

## **PLANNING COMMITTEE**

9<sup>th</sup> April 2019

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

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

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

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

Start: 1.30pm

Finish: 4.50pm

Councillor Place left the meeting at 3.40pm

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

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

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

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

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

### **Minutes for Report**

PL.912

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

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

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

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

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

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

PL.913

#### **PUBLIC PARTICIPATION**

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

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

PL.914

## **APPLICATIONS FOR PLANNING PERMISSION**

### **a. Delegated Matters**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **b. Applications**

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

### **Permission Granted**

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

#### **Conditions**

#### **Approved Plans**

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

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

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

#### **Before you Commence Development**

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

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

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

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

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

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

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

### Ongoing Conditions

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

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

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

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

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

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

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

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

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

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



- 10 Finished ground floor levels for the chalets shall be set no lower than 600mm above surrounding site level.
- Reason: To reduce the risk of flooding to the properties in the event of a breach or overtopping of the riverside banks.
- 11 Dry foot access/egress shall be provided to all the properties at a level not below the estimated 1 in 100 year flood level at the site.
- Reason: To allow for safe access and egress during time of flood.
- 12 Unless a scheme has already been submitted to and approved in writing by the Local Planning Authority, prior to the first use of the development hereby permitted a scheme for the provision and implementation of a surface water run-off limitation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.
- Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.
- 13 Unless a scheme has already been submitted to and approved in writing by the Local Planning Authority, prior to the first use of the development hereby permitted a scheme for the provision and implementation of a surface water run-off limitation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.
- Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.
- 14 There must be no new buildings, structures (including gates, walls and fences) or raised ground levels within:
- a) 6 metres of the top of any bank of watercourses; and/or
  - b) 3 metres of any side of an existing culverted watercourse, inside or along the boundary of the site, unless agreed otherwise in writing by the Local Planning Authority.
- Reason: To maintain access to the watercourse for maintenance or improvements and provide for overland flood flows.
- 15 There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways.
- Reason: To prevent pollution of the water environment.
- 16 Unless a scheme has already been submitted to and approved in writing by the Local Planning Authority, prior to the first use of the development hereby permitted a settlement facility for the removal of suspended solids from surface water run-off during construction works shall be provided in accordance with the details previously submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained throughout the construction period.
- Reason: To prevent pollution of the water environment.
- 17 Unless a scheme has already been submitted to and approved in writing by the Local Planning Authority, prior to the first use of the development hereby permitted a scheme for the disposal of foul drainage, including details of any balancing works and off-site works have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development

shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: To prevent pollution of the water environment.

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

Reason: To prevent pollution of the water environment.

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

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

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

Reason: To prevent pollution of the water environment.

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

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

### Informatives

1. You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.
2. Statement of Positive Engagement: -

In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraph 38 (as amended 2018) of the NPPF.

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

### Conditions

#### **Time Limit for Commencement**

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

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

#### **Approved Plans**

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

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

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

#### **Before the Development is Occupied**

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

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

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

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

## Ongoing Conditions

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

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

### Informatives

1. Statement of Positive Engagement:

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

## Delegated Authority

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

### Conditions

#### Time Limit for Commencement

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

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

#### Approved Plans

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

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

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

#### Before you Commence Development

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

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

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

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

- 5 Prior to any above ground works taking place, a scheme of soft landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of boundary planting, planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment): schedule of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; and an implementation programme.

The approved scheme of landscaping shall be carried out in the first planting season following the first use of the development. Any trees or plants that within a period of 5 years die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar species (unless otherwise agreed in writing with the Local Planning Authority).

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

### **Ongoing Conditions**

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

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

### Informatives

1. Statement of Positive Engagement:

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

PL.915

### PLANNING ENFORCEMENT

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

PL.916

### PARTICIPATION SCHEME

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

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

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

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

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

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

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

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

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

- (i) That, those addressing the Committee are reminded of the laws relating to slander (e.g. inclusion of a statement along the lines of "Speakers should bear in mind that in making their presentations to Committee they have no protection from the laws governing defamation.") and drawing attention to the Protocol for audio/visual recording and photography at meetings.

- (ii) That, those attending are reminded that meetings of the Planning Committee are open for members of the public to attend but they are not public meetings.
- (iii) That, dialogue between those attending the Committee is limited to those persons speaking under public participation on behalf of the parish council / meeting, objectors and the applicant.

**Minutes for Decision**

- None -

Chairman.