

PLANNING COMMITTEE

11th March 2019

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

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

Ward Representatives : Councillor Brown (Applications 2018/19738/FUL and 2018/18988/FUL) and Councillor Dawson (Application 2018/20096/FUL).

Apologies for absence were received from Councillors Brockbank, Lis and Morrell.

Start: 1.30pm

Finish: 5.49pm

Councillor Baxandall left the meeting at 5.12pm

Note : The Committee took comfort breaks at 3.05pm and 5.12pm.

The minutes of the Committee's meeting held on 11th February 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.906

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 2019/20096/FUL : The Chairman and Councillors Ireton and Shuttleworth indicated that they had received lobbying against this application.

Application 2018/19738/FUL : Councillor Harbron indicated that he had received lobbying against this application, all other Members with the exception of Councillor Ireton who had not been lobbied indicated that they had received lobbying both for and against.

Application 2018/18988/FUL : The Chairman indicated that he had received lobbying both for and against this application.

Application 2018/19559/FUL : With the exception of Councillors Harbron and Whitaker, all Members indicated that they had received lobbying against this application.

Application 2018/19560/LBC : With the exception of Councillors Harbron and Whitaker, all Members indicated that they had received lobbying against this application.

PL.907

PUBLIC PARTICIPATION

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

- Application 2019/20096/FUL Councillor T Barrett (for Skipton Town Council)
Mrs A Fowler (objector / for objectors)
Mr J Everett (for the applicant)
- Application 2018/19738/FUL Councillor D Atkinson (for Farnhill Parish Council)
Mr M Harris (for objectors)
Mr A Coates (for the applicant)
- Application 2018/19559/FUL Councillor S Churcher (for Carleton Parish Council)
Ms A Dowbiggin (objector / for objectors)
Mr J Ellis (for the applicant)
- Application 2018/19560/LBC Councillor S Churcher (for Carleton Parish Council)
Mr R Pringle (objector / for objectors)
- Application 2018/19563/REM Councillor E Jaquin (for Skipton Town Council)
Mr P Thornton (for the applicant)

PL.908

APPLICATIONS FOR PLANNING PERMISSION

a. Delegated Matters

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

2018/19013/LBC Application for listed building consent for the provision of two Customer Information Screens (CIS), replacement Ticket Vending Machine (TVM), refurbishment of platform 2 waiting room, and Personal Address (PA) and CCTV on platforms, Settle Railway Station - Approved with Conditions.

2018/19161/COU Change of use of portal framed building and adjacent yard from agriculture/equestrian use to a base for an Agricultural Contracting and Environmental Conservation Business (Sui Generis), Craven Barn, Gargrave – Application Withdrawn.

2018/19295/FUL Replacement of windows from white painted defective timber to heritage 'timber effect' UPVC, 24A Coach Street, Skipton – Approved with Conditions.

2018/19525/FUL New Craven College equine centre including associated car parking and change of use of existing building, Ganderine Laithe, Craven Cattle Marts – Approved with Conditions.

2018/19598/VAR Application for the removal of condition no. 4 (live/work restriction) on planning application reference number 31/2006/6193 granted 02 May 2006, Tipperthwaite Lodge, Giggleswick – Refused.

2018/19659/HH Application for retention of a summer house, Prospect Cottage, St Stephens Close, Skipton – Approved with Conditions.

2018/19661/CND Application for the discharge of condition no's 2i) and 2 iv) on the application reference Ref. 2018/19144/FUL granted 31.07.2018, Bank View, Low Bentham – Conditions satisfactorily discharged.

2018/19870/LBC Listed building application for re-roofing of existing dwelling, Well House, Bankwell Road, Giggleswick – Approved with Conditions.

2018/19882/FUL Project to install a new access road for Middle town allotment plot holders the new access road will run down the side of Pinhaw Rd. There is currently already a footpath this

is to be widened to allow for vehicular access terminating in a small 13 space car park, Middletown Recreation Ground Off Pinhaw Road – Approved with Conditions.

2018/19886/CND Proposal: Application to discharge the requirements of condition 13 (Travel Plan) of previously approved application 12/2017/17952 permission given 4th July 2017, Restoration Barn, Skinner Ground Farm, Broughton – Condition satisfactorily discharged.

