/03047/2019	Alleged unauthorised works within curtilage of a listed building	Ivy Fold Church Street Giggleswick Settle BD24 0BH	Penyghent
ENF/03049/2019	Conditions 4, 5 and 6 not discharged prior to commencement	Bottom Barn Manor Farm Nappa Skipton BD23 4LT	Hellifield And Long Preston
ENF/03050/2019	Installation of brown UPVC windows	2 St Johns Court Skipton BD23 2HJ	Skipton North
ENF/03051/2019	Car parking area being created and wall knocked down.	46 Broughton Road Skipton BD23 1SS	Skipton West

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03052/2019	Erection of fence on top of roof terrace	21 Starkey Lane Farnhill Keighley BD20 9AW	Aire Valley With Lothersdale
ENF/03053/2019	Untidy land adjacent	The Old Rectory West Marton Skipton BD23 3JJ	West Craven
ENF/03054/2019	Demolition of games room (including laundry room and offices) and erection of a bar and bistro	Rivers Edge Holiday Homes And Park Bentham Road Ingleton Carnforth LA6 3HR	Ingleton And Clapham
ENF/03055/2019	Running a business from residential premises	5 Acre Road Cowling Keighley BD22 0FN	Cowling
ENF/03056/2019	Unauthorised use of land as caravan site	Lodge Barn Langcliffe Road To Langcliffe Place Caravan Park Langcliffe Settle BD24 9LT	Settle And Ribble Banks
ENF/03057/2019	Alleged unauthorised construction of porch.	2 Ashfield Cottages Main Street High Bentham Lancaster LA2 7HZ	Bentham



Planning Enforcement
 Craven District Council
 1 Belle Vue Square
 Broughton Road
 SKIPTON
 North Yorkshire
 BD23 1FJ
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Planning Committee Report of Cases Closed **For Period 27/03/2019 to 23/04/2019**

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
2081/2015	19th March 2015	29th March 2019	Other Reason	Agricultural workers dwelling being used primarily as residence & holiday cottage, building not being used in accordance with 08/2006/6924.	Fold Bank Farm Mewith Lane High Bentham Lancaster North Yorkshire LA2 7AX	Bentham
2205/2015	26th August 2015	3rd April 2019	Breach Resolved	Container stored on land.	Within Garden Area Of 1 Hazel Grove Road Sutton-in-craven Keighley BD20 7QT	Sutton-in-Craven
ENF/02760/2017	2nd November 2017	29th March 2019	Case Closed	Erection of large shed 14ft x 9ft	3 Gallaber Farm Long Preston Skipton BD23 4HS	Hellifield And Long Preston
ENF/02792/2018	10th January 2018	9th April 2019	Breach Resolved	(1) Single storey extension not built in accordance with 2017/18175/HH? (2) Shed in front garden	4 Holmroyd Avenue Holme Lane Glusburn Keighley BD20 7LH	Glusburn

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/02813/2018	7th February 2018	3rd April 2019	Breach Resolved	Large metal storage container (2.5m x 8m)	1 Hazel Grove Road Sutton-in-craven Keighley BD20 7QT	Sutton-in-Craven
ENF/02894/2018	11th July 2018	9th April 2019	Breach Resolved	Green fence having been erected at the front of the property abutting a highway.	148 Keighley Road Cowling Keighley BD22 0AS	Cowling
ENF/02979/2018	13th December 2018	29th March 2019	Case Closed	Un-authorised Candelisa sign boards x 2.	Field Next To Craven Forge Keighley Road Low Bradley Keighley BD20 9HF	Aire Valley With Lothersdale
ENF/03011/2019	19th February 2019	3rd April 2019	Breach Resolved	Development not carried out in accordance with approved plans (and working outside of approved hours)	Land To East Of Moorgarth Hall Rarber Top Lane Ingleton Carnforth LA6 3DN	Ingleton And Clapham
ENF/03022/2019	7th March 2019	9th April 2019	Breach Resolved	Untidy land	86 Otley Road Skipton BD23 1HG	Skipton East
ENF/03026/2019	14th March 2019	9th April 2019	Breach Resolved	Large advertisement signage board.	39 Elmore Terrace Keighley Road Cross Hills Keighley BD20 7RX	Glusburn

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/03027/2019	15th March 2019	3rd April 2019	No Breach	Alleged unauthorised demolition of an outbuilding in a Conservation Area	6 Dale Crescent Carleton Skipton BD23 3ES	West Craven
ENF/03041/2019	21st March 2019	4th April 2019	Other Reason	Farm machinery being stored on the roadside.	Otterburn Hall Farm Riverside Cottage Otterburn Bell Busk BD23 4DX	Gargrave And Malhamdale