

## **PLANNING COMMITTEE**

11<sup>th</sup> February 2019

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

**Officers** – Legal Services Manager, Principal Planning Officer (x3), Planning Officer and Committee Officer.

Ward Representatives : Councillor Brown (Application 2018/18988/FUL) and Councillor Dawson (Application 2018/19739/COU).

Apologies for absence were received from Councillors Harbron and Heseltine.

Start: 1.30pm

Finish: 4.44pm

The minutes of the Committee's meeting held on 14<sup>th</sup> January 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.

### **Minutes for Report**

PL.901

#### **DECLARATIONS OF INTEREST AND LOBBYING**

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

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

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

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

Application 2018/19563/REM : The Chairman and Councillor Rose indicated that they had received lobbying against this application.

Note : Application 2018/19739/COU : Members of the Committee had received e-mails lobbying against this application. Copies of the e-mails had also been submitted to the Planning Department.

PL.902

#### **PUBLIC PARTICIPATION**

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

Application 2018/19739/COU Councillor E Jaquin (for Skipton Town Council)

Mr P Carruthers (objector / for objectors)

Mr W Cartwright (for the applicant)

Application 2018/19563/REM Councillor E Jaquin (for Skipton Town Council)

Mr P Thornton (for the applicant)

Application 2018/18988/FUL Mr N Swain (for Cononley Parish Council)

Mr S Fisher (for the applicant)

Application 2018/19525/FUL Mr A Cropley (for the applicant)

PL.903

**APPLICATIONS FOR PLANNING PERMISSION – APPLICATION  
2018/19739/COU 9 - 11 COURT LANE SKIPTON**

The Strategic Manager for Planning and Regeneration reminded Members that on 14<sup>th</sup> January 2019 the Committee had resolved that an application (2018/19739/COU) for a change of use of 9 - 11 Court Lane Skipton from retail to a microbar should be approved subject to removal of a proposed condition regarding opening hours and to other proposed conditions being amended / extended as follows, the actual wording to be formulated by the Planning Manager:-

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

Following the meeting it became evident that the submitted noise management plan contained a provision to restrict hours of opening (12.00-21.00), at variance with Member's decision not to control hours of opening, on the basis that opening hours would be dealt with through the licensing process. On advice from the Council Solicitor the Decision Notice had not been issued, due to the conflict between the decision to delete the opening hours condition and the imposition of an additional condition requiring compliance with the Noise Management Plan. The Committee was now asked to clarify its intentions.

On 15<sup>th</sup> January 2019 the applicant had submitted an amended Noise Management Plan deleting reference to opening hours to align with the decision taken by the Committee at the January meeting.

Having heard from the spokespersons for Skipton Town Council, for those who had made representations against the application, the applicant and Councillor Dawson it was moved and agreed that the public be temporarily excluded from the meeting to enable the Committee to take legal advice on the position before it. Having taken advice the Committee returned to public session.

It was moved, seconded and

**Resolved** – That application 2018/19739/COU be approved on the basis of the resolution of this Committee on 14<sup>th</sup> January 2019 and subject to the following additional conditions.

- a. The development hereby approved shall be carried out in strict accordance with the details provided within the Noise Management Plan by William Cartwright (submitted 15<sup>th</sup> January 2019) and shall be implemented and maintained as such thereafter for the entirety of the micro bar being in use.
- b. All existing first floor windows of the micro bar hereby approved, shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity), these windows shall also be non-opening. The windows shall be obscured and fixed before the use is commenced, and shall be retained as such thereafter.
- c. Where first floor windows of the micro bar hereby approved need to remain closed, other means of ventilation may need to be provided. Details of any external ventilation shall be submitted to and approved in writing by the Local Planning Authority prior to its installation.

Note : Councillor Whitaker asked that his abstention from voting be recorded.

**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:-

2017/18364/FUL Proposed conversion of Wigglesworth Hall Barn to provide eleven dwellings, and enabling development in the form of two detached dwellings, Wigglesworth Hall Barn, Jack Lane, Wigglesworth – Application Withdrawn.

2017/18365/LBC Proposed Conversion of Wigglesworth Hall Barn to provide eleven dwellings, and enabling development in the form of two detached dwellings, Wigglesworth Hall Barn, Jack Lane, Wigglesworth – Application Withdrawn.