2018/19890/FUL Change of use from A3 (Restaurants and Cafes) to A1 (Shop) and refurbish of existing shop front; Demolition of existing rear extension and erection of new two storey extension with balcony providing additional residential floor area at upper level, 11 Duke Street, Settle – Approved with Conditions.

2018/19897/CPE Application for a Certificate of Lawful development for the existing use of a property as a residential dwelling (use Class C3), Crag Side Farm Cottage, Dick Lane, Cowling – Application Withdrawn.

2018/19927/HH Two Storey side extension to create store, utility room and bedroom/study, 7 Consort Street, Skipton – Approved with Conditions.

2018/19941/VAR Application to remove condition 3 (Affordable Housing) of previously approved application references 21/2014/14335 and 21/2014/14963 and enter into a S106 agreement, 42-48 (Evens), Meadowcroft, Cononley – Approved with Conditions.

2018/19893/VAR Application to vary wording of condition no's. 4,5 and 6 (windows and cart openings) of planning approval referenced 22/2014/14903 and condition nos. 4 and 6 of planning approval referenced 22/2014/14892, Higher Stone Head Farm, Cowling – Approved with Conditions.

2018/19950/MMA Minor material amendment application: variation of condition 2 of outline approval (45/2017/18062 - APP/C2708/w/17/3190127) for minor amendments to the scale and external appearance of dwellings, land north of Rarber Top Lane, Ingleton – Approved with Conditions.

2018/19949/OUT Construction of detached house and garage, adjacent to 55 Green Lane, Glusburn – Approved with Conditions.

2018/19955/FUL Subdivision of 6-bed Grade II listed dwelling to 1 No. 3-bed property and 1 No. 1-bed flat including internal and external alterations, Town End Cottage, Burton in Lonsdale – Approved with Conditions.

2018/19956/LBC Subdivision of 6-bed Grade II listed dwelling to 1 No. 3-bed property and 1 No. 1-bed flat including internal and external alterations, Town End Cottage, Burton in Lonsdale – Approved with Conditions.

2018/19954/CND Application to discharge condition no. 3 (Landscaping Details) imposed by planning approval 12/2017/17952 granted 4th July 2017, Restoration Barn, Skinner Ground Farm, Broughton – Condition satisfactorily discharged.

2018/19972/HH Proposed two storey side extension and front porch, 12 Old Hall Way, Glusburn – Approved with Conditions.

2018/19965/FUL 2 no. extensions and new entrance door, Embsay Children's Centre, Embsay – Application Withdrawn.

2018/19970/FUL Proposed new unit to provide storage and staff welfare facilities for existing accommodation lodges, Bentham Golf Club – Approved with Conditions.

2018/19980/HH Proposed garage conversion, extension and external alterations, 2 West Bank Road, Skipton – Refused.

2018/19983/FUL Replace the existing timber box sliding windows in PVCU to the annexe that was built in approx. 1980, Thornton Hill Nursing Home – Approved with Conditions.

2018/19994/HH Erection of detached car port, 2 Bank View, Low Bentham – Approved with Conditions.

2018/20004/FUL Proposed new single storey dwelling with garage and parking area, Grasmere House, Bradley – Approved with Conditions.

2018/20009/HH Demolition of existing storage buildings, veranda and pergola and construction of a pool and gym, Station House, Thornton in Craven – Approved with Conditions.

2018/20015/HH Replacement garden shed, 18 Rowan Garth, Sutton-in-Craven – Approved with Conditions.

2018/20022/HH Proposed new dormer window, 1 Meadow Lea, Sutton-in-Craven – Approved with Conditions.

2018/20018/HH Proposed loft conversion including dormer window to rear elevation and 2 no. roof lights to front elevation (Re-submission of refused application no.2018/19809/HH), 20 Greenroyd Court, Sutton-in-Craven – Approved with Conditions.

2018/20025/AGRESS Conversion of existing agricultural building to form 1 no. dwelling, Agricultural building, Stainton Coates, Coniston Cold – Prior approval not required.

2018/20031/HH Replacement of existing defective timber windows and doors with new UPVC windows and doors. Colour finish - White, 22 Canal Street, Skipton – Approved with Conditions.

2018/20032/FUL Demolition of existing buildings and construction of new 2-bedroom dwelling, 22 Canal Street, Skipton – Approved with Conditions.

