

2017/18518/FUL Erection of subterranean eco-dwelling with subterranean garage, land at Bowerley Gardens, off the B6479, Settle – Refused.

2017/18531/FUL Agricultural storage building Kiln Lodge, Clapham Road, High Bentham - Approved with conditions.

2017/18582/HH Domestic garage and workshop in garden of existing house, 5 Hey Farm Cottages, Park Lane, Cowling - Approved with conditions.

2017/18592/CPE Application for a Certificate of Lawful development for the existing use of a property as a residential dwelling (use Class C3), The View, Burnhead Farm, Mewith, High Bentham - Certificate of lawful development approved.

2017/18652/HH Proposed conservatory, porch and garage extension, 2 Willow Garth Avenue, Cross Hills - Approved with conditions.

2017/18670/FUL Construction of five dwellings with integral garages and off street parking, land at Moorgarth, Ingleton - Approved with conditions.

2017/18715/FUL Residential development for extra care housing comprising 64 apartments and 8 bungalows including associated parking, landscaping and formation of new access off Robin Lane, Former High Bentham Community Primary School, Robin Lane, High Bentham - Approved with conditions.

2017/18738/HH Single storey extension to front of property to provide entrance/utility area and ground floor WC Sycamore House, Cow Lane (east), Cowling - Approved with conditions.

2017/18741/CND Application to discharge condition no 3 (materials) and no's 4 (hard landscaping), 5 (drainage) and 6 (surface water drainage) relating to original planning permission referenced 17/2016/17560 granted 14.11.2016, Park Lane Garages, Park Lane, Carleton - Conditions satisfactorily discharged.

2017/18770/FUL Change of use from dwelling to holiday accommodation and to replace existing windows, Lowland Farm, Coniston Cold - Approved with conditions.

2017/18771/LBC Change of use from dwelling to holiday accommodation and to replace existing windows, Lowland Farm, Coniston Cold - Approved with conditions.

2017/18758/FUL Change of Use from A1 retail to A4 cafe and bar, 6 High Street, Settle - Approved with conditions.

2017/18765/FUL To erect an extension to an existing agricultural building, being a steel portal frame mono-pitch structure, for the purpose of storing dry cattle feeds, Souber Dairy, Crossgates Farm, Bank Newton - Approved with conditions.

2017/18766/FUL Steel portal frame agricultural building to be used for the purpose of storing grass silage, Souber Dairy, Crossgates Farm, Bank Newton - Approved with conditions.

2017/18773/HH First floor extension over existing single storey side extension, alterations to front porch, 15 Princes Crescent, Skipton – Refused.

2017/18789/FUL Replacement of all windows and flat entrance doors 8-14 (even), 16-22 (even), 24-30 (even), 32-38 (even), 40-46 (even) and 48-54 (even), Whinny Gill Road, Skipton - Approved with conditions.

2017/18791/NMA Application for non-material amendment of previously approved application 21/2016/17285 to leave the replacement windows unpainted, Kings House, Crosshills Road, Cononley - Application withdrawn.

2017/18792/FUL Change of use of land for the siting of 8 holiday lodges at the Bentham Golf Club, Bentham Golf Club, Robin Lane, High Bentham - Approved with conditions.

2017/18830/CND Application to discharge condition no 3 of previously approved application 2017/18377/FUL garage site adj 44 and 60 Colne Road, Colne Road, Glusburn - Condition satisfactorily discharged.

2017/18821/FUL Demolition of existing dwelling and erection of detached dwelling on same site and construction of detached garage, Loen, Croft Road, Ingleton - Approved with conditions.

2017/18801/LBC Amendment to existing listed building consent ref (21/2016/17292) to leave the new windows unpainted, Kings House, Crosshills Road, Cononley - Application withdrawn.

2017/18802/ADVA new sign to be added to the fascia of the shop unit, 6 High Street, Settle - Approved with conditions.

2017/18828/LBC Replacement of windows in front elevation, Little Clifford, Clifford Hall, Burton in Lonsdale – Refused.

2017/18815/HH Removal of ground floor bay window at rear and erection of single storey dual pitch roofed rear extension, 34 Goodenber Road, High Bentham - Approved with conditions.