2017/18840/VAR Application to vary condition no 3, 4, 5 and 6 of previously approved application reference 66/2016/17653, Condition Number(s): 3,4,5 and 6, Conditions(s) Removal: Work at advanced stage, amend the wording of conditions 3,4,5 and 6 of 66/2016/17653 to remove reference to 'pre-commencement', The Balgray, West Lane, Sutton in Craven – Application Withdrawn.

2018/19891/CND Application to discharge condition no's 3 (Drainage), 4 (Water Supply), 5 (Water Protection Plan), 11 (Materials) and 14 (Boundary Wall) of original planning approval referenced 2018/19100/FUL granted 01.08.2018, Pennine Haulage Brow, Rook Street, Lothersdale – Discharge of conditions not satisfactory.

2018/19052/VAR Application to vary condition nos. 2 and 4 (change external materials on elevations and amendments to plans) and condition no. 5 (vary wording of landscaping scheme) to original planning consent referenced 22/2016/17141 (amended description), Carr Head, Cowling – Approved with Conditions.

2018/19153/FUL Erection of 1 detached dwelling with integral garage and the formation of new access off Grange Road, Crag End, Farnhill – Application Withdrawn.

2018/19223/FUL Change of use of the existing barn to dwelling. Insertion of two windows into the ground floor rear elevation and four new Conservation style roof lights into the roof, Gruskham Barn, Mewith, Bentham - Approved with Conditions.

2018/19224/LBC Listed building application for change of use of the existing barn to dwelling. Insertion of two windows into the ground floor rear elevation and four new conservation style roof lights into the roof, Gruskham Barn, Mewith, Bentham – Approved with Conditions.

2018/19378/ADV Application for advertisement consent for 2 No. fascia signs to the front and side elevations illuminated by trough lighting, and 1 No. internally illuminated totem sign to the front elevation, Jetts Fitness, Belle Vue Square, Skipton – Approved with Conditions.

2018/19403/HH Internal alterations and extension, The Lodge, Colne Road, Glusburn – Approved with Conditions.

2018/19404/LBC Internal alterations and extension, The Lodge, Colne Road, Glusburn – Approved with Conditions.

2018/19448/LBC Listed building consent for 2 No. fascia signs to the front and side elevations illuminated by trough lighting and 1 No. internally illuminated totem sign to the front elevation, Jetts Fitness, Belle Vue Square, Skipton – Approved with Conditions.

2018/19584/CND Application to discharge conditions 3, 5, 7, 8, 9, 17, 19, 20, 23, 24, 26 and 27 of planning approval referenced 2017/18136/VAR granted 16/03/2018, land north of A629 and West of Carleton Road – Split Decision.

2018/19597/FUL Construction of 5 no. residential dwellings, land off Back Gate, Ingleton – Application Withdrawn.

2018/19646/FUL Conversion of five redundant farm cottages to form two four bedroom dwellings with associated amenity space. (Resubmission of original planning approval 2017/18222/FUL), Gill Bottom Cottages, Shop Lane, Cowling – Approved with Conditions.

2018/19647/LBC Listed building consent for conversion of five redundant farm cottages to form two four bedroom dwellings with associated amenity space (Resubmission of original planning approval 2017/18223/LBC), Gill Bottom Cottages, Shop Lane, Cowling – Approved with Conditions.

2018/19683/FUL Reinstatement, alterations and extensions to Halstead Hall together with the re-positioning of the established additional dwelling on site, Halstead Hall, Ingleton – Approved with Conditions.

2018/19737/HH Demolition of existing single storey rear extension, provision of replacement rear extension with part first floor extension over, insertion of 2 windows to west elevation, Eastby, House, Barden Road, Eastby – Approved with Conditions.

2018/19781/HH Installation of double patio door, 2 no. full-length windows and additional ground floor window to rear of property, 12 Tarn Moor Crescent, Skipton – Approved with Conditions.

2018/19802/FUL Restoration of existing listed dwelling, conversion of existing traditional agricultural building to dwelling, and formation of garages, Low Windhill Farm, Cowling Hill Lane, Cowling – Approved with Conditions.

2018/19803/LBC Restoration of existing listed dwelling, conversion of existing traditional agricultural building to dwelling, and formation of garages, Low Windhill Farm, Cowling Hill Lane, Cowling – Approved with Conditions.

2018/19805/MMA Minor material amendment to vary condition 2 (plans) of original planning approval referenced 62/2014/14767 to change ground floor entrance/window, the stairway access to first floor flat and location of refuse bins, Linton Court, 4 Duke Street, Settle – Approved with Conditions.