2018/20034/HH New lean to roof over existing flat roof, Old School House, Gargrave – Approved with Conditions.

2018/20036/HH Proposed two storey rear extension, 19 Crofters Mill, Sutton-in-Craven – Approved with Conditions.

2018/20039/FUL Change of use of agricultural land to C3 to for an extension to the existing garden, 33 Nan Scar, Cowling – Approved with Conditions.

2018/20040/NMA Application for non-material amendment to original planning permission referenced 2017/18173/FUL for 1) Change the 800mm wide window on the South elevation to an 800mm wide door (cottage door style), 2) Add 4 x solar PV panels to the roof of the South elevation (total combined size 4m x 1.7m which is approx. 7 square metres), 3) Add a flue for a wood burning stove (within PD dimensions), The Old Shippon, Austwick – Approved with Conditions.

2018/20041/HH Proposed removal of existing white UPVC conservatory and erection of single storey living/dining extension at the rear of the property, White Hall, Ingleton – Approved with Conditions.

2018/2005/AGRRES Change the use of an agricultural building to form a single dwelling house (Prior Notification), Willowbeck Farm, Wigglesworth – Prior notification process not applicable.

2018/20044/HH Alterations to enlarge existing external door and enlarge existing window, Greenfoot Cottage, Settle – Approved with Conditions.

2018/20047/HH The uplifting of an existing path and construction of ramp access, low level retaining wall and hand railing, 1 Broughton Grove, Skipton – Approved with Conditions.

2018/20050/PNT Installation of electronic communications apparatus, Site No. 305454, Bend Gate Farm, Long Preston – Prior approval granted.

2018/2005/HH Single Storey extension at rear and porch extension at front, 103 New Village, Ingleton – Approved with Conditions.

2018/20052/CND Application to discharge condition no's 3, 4, 5, 6, 7 and 8 of planning approval referenced 2018/19386/FUL granted 27.09.2018, land to East of Laurel Croft, Emsay – Split Decision.

2018/20055/FUL Proposed new build detached replacement dwelling, 21 Park Road, Cross Hills – Approved with Conditions.

2019/20057/FUL Sub-division of existing unit into two units and change of use of eastern industrial unit to a B8 use (storage and distribution) with an ancillary trade counter use. Alteration to front elevation to form new trade counter entrance doors, warehouse and fire escape door, Unit 6, Ghyll Way, Airedale Business Centre, Skipton – Approved with Conditions.

2019/20060/FUL Renovation works to the Hare & Hounds. Works to include: Front extension to create internal seating and dining area, and external terraced seating area, Hare and Hounds Inn, Lothersdale – Application Withdrawn.

2019/20061/TCA Reduce height and spread of 2 no. Maple by 20%, thin crowns and reshape, Craven Tor, Harewood Road, Skipton – Approved.

2019/20064/TPO Remove 7 no. Beech, 10 Grassington Road, Skipton – Approved Tree Work Under TPO.

2019/20062/HH Single Storey rear extension, Marl Hill Farm, Lothersdale – Approved with Conditions.

2019/20065/FUL Proposed increase in height of existing single storey building to provide first floor apartment, Dolly Tub Launderette, Sutton-in-Craven – Refused.

2019/20068/HH Proposed conservatory, porch and greenhouse extensions, Swallow Cottage, Dick Lane, Cowling – Approved with Conditions.

2019/2007/FUL Repair of existing window frames and sills and the incorporation of upgraded draft-proofing and new double glazed sashes to match existing, Well House, Giggleswick – Approved with Conditions.

2019/20077/TPO Fell 11 no. Sycamore, 4 no. Cypress, 3 no. Lime, 2 no. Birch & 1 no. Horse chestnut. Crown reduce 2 no. Lime by 20%. Selectively thin group G29 by up to 70%, Deep Spring, Grange Road, Farnhill – Split Decision.

2019/20078/TCA Remove 2 no. Ash, Grass Verge at Side of Church Close, Carleton – Approved.

2019/20171/NMA Non material amendment to original planning consent referenced 2018/19050/FUL to enlarge W2 and W3, reclaim local to stone to three elevations, render panel of wall to rear elevation and formation of an access for the disabled in south elevation, 1 Lane Top, Bradley – Approved with Conditions.