2017/18817/FUL Proposed lean-to kitchen extension to the rear of the existing Coffee Shop, 17 Otley Street, Skipton - Approved with conditions.

2017/18819/HH Proposed rear veranda, 3 Hollingworth Close, Skipton - Approved with conditions.

2017/18822/HH Proposed first floor/roof alterations/extensions to provide new bedrooms and house bathroom as well as internal/external alterations to ground floor with new front porch and rear extension to form new kitchen/dining room with mezzanine, Roseneath, The Acres, Sutton-in-Craven - Approved with conditions.

2017/18834/HH Construction of detached garage with home office above, Corn Mill House, Mill Lane, Low Bradley - Approved with conditions.

2017/18843/NMA Application for a non-material amendment to planning permission 26/2017/18094 to change the external front, side and garage door colour from grey to navy, the double glazing from grey to white and that there will be no composite cladding - the house will be fully rendered, 2 Haw Park, Embsay - Approved with conditions.

2017/18829/FUL Installation of archway gate, and installation of sliding gate to safeguard students and staff as per Ofsted requirements (resubmission of approved planning consent reference 2017/18369/FUL), Ermysteds Grammar School, Gargrave Road, Skipton - Approved with conditions.

2017/18833/HH Proposed conversion and other associated alterations of existing integral garage to bedroom, wet room and toilet, associated external alterations, 1 The Old Tanyard, Bank Bottom, Ingleton - Approved with conditions.

2017/18832/FUL Change of use from Public House with 1 x 3 bedroom self-contained flat above, to Public House with 7-bedroom B & B accommodation; replacement of all existing windows/doors, Railway Inn, 10 Carleton Street, Skipton - Approved with conditions.

2017/18837/CPL Certificate of proposed lawful development for a single storey rear extension within permitted development requirements, 7 West Street, Gargrave - Certificate of lawful development approved.

2017/18841/LBC Replacement of fire exit door to Memorial Hall; installation of archway gate, and installation of sliding gate, Ermysteds Grammar School, Gargrave Road, Skipton - Approved with conditions.

2017/18853/HH Detached single storey garage, 99 Station Road, Hellifield - Approved with conditions.

2017/18854/FUL Single storey rear extension, 19 Dalesview Close, Clapham - Approved with conditions.

2017/18862/LBC Install black balanced boiler flue termination to new oil fired boiler, new ventilation termination and underfloor heating to the kitchen and ground floor hallway, Withens, Old Road (West), Ingleton - Approved with conditions.

2018/18903/TCA T1 Sycamore-Remove the lowest 2 branches T2 Sycamore-Remove the lowest branch, Bethel Chapel, Calf Wood Lane to Dale End, Lothersdale – Approved.

2018/18914/CND Application to discharge conditions no. 3 (dust management), no. 4 (external materials), no 5 (site access), 6 (landscaping) and no. 7 (boundary finishes) on planning approval referenced 2017/18659/FUL granted 19-12-2017, 10 Walton Avenue, Gargrave - Conditions satisfactorily discharged.

2018/18889/CND Application to discharge condition no 8 (Lighting details) and condition no 9 (vehicle barriers) on planning permission referenced 2017/18144/FUL granted 30 August 2017, Three Peaks Filling Station, New Road, Ingleton - Conditions satisfactorily discharged.

2018/18890/VAR Application to remove condition no. 13 (occupancy restriction) on application reference number: 08/2011/12007 dated 16 November 2011, Bull Copy, Windy Hill, Ingleton - Application withdrawn.

2018/18893/LHSHLD Proposed single storey rear extension measuring 3.91m beyond the rear wall; 3.6m in height from ground level; 2.5m in height to eaves from ground level (Prior Approval Notification), 29 Hazel Grove, Sutton-in-Craven - Prior approval not required.

2018/18897/TCA Fell 1 no. Larch, 21 Kirkgate, Settle - Approved.

2018/18902/TCA Fell 1 no. Sycamore, 46 West Street, Gargrave - Approved.

2018/18909/PNAG Agricultural building, land adjacent The Bay Horse, Sutton in Craven - Prior notification refused, application required.

2018/18917/TCA Crown lift 4 no. Sycamore trees to a maximum of 6 metres, Aireville Park, Gargrave Road, Skipton - Approved.