2018/19806/VAR Application to vary condition no. 2 of listed building approval referenced 62/2014/14773 to change ground floor entrance/window, the stairway access to first floor and location of refuse bins, Linton Court, 4 Duke Street, Settle – Approved with Conditions.

2018/19807/HH Extend existing dwelling to form sitting room and extend master bedroom with balcony over, Cobblers Barn, New Lane, Silsden – Application Withdrawn.

2018/19808/LBC Listed building application to extend existing dwelling to form sitting room and extend master bedroom with balcony over, Cobblers Barn, New Lane, Silsden – Application Withdrawn.

2018/19825/HH Two storey extension to side of property to form living room and utility at ground floor and bedroom and study at first floor, 11 Greenroyd Court, Sutton-in-Craven – Approved with Conditions.

2018/19827/FUL Conversion of barn to two dwellings, including partial demolition, reconstruction and associated works, Barn 2, Stott Fold Farm, Cowling – Refused.

2018/19828/FUL Replacement housing cabinet associated with wind turbine, Wind Turbine Site, Park House Farm, Clogger Lane, Elslack – Approve with Conditions.

2018/19836/FUL Proposed new dwelling, Field No. 8107, Bendgate Farm, Long Preston – Approved with Conditions.

2018/19853/CND Application to discharge condition no's. 9 and 10 of planning approval referenced 62/2016/17420 granted 17.11.2016, Plots 13, 14 and 15, Brockhole View, Settle – Split Decision.

2018/19855/CPL Certificate of proposed lawful development for rear dormer extension, 30 Greenfield Street, Skipton – Certificate of Lawful Development Approved.

2018/19861/HH Two storey side extension to dwelling house, Hodge Hill Farm, Wigglesworth – Refused.

2018/19862/LBC Single storey extension, alterations to window/door openings, re-pointing and erection of decking to the rear, Moorview, Lane Ends Lane, Cowling – Refused.

2018/19872/LBC Alteration to the sandstone lintel to insert a saw-cut drip groove to prevent water ingress, and replacement of the internal window board, 6 Farrer Lodge, Clapham – Approved with Conditions.

2018/19873/LBC Form new window in northern gable, wall up existing window, Esh Bottom, Bell Busk – Approved with Conditions.

2018/19874/HH Retrospective application for replacement of dead hedge with lower level fencing, 10 Carleton Avenue, Skipton – Approved with Conditions.

2018/19885/HH Single storey extension, alterations to window/door openings, re-pointing and erection of decking to the rear, Moorview, Lane Ends Lane, Cowling – Refused.

2018/19898/HH Two storey side and single storey side and front extension, demolition of existing garage and outbuildings and new storage building (Resubmission of previously approved application ref: 2017/18454/HH), Croft Mount, Low Bradley – Approved with Conditions.

2018/19900/HH Demolition of existing UPVC conservatory and construction of stone sunroom, 122 Main Street, Cononley – Approved with Conditions.

2018/19904/HH Detached pergola at rear of dwelling and approval of works which are a departure from Planning Approval No 2018/19092/HH, 63 Shortbank Road, Skipton – Approved with Conditions.

2018/19907/HH Conversion and extension of existing flat-roofed garage to form single storey, flat roofed utility and storeroom with interior access from existing bungalow and with French doors to garden, 1 Low Bank, Emsay – Approved with Conditions.

2018/19912/HH Retrospective extension of front (north east) gable as existing profile, extension of building to south east as existing profile and erection of single storey extension to the rear (south west). Addition of rooflights. Minor improvements to external works, 33 The Close, Skipton – Approved with Conditions.

2018/19913/HH First floor bedroom extension, 2 Rook Street, Lothersdale – Approved with Conditions.

2018/19922/HH Removal of existing glass skylight, to be replaced with a conservation Velux, to provide better insulation/ ventilation and light to the stairwell. Additional conservation Velux to be added within roof structure to provide natural light and ventilation to attic space. Removal of

existing coal bunker within rear yard. Rear yard to be enclosed with glass and aluminium frame structure to provide a useable space within the property, 28 South Street, Gargrave – Approved with Conditions.

2018/19924/CND Application to Discharge Condition 18 (exterior lighting) imposed by Planning Approval 32/2016/17098 permission given 16th February 2018, Malsis, Glusburn – Application Withdrawn.

2018/19925/HH Two storey side extension. Single storey detached garage, Stone Grove Cottage, High Bentham – Approved with Conditions.

2018/19926/HH Rear single-storey extension on position of previous store and lean-to kitchen extension, 10 Bright Street, Skipton – Approved with Conditions.