2019/20086/COU Change of use from tattoo parlour to physiotherapy clinic, 7 Victoria Square, Skipton – Approved with Conditions.

2019/20090/HH Construction of rear and side extensions for dining, utility, study and bedroom over, 2 Princes Drive, Skipton – Refused.

2109/20093/HH Porch with front extension and single storey rear extension, 15 Hall Avenue, Sutton-in-Craven – Approved with Conditions.

2019/20094/HH Erection of two storey side extension (amendment to approved scheme Ref: 2017/18556/HH, to allow garage to be used as domestic accommodation) 13 Princes Drive, Skipton – Approved with Conditions.

2019/20097/HH Replacement of existing wooden double glazed units for similar in UPVC. Size of windows and style of window frames will be the same. Existing window frames rotting due to rubble walls of cottage, 2 Pools Row, Settle – Approved with Conditions.

2019/20098/HH Extend existing garden room and install roof windows to main house roof, Meadow Cottage, 7 Bell Busk, Bell Busk – Approved with Conditions.

2019/20108/CND Application to discharge condition 3 (materials) imposed by planning approval 2018/19526/FUL permission given 24th September 2018, 31 Main Street. Cross Hills – Condition satisfactorily discharged.

2019/20110/TPO T1 - Hornbeam - reduce crown spread by 1m, 11 Gainsborough Court, Skipton – Approved.

2019/20116/HH Construction of front porch extension and alterations to roof to form first floor bedroom, Intake Head, Woodside Lane, Cononley - Approved with Conditions.

2019/20119/LHSHLD Proposed single storey rear extension measuring 3.8m beyond the rear wall; 3.4m in height from ground level; 2.2m in height to eaves from ground level (Prior Approval Notification), 22 Hall Avenue, Sutton-in-Craven - Prior approval not required.

2019/20122/CND Application to discharge condition 5 (materials) imposed by planning approval 73/2016/16782 permission given 12th July 2016, Canal Wharf Yard, Priest Bank Road, Kildwick – Condition satisfactorily discharged.

2019/20137/NMA Non material amendment to original planning consent referenced 66/2015/15623 to omit the window to the attic bathroom and replace with a velux type rooflight on the west facing roof. To reposition the velux type rooflight over the attic stair from the east facing roof to the west facing roof. To remove the ground floor window to the east elevation to the kitchen/diner.1 Hazel Grove Road, Sutton-in-Craven – Non-material amendment approved.

b. Applications

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

Permission Granted

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, Felstead, Low Bentham Road, High Bentham – subject to the conditions listed below

Conditions

Time Limit for Commencement

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

Approved Plans

2. This permission relates to the following plans:

- Drawing No. (02) 001 "Site Location Plan" received 10th April 2018.
- Drawing No. (02) 003 Rev C "Proposed Site Plan" received 10th April 2018.
- Drawing No. (02) 010 "Floor Plans 2 Bed 4 Person Affordable" received 10th April 2018.
- Drawing No. (02) 011 "Floor Plans 3 Bed 5 Person Affordable" received 10th April 2018.
- Drawing No. (02) 012 "Floor Plans 3 Bed 5 Person" received 10th April 2018.
- Drawing No. (02) 013 "Ground Floor Plan 4 Bed 8 Person Sheet 1" received 10th April 2018.
- Drawing No. (02) 014 "First Floor Plan 4 Bed 8 Person Sheet 2" received 10th April 2018.
- Drawing No. (02) 015 "Ground Floor Plan 4 Bed 8 Person - Executive Sheet 1" received 10th April 2018.
- Drawing No. (02) 016 "First Floor Plan 4 Bed 8 Person - Executive Sheet 2" received 10th April 2018.
- Drawing No. (02) 020 "Elevations 2 Bed 4 Person Affordable" received 10th April 2018.
- Drawing No. (02) 021 "Elevations 3 Bed 5 Person Affordable" received 10th April 2018.
- Drawing No. (02) 022 "Elevations 3 Bed 5 Person" received 10th April 2018.
- Drawing No. (02) 023 "Elevations 4 Bed 8 Person" received 10th April 2018.
- Drawing No. (02) 024 "Elevations 4 Bed 8 Person - Executive" received 10th April 2018.
- Drawing No. (02) 025 "Proposed Development Images" received 10th April 2018.
- Drawing No. (90) 001 "Proposed Site Plan Boundary Treatments" received 03rd May 2018.
- Drawing No. (90) 002 "Boundary Details" received 03rd May 2018.
- Planning Statement received 10th April 2018.
- Design & Access Statement received 03rd May 2018.