2018/19929/FUL Installation of four rapid electric vehicle charging stations within the car park of Booths, Settle. Four existing parking spaces will become EV charging bays, along with associated equipment, E H Booth and Co Ltd, Kirkgate, Settle – Approved with Conditions.

2018/19932/FUL Demolition of existing garage and playroom and construction of two holiday cottages, Shay Bank Farm, Cowling – Refused.

2018/19935/HH Proposed roof alterations including lifting the eaves by 450mm (ridge height to remain as existing) to form en-suite bedroom to roof space, 12 Greenroyd Court, Sutton-in-Craven – Approved with Conditions.

2018/19936/FUL Demolition of existing bungalow known as 'Glenholme' and erection of detached 4 bedroom house on same site, Glenholme, Thacking Lane, Ingleton – Approved with Conditions.

2018/19938/HH Demolition of existing out buildings and construction of single storey garage, 3 Neville Road, Gargrave – Approved with Conditions.

2018/19940/PNT Two containers within which telecommunications infrastructure will be installed, Procter Heights Farm, Mitton Lane to Hawshaw Side, Lothersdale – Prior Approval Granted.

2018/19942/HH First floor extension over portion of existing garage to side of main dwelling, 28 Skipton Road, Gargrave – Approved with Conditions.

2018/19944/HH Proposed single storey extension attached to existing garage (link detached) to form games room / home gym, 2 Yew Tree Drive, Low Bentham – Approved with Conditions.

2018/19957/HH Two storey side extension and single storey rear extension, 2 Park Place, Hellifield – Approved with Conditions.

2018/19962/FUL Extension to existing steel portal frame building, agricultural building south of Middle House Farm, Cowling – Approved with Conditions.

2018/19963/FUL Erection of agricultural shed, land south of Butterhaugh Farm, Church Street, Gargrave – Approved with Conditions.

2018/19964/FUL Construction of 1 no. 3 bedroomed town house and 1 no. 1 bedroomed maisonette, 10 Park Lane Terrace, Carleton – Application Withdrawn.

2018/19966/CND Application to discharge condition no's. 3 (Landscaping) and 4 (Surface Water Drainage) of original planning approval 2018/19505/FUL granted 01.11.2018, agricultural building land at Runley Mill Lane, Settle – Conditions satisfactorily discharged.

2018/19968/FUL Replacing the existing defunct Air Handling Units with new HTM compliant Air Handling Units. Flat roof replacement in 2 no. areas with new Bauder spec 3 layer felt system. Pitched roof replacement to the existing boiler house. Demolition and replacement of existing ramped and stepped access provision with new Approved Document M compliant ramp and stepped access. Creation of 1 no. additional disabled parking space, Castleberg Hospital, Giggleswick – Approved with Conditions.

2018/19969/FUL Proposed Security Building and New Vehicular Access, Dechra Pharmaceuticals Manufacturing, Snaygill Industrial Estate, Skipton – Approved with Conditions.

2018/19971/HH Proposed partial demolition of existing storage building, single storey rear extension and internal alterations, Mount Pleasant, 51 Duke Street, Settle – Approved with Conditions.

2018/19973/HH To construct single storey rear extension to provide open plan kitchen dining room, 6 Mains View, Settle – Approved with Conditions.

2018/19975/HH Proposed sun room extension to rear, 19 Gainsborough Court, Skipton – Approved with Conditions.

2018/19977/FUL Siting of 4 glamping pods in lieu of 2 touring caravan pitches, Gallaber Park, Long Preston - Approved with Conditions.

2018/19987/TPO Fell 1 no. Oak, 1 no. Beech, 1 no. Birch & 1 no. Hawthorn. Various crown works to 16 no. trees, Goodenbergh Caravan Park, Ravens Close Brow, Low Bentham – Approved.

2018/19990/TCA Remove 1 no. willow, 2 Ivy Fold, Giggleswick – Approved.

2018/19992/TPO 2 no. Lime and 1 no. Sycamore - Crown lift 5m. Removal of deadwood and any dangerous branches and thin throughout 15-20%, The Cricket Pavillion, Sutton Cricket Club, Corn Mill Walk, Sutton-in-Craven – Approved.

2018/19993/HH Erection of oak pergola, Pergola at Longber Barn, Longber Lane, Burton in Lonsdale – Approved with Conditions.

2018/19996/HH Proposed partial infill of terrace, formation of terrace extension and redirection of path, 6 Tarn Moor Crescent, Skipton – Approved with Conditions.