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

During Building Works

3. Notwithstanding any details shown on the approved plans and supporting documentation of this permission, no above ground works shall take place until details of all windows and doors have been submitted to and approved in writing by the Local Planning Authority. Such details shall include their design, materials (including sill and lintel treatments), finishes, colour treatment, reveals and opening profile. The windows and doors shall be installed in accordance with the duly approved details before any of the dwellings are first occupied and shall be retained as such thereafter.

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

5. Notwithstanding any details shown on the approved plans 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.

6. Prior to any above ground works, details of a surface water drainage scheme, which unless demonstrated as not being reasonably practicable is based on Sustainable urban Drainage Principles (SuDS), shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall comprise: -

- Full technical details of the proposed surface water drainage solution.
- Details of the organisation responsible for the SuDS (unless demonstrated that SuDS is not practicable).
- Arrangements for how SuDS will be maintained in perpetuity (unless demonstrated that SuDS is not practicable).

The development shall be implemented strictly in accordance with the approved scheme and retained in accordance with its provisions thereafter.

Informative: Full details of the information required to meet the terms of the above condition can be found on the website of the Lead Local Flood Authority (North Yorkshire County Council). <http://www.northyorks.gov.uk/article/25991/Flooding-and-drainage>

7. No above ground works shall take place until full written details of how the issues raised by the Police Designing Out Crime Officer in both this and previous reports, are to be addressed. These measures shall be agreed in writing by the Local Planning Authority in consultation with North Yorkshire Police. The details shall provide rationale and mitigation in relation to any suggestions made in this report that are not to be incorporated.

8. No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise approved in writing with the Local Planning Authority, the scheme shall include:

- a. separate systems for the disposal of foul and surface water;
- b. details of the rate of surface water discharge from the site to any soakaway, watercourse or surface water sewer for the 1 in 1 year and 1 in 100 year rainfall events (including an appropriate allowance for climate change), which shall not exceed the pre-development rate;
- c. details of any necessary flow attenuation measures, including the use of SUDS where appropriate;
- d. evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- e. details of flood exceedance routes (both on and off site);
- f. details of how surface water will be managed and pollution prevented during the construction phase;
- g. a timetable for implementation, including details of any phased delivery; and
- h. details of a management and maintenance plan for the drainage system after completion, including any arrangements for adoption by an appropriate public body or statutory undertaker.

The scheme shall be implemented in accordance with the duly approved details before any of the dwellings hereby approved are first occupied, and maintained as such thereafter.

9. No above ground works shall take place until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2: Glossary of the National Planning Policy Framework (2018) and any future guidance that replaces it. The scheme shall include:

- a. the numbers, type, tenure and location on the site of the affordable housing provision to be made as agreed with the District Council.
- b. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing.
- c. the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no affordable housing provider is involved.
- d. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing.
- e. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

The affordable housing shall be retained in accordance with the approved scheme.

10. Prior to the commencement of construction works, the developer shall submit a Dust Management Plan in writing for the approval of the Local Planning Authority. The Dust Management Plan shall identify all areas of the site and the site operations where dust may be generated and further identify control measures to ensure that dust does not travel beyond the boundary. Once in place, all identified measures shall be implemented, retained and maintained for the duration of the approved use.

Before the Development is Occupied

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

12. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas have been constructed in accordance with the approved drawings and are available for use unless otherwise approved in writing by the Local Planning Authority. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times

Ongoing Conditions

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) the garages hereby approved 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 shall 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 needs to have regard to the BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings which presents guideline noise levels for both inside and outside dwellings. The applicant shall adhere to the levels shown in the document and provide evidence to the Local Planning Authority of how the levels will be achieved.

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

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

Delegated Authority

2018/19563/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 – the Strategic Manager for Planning and Regeneration was authorised to approve this application subject to the conditions listed below and subject also to the signing of a prior supplementary agreement encompassing the variations and amendments to the previously approved scheme

Conditions

Approved Plans

1. This permission relates to the following plans:

- 1707.01 Rev S - Planning Layout Plan received by the Local Planning Authority on the 17th January 2019.
- 1707.02 Rev A - Location Plan received by the Local Planning Authority on the 8th January 2019.
- 1707.SS.01 Street Scenes received by the Local Planning Authority on the 23rd July 2018
- 1707.A1.T1.01 - A1 House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707.A2.T1.01 - A2 House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707.A2.T1.02 - A2 House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707.A2.T1.03 - A2 House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707.A2.T1.04 - A2 House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707.A2.T1.05 - A2 House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707.A3.T1.01 - A3 House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707.ACAC.T1.AS - Acacia House type plans and elevations received by the Local Planning Authority on the 23rd July 2018

- 1707.ACAC.T1.OP - Acacia House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707.ACAC.T2.AS - Acacia House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707.ACAC.T1.AS - Acacia House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707.ACAC.T2.OP - Acacia House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707.ADDI.T1.AS - Addingham House type plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-AFI .01 - AFI Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-AFI .02 - AFI Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-AFI .03 - AFI Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-ALDE-TI .AS — Ader Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-ALDE-TI.OP Alder Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-ALDE-T2.AS — Alder Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-ALDE-T2.OP - Alder Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-ALDE-T3.OP - Alder Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-BEHA-TI .01 - Bempton & Hawthorne Semi Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-BEHA-TI .02 - Bempton & Hawthorne Semi Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-BESW-TI.OI - Beswick Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-BESW-T2.01 -Beswick Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-HAMB-TI .AS - Hambleton Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-HAMB-TI .OP - Hambleton Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-HAWT-TI .AS - Hawthorne Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-HAWT-TI .OP - Hawthorne Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-KETT-TI .OP - Kettlewell Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018

- 1707-KETT-T2.OP - Kettlewell Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-MILT-TI .01 - Milton Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-MILT-T1.02 - Milton Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-MTI .03 - Milton Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-MULB-TI AS - Mulberry Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-MULB-TI .0P - Mulberry Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-SAND-TI .01 AS - Sandringham Housetype floorplan received by the Local Planning Authority on the 23rd July 2018
- 1707-SAND-TI .01.OP - Sandringham Housetype floorplan received by the Local Planning Authority on the 23rd July 2018
- 1707-SAND-TI .02.AS - Sandringham Housetype elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-SAND-TI .02.OP - Sandringham Housetype elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-T_DGI - Double garage elevation received by the Local Planning Authority on the 23rd July 2018
- 1707-T_SG2 - Single garage elevation received by the Local Planning Authority on the 23rd July 2018
- 1707-T TGI — Twin garage elevation received by the Local Planning Authority on the 23rd July 2018
- 1707-WILL-TI AS - Wickham Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- 1707-WILL-TI .0P - Wickham Housetype plans and elevations received by the Local Planning Authority on the 23rd July 2018
- Road and Drainage Infrastructure
- 12407 - GA - 1002 - Rev I - Foul Water Pump Station-Compound Layout Detail received by the Local Planning Authority on the 23rd July 2018
- 12407 - GA - 1002 - Rev I - Foul Water Pump Station-Control Panel Kiosk Detail received by the Local Planning Authority on the 23rd July 2018
- 12407 - GA - 1002 - Rev I - Foul Water Pump Station-Elevation View received by the Local Planning Authority on the 23rd July 2018
- 12407 - GA - 1002 - Rev I - Foul Water Pump Station-Plan View received by the Local Planning Authority on the 23rd July 2018
- 12407 - GA - 1002 - Rev I - Foul Water Pump Station-Storage Kiosk Detail received by the Local Planning Authority on the 23rd July 2018
- 12407 - GA - 1002 - Rev I - Foul Water Pump Station-Zoning Detail received by the Local Planning Authority on the 23rd July 2018
- WVP-BWB-HDG-XX-DR-D-101-S1-P2 Site Location Plan received by the Local Planning Authority on the 23rd July 2018