2018/19997/FUL Exhumation and replacement of below ground fuel storage tanks with 2 no. new 45,000 litres below ground double skin steel monitored fuel storage vessels. Existing canopy over forecourt to be demolished and replaced with new in a 2 islands straight arrangement. New canopy over to be set at min 5m high above the highest forecourt level. The existing drainage petrol interceptor is to be exhumed and replaced with a new 10,000 litre class 1 vessel. Existing tank fuelling strategy to be abandoned and new above ground offset fill location to be installed in-between the 2 islands together with associated containment drainage, services and resurfacing. Existing tank vents to be replaced in existing location with new. New disabled parking bay as shown. 3 No. new parallel parking bays laid out to the site frontage. Existing air / water & Vac facility relocated to a more appropriate location. Existing compound to be replaced and extended to the rear of the shop to match existing. New timber frame canopy over formed over the rear delivery access door formed with timber posts & PVC-U sheeting. Existing shopfront to be replaced with new ATM position and new automatic sliding entrance door. Co-op Petrol Whitefriars, 9 Church Street, Settle – Approved with Conditions.

2018/19998/TCA Remove 1 no. Elm, 12 Delaney Court, Settle – Approved.

2018/19999/CPL Single storey rear extension using matching materials and within permitted development measurements, 26 Skipton Road, Skipton – Certificate of Lawful Development Approved.

2018/20000/ADV 3NR Peugeot 6m High Flag Poles/Banners, 1NR Peugeot Totem Sign, 2NR Peugeot Corner Lights, 2NR 450mm High Peugeot Signage, 1NR 900mm High Peugeot Lion, 1NR Entrance Portique and 1NR 225mm High Dealer Name Signage, Unit A, Skipton Road, Cross Hills – Approved with Conditions.

2018/20002/TCA T1 and T2 Ash – Remove, 6 Garden Terrace, Lothersdale – Approved.

2018/20003/TCA Fell 2 no. Silver Birch, 5 Greenroyd Court, Sutton-in-Craven – Approved.

2018/20019/CND Application to discharge condition no. 3 on original planning approval referenced 18/2016/16930 granted 27 June 2016, Greenways, Newby Cum Clapham – Conditions satisfactorily discharged.

2018/20014/HH Single storey rear extension and raised terrace, 6 Crossley Place, Skipton – Approved with Conditions.

2018/20017/FUL Change of use to mixed use as a shop, cafe and takeaway, 39 Main Street, Cross Hills – Approved with Conditions.

2018/20026/PNAG Prior Notification for extension to existing forestry building, Land at Anchor Croft Farm, Hellifield Road, Gargrave – Refused and Application Required.

2018/20027/TCA Remove 1 no. Holly. Reduce and thin 1 no. Rowan by 20%, Westways, Low Lane, Draughton – Approved.

2018/20043/TPO Fell 3 no. Elder and crown lift 1 no. Hawthorn to 2 meters, development site on A6131, The Bailey, Skipton – Approved.

2018/20054/HH Proposed conversion and extension of existing garage to form granny annexe, 42 Raikeswood Drive, Skipton – Approved with Conditions.

2019/20066/CND Application to discharge condition no. 9 of listed building consent referenced 32/2016/17098 granted 16.02.2018, Malsis, Glusburn – Condition satisfactorily discharged.

## **b. Applications**

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

### **Permission Granted**

**2018/19525/FUL New Craven College equine centre including associated car parking and change of use of existing building, Ganderine Laithe, Craven Cattle Marts, Gargrave Road, Skipton** – subject to the conditions listed below and to additional appropriately worded conditions in respect of the following matters, the actual wording to be formulated by the Planning Manager.

- a. Additional condition(s) relating to hours of use to ensure proper control over the site.
- b. No external advertising.
- c. Noise attenuation.