- WP-BWB-HDG-XX-DR-D-501-S1-P9 Proposed Drainage Overview received by the Local Planning Authority on the 23rd July 2018
- WVP-BWB-HDG-XX-DR-D-504 SI-P5 Proposed Basin Layout received by the Local Planning Authority on the 23rd July 2018
- WVP-BWB-HDG-XX-DR-D-564-S1-P4 Headwall to Existing Ditch Details and Sections received by the Local Planning Authority on the 23rd July 2018
- WVP-BWB-HML-SMI-DR-C-I OO-S1-P5 A629 Roundabout General Arrangement received by the Local Planning Authority on the 23rd July 2018
- WVP-BWB-HML-SM2-DR-C-100-S1-P4 Carleton Road Mini Roundabout GA received by the Local Planning Authority on the 23rd July 2018
- WVP-BWB-HML-SM3-DR-C-100 SI-P5 spine Road GA Sheet 1 of 2 received by the Local Planning Authority on the 23rd July 2018
- WVP-BWB-HML-SM3-DR-C-101 SI-P5 spine Road GA Sheet 2 of 2-SM3-DR-C-101 received by the Local Planning Authority on the 23rd July 2018
- WP-BWB-HML-SM4-DR-C-100-S1-P5 spur Road General Arrangement received by the Local Planning Authority on the 23rd July 2018
- WVP-BWB-HML-SM5-DR-C-100-S1-P5 Carleton Road General Arrangement received by the Local Planning Authority on the 23rd July 2018
- WVP-BWB-GEN-XX-DR-C-630_Proposed Phase 1 Earthworks Strategy PI received by the Local Planning Authority on the 23rd July 2018
- WP-BWB-HML-XX-DR-C-SKI 16-PI Foul ps and Substation plan received by the Local Planning Authority on the 23rd July 2018
- C3993892 REV B - IOOOKVA Unit sub UDE prefabricated received by the Local Planning Authority on the 23rd July 2018
- DE 166 L 001 Rev D- Landscape Master Plan received by the Local Planning Authority on the 24th October 2018
- DE 166 L 020 Rev B- Landscape Elevations received by the Local Planning Authority on the 24th October 2018
- DE 166_P 001 Rev A - Landscape Play Equipment detail received by the Local Planning Authority on the 24th October 2018
- P18-1345.001 Rev C received by the Local Planning Authority on the 9th January 2019

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

Before Development Commences

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

3. No development shall take place until details of the proposed means of disposal of foul water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority.

4. A detailed remediation scheme to bring the site to a condition suitable for the intended use (by removing unacceptable risks to human health, buildings and other property and the natural and historical environment) must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

During Building Works

5. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

6. Prior to the first installation of any external lighting for the industrial units details shall be submitted for the written approval of the Local Planning Authority and thereafter the development shall be carried out in accordance with the approved scheme.

7. No external lighting equipment shall be used during construction other than in accordance with details previously approved in writing by the Local Planning Authority in consultation with the Highway Authority.

8. The development hereby permitted shall only be carried out in accordance with the approved Flood Risk assessment (FRA) by BWB dated February 2015 and the following mitigation measures detailed within the FRA

a. Provision for compensatory flood storage as detailed in Sections 3.11-3.15 on page 16 of the FRA.

b. Finished floor levels that are set no lower than 96.67 m. above Ordnance Datum and no lower than 300 mm. above the 1 in 100 year flood level. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

9. The approved remediation scheme must be carried out in accordance with its terms and a verification report that demonstrates the effectiveness of the remediation carried out for that sub area must be produced and is subject to the approval in writing of the Local Planning Authority.

10. 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.

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

Before the Development is Occupied

12. No dwelling shall be occupied until details of the design and layout of ball stop netting or fencing in relation to the cricket field have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The ball stop netting or fencing shall be designed to meet the requirements of a risk assessment undertaken by a suitably qualified consultant and will be constructed and completed in accordance with the approved details before the dwellings are first occupied.

13. No development shall be brought into use until the associated approved vehicle access, parking, manoeuvring and turning areas approved under condition number 9 have been constructed in accordance with the approved drawing. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times

14. Unless otherwise approved in writing by the local planning authority, no buildings in any sub area shall be occupied or brought into use prior to completion of the approved foul drainage works for that sub area.

Ongoing Conditions

15. Amended condition 9. Unless alternative details are first submitted to and approved in writing by the Local Planning Authority the development shall be implemented in accordance with on site facilities that were approved under discharge of conditions application 2018/19584/CND to meet the requirements of condition 9 of 2017/18136/VAR

16. Amended condition Unless alternative details are first submitted to and approved in writing by the Local Planning Authority the development shall be implemented in accordance with highway safety details that were approved under discharge of conditions application 2018/19584/CND to meet the requirements of condition 8 of 2017/18136/VAR

17. Unless alternative details are first submitted to and approved in writing by the Local Planning Authority the development shall be implemented in accordance with highway construction details that were approved under discharge of conditions application 2018/19584/CND to meet the requirements of condition 5 of 2017/18136/VAR

18. The proposed flood plain compensation must be designed such that there is no net loss of available floodplain capacity on the proposed site.

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

20. Amended condition: Unless alternative details are first submitted to and approved in writing by the Local Planning Authority the development shall be implemented in accordance with Site Investigation Reports that were approved under discharge of conditions application 2018/19584/CND to meet the requirements of condition 26 of 2017/18136/VAR

21. Amended condition: Unless alternative details are first submitted to and approved in writing by the Local Planning Authority the development shall be implemented in accordance with the approved on site play open space and equipment details that were approved under discharge

of conditions application 2018/19584/CND to meet the requirements of condition 24 of 2017/18136/VAR

22. Surface water from vehicle parking and hardstanding areas shall be passed through an interceptor of adequate capacity prior to discharge. Roof drainage should not be passed through any interceptor.

23. Amended condition Unless alternative details are first submitted to and approved in writing by the Local Planning Authority the development shall be implemented in accordance with management of surface water details that were approved under discharge of conditions application 2018/19584/CND to meet the requirements of condition 19 of 2017/18136/VAR

Informatives

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

2. The applicant/developer is advised that the grant of this permission is subject to conditions attached to the outline permission ref: 63/2015/15792 (and related Discharge of Conditions applications refs 2018/19241/CND 2018/19584/CND). Please refer to the outline permission to ensure compliance with all conditions.

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

Permission Refused

2019/20096/FUL Construct 6 no. detached dwellings with associated vehicular access and landscaping, Rockwood House, Park Wood Close, Skipton – the Planning Manager, to formulate appropriate reasons for refusal based on the following grounds:-

- a. overdevelopment of the site; and
- b. the proposed development would be overbearing in relation to neighbours / neighbouring property.

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

Note : On being put to the vote a motion to approve the above application was lost. Councillor Harbron abstained from voting on both that motion and the subsequent motion to refuse.

2018/19738/FUL Demolition of Fairmount and the construction of 3 no. properties, all with off street parking, Fairmount, Starkey Lane, Farnhill – the Planning Manager, to formulate appropriate reasons for refusal based on the following grounds:-

- a. overdevelopment of the site,
- b. adverse impact on the privacy and amenity of neighbouring property; and
- c. the proposed development would cause demonstrable harm to the Conservation Area.

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)(*)

2018/18988/FUL Construction of 2 no detached dwellings, site north of Glen Royd, Woodside Lane, Cononley – the Planning Manager, to formulate appropriate reasons for refusal based on grounds that the proposed development is outside development limits.

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)(*)

2018/19559/FUL Full planning permission for erection of five two storey houses and one single storey house and works to boundary walls, land at Grundy Farm, Carla Beck Lane, Carleton – the Planning Manager, to formulate appropriate reasons for refusal based on the following grounds:-

- a. the proposed development's effect on the listed structure.
- b. loss of a listed structure ie the wall.
- c. adverse impact on the Conservation Area.
- d. the sight lines envisaged are not possible because of on-street parking by neighbouring households who have no off street parking.
- e. the majority of the site is outside the development limits.

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

2018/19560/LBC Listed building consent application for works to boundary walls, land at Grundy Farm, Carla Beck Lane, Carleton – the Planning Manager, to formulate appropriate reasons for refusal based on grounds that approval would totally destroy a listed structure.

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. (*)

(*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.909

PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 29th January 2019 to 26th February 2019.

Minutes for Decision

- None -

Chairman.

Note : Agenda Item 6 Planning Committee Participation Scheme - Because of the lateness of the hour this item was carried forward to the Committee's meeting on 9th April 2019 without debate. Councillor Jaquin had requested permission to speak on Item 6, having been given the Chairman's permission to make his views known under public participation, he drew attention to suggested possible changes in respect of speakers being required to register. He expressed the view that the scheme should not be diminished and hoped such changes as failing to register meaning a person may not be allowed to address the Committee would not be agreed.