Conditions

Time Limit for Commencement

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

#### Approved Plans

2. This permission relates to the following plans:

- Drawing no. CCM2018EQ 001c received by the Council on 15 January 2019
- Drawing no. CCM2018EQ 002b received by the Council on 18 October 2018
- Drawing no. CCM2018EQ 003b received by the Council on 18 October 2018
- Drawing no. CCM2018EQ 004b received by the Council on 15 January 2019
- Drawing no. CCM2018EQ 005b received by the Council on 18 October 2018
- Drawing no. CCM2018EQ 006b received by the Council on 18 October 2018
- Drawing no. CCM2018EQ 007b received by the Council on 18 October 2018
- Drawing no. CCM2018EQ 008b received by the Council on 18 October 2018
- Drawing no. CCM2018EQ 009b received by the Council on 18 October 2018
- Design and Access Statement received by the Council on 9 July 2018
- Drainage Report received by the Council on 11 January 2019
- Lighting Scheme received by the Council on 8 November 2018

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

#### Before Development Commences

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

4. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

- a. hours of work for site preparation, delivery of materials and construction;
- b. arrangements for the parking of vehicles for site operatives and visitors;
- c. details of areas designated for the loading, unloading and storage of plant and materials;
- d. details of the siting, height and maintenance of security hoarding;
- e. arrangements for the provision of wheel washing facilities for vehicles accessing the site;
- f. measures to control the emission of dust and dirt during construction;
- g. a scheme for recycling/disposing of waste resulting from construction works; and
- h. a strategy to inform neighbouring occupiers (which as a minimum, shall include those adjoining the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

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

5. No development shall take place until a scheme for the protection of the Leeds-Liverpool Canal has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a. Details of how surface water will be managed during the construction phase in order to prevent pollution of the watercourse.
- b. Details of the height, position and design of any protective fencing to be erected alongside the river corridor in order to prevent debris entering the watercourse.
- c. A timetable for the implementation of the measures in (i) and (ii).

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

#### During Building Works

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

7. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, within three months of development first taking place a scheme for the construction of all hard surfaced areas of the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the design, construction (including sub layers and surfacing materials) and drainage of all hard surfaced areas, and a timetable for their provision. The hard surfaced areas shall thereafter be delivered in accordance with the duly approved scheme and the timetable contained therein and thereafter retained.

8. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, within three months of development first taking place a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, species, siting, planting distances and the programme of planting of trees, hedges and shrubs. The duly approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

9. Within 3 months of the implementation of the permission hereby granted a scheme for the disposal of foul and surface water from the site shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

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

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

#### Before the Development is Occupied

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

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

#### Ongoing Conditions

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

#### Informatives

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

Noise : During construction there is a potential for noise nuisance to nearby residential properties. Operating times for construction working should be limited to:

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

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

**2018/19949/OUT Construction of detached house and garage, adjacent to 55 Green Lane, Glusburn** – subject to the conditions listed below and to an additional appropriately worded condition in respect of the finished floor levels of the proposed dwelling, the actual wording to be formulated by the Planning Manager.

#### Conditions

##### Time Limit for Commencement

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

##### Approved Plans

2. This permission relates to the following plans:

- Drawing no. 2813 received by the Council on 22 November 2018
- Design and Access Statement received by the Council on 22 November 2018

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

#### During Building Works

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

- a. The existing access shall be improved by The cutting back of the large evergreen to the south of the entrance to the back of the stone wall or its removal.
- b. 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.
- c. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway (or vice-versa) shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority, and maintained thereafter to prevent such discharges.

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

5. No excavations shall take place until a scheme for tree protection measures (both above and below ground) to be implemented during the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a. Details of a construction exclusion zone (including protective fencing of a height and design which accords with the requirements BS 5837: 2012) to be formed around the root protection areas of those trees within and/or overhanging the site to be retained.
- b. Details of any excavation to take place within the root protection areas of those trees within and/or overhanging the site to be retained.
- c. Details of the foundations of any building, hardstandings and/or boundary treatments to be constructed within the root protection areas of those trees within and/or overhanging the site to be retained.

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

#### Before the Development is Occupied

6. The dwelling hereby approved shall not be occupied until the related parking facilities for the dwelling and for no.55 have been constructed in accordance with the approved drawing.

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

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

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

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

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

#### Informatives

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

Operating times for construction should be limited to:

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

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

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

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

#### Consideration Deferred

**2018/19563/REM Revised description 188 dwellings with associated internal roads, parking and landscaping alongside highways and drainage infrastructure for this development and the wider development site, land north of A629 and west of Carleton Road, Skipton** – pending receipt of clarification of the requirements of the outline consent and construction method statement in respect of construction of access to the site from the A629 bypass and access arrangements for construction traffic. (\*)

**2018/18988/FUL Construction of 2 no detached dwellings, site north of Glen Royd, Woodside Lane, Cononley** – pending a site visit. (\*)

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

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

PL.905

**PLANNING ENFORCEMENT**

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 22<sup>nd</sup> December 2018 to 29<sup>th</sup> January 2019.

**Minutes for Decision**

- None -

Chairman.