2018/18928/TCA T1- Monkey Puzzle – Fell, 7 High Croft Way, Farnhill - Approved.

2018/18933/TCA T1 Cedar – Fell, 1 West Croft, Sutton-in-Craven - Approved.

2018/18936/TCA T1 Damson-Remove suckers from stem, cut to previous cut points and thin by 20%. T2 Apple tree-Remove suckers from main stem, cut to previous growth points (cutting out broken branches) and thin by 20%. T3 Apple tree - Thin out, remove suckers from stem, reduce in height by 20%, 24 Elm Tree Square, Embsay - Approved.

2018/18941/TCA Fell and remove 1 No. Populus, Bank Ings Farm, Cow Lane (east), Cowling - Approved.

2018/18943/PNAG Application for the creation of a proposed track to separate the residential and agricultural traffic (Prior Notification), agricultural land adjacent to The Farther Fence End Farm Steading, Colne and Broughton Road, Thornton in Craven - Prior approval not required.

2018/18992/PNAG Application for the creation of an agricultural building for the housing of cattle (Prior Notification), Raygill Farm, Raygill Lane, Lothersdale - Prior notification refused, application required.

2018/18970/PNAG Timber frame lambing shed / store (Prior Notification), Little Barn, Back Lane, Giggleswick - Prior notification process not applicable.

b. Applications

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

Permission Granted

2017/18868/FUL The demolition of existing agricultural buildings and erection of 5 dwellings and a B1 office, College Farm College Road, Bradley – subject Condition 8 below being amended to include the need for prior approval of a sample stone panel and to the Planning Manager also attaching an appropriately worded informative regarding the provision of electric vehicle charging points.

Conditions

Time Limit for Commencement

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

Approved Plans

2. The approved plans comprise drawing No's

- 16119-C-52 Rev A 'Site Drainage Plan' received by the Local Planning Authority on the 2nd January 2018.
- 16119-C-53 Rev A 'Impermeable Area' received by the Local Planning Authority on the 2nd January 2018.
- MCN-GD003 'Site Location Plan' received by the Local Planning Authority on the 2nd January 2018.
- A1/244/2/002 'Proposed Site Layout' received by the Local Planning Authority on the 2nd January 2018.
- A1/244/2/003 'Plots 1, 2 & 4 – Plots 3 & 5 handed' received by the Local Planning Authority on the 2nd January 2018.
- A1/244/2/004 'Proposed site sections A & B' received by the Local Planning Authority on the 2nd January 2018.
- A1/244/2/005 'Proposed site sections C & D' received by the Local Planning Authority on the 2nd January 2018.

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

3. The Development shall not commence until a scheme detailing provision for onsite parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

4. The development hereby approved shall not commence until actual or potential land contamination at the site has been investigated and a Phase I desk study report has been submitted to and approved in writing by the local planning authority.

a. The Phase 1 desk study report shall be prepared in accordance with current best practice.

In the event that the Phase 1 desk study report identifies a need for further intrusive investigation then the development hereby approved shall not commence until a Phase II intrusive site investigation report has been submitted to and approved in writing by the local planning authority.

b. The Phase II Intrusive Site Investigation report shall be prepared in accordance with current best practice.

Should the need for remediation be recommended in the Phase II Intrusive Site Investigation report, the development hereby approved shall not commence until a Remediation Strategy has been submitted to, and approved in writing by, the local planning authority.

c. The Remediation Strategy shall be prepared in accordance with current best practice.

The approved remediation measures shall be implemented in accordance with the agreed timescales set out in the approved Remediation Strategy. In the event that remediation is unable to proceed in accordance with an approved Remediation Strategy or unexpected significant contamination is encountered at any stage of the process, the local planning authority shall be notified in writing immediately. Revisions to the Remediation Strategy shall be submitted to, and approved in writing by, the local planning authority. Works shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

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

The Validation Report shall be prepared in accordance with current best practice. The site shall not be brought into use until such time as all the validation data has been submitted to and approved in writing by the local planning authority.

5. No development shall take place until details of the proposed means of disposal of surface water drainage, including but not exclusive to :-

a) the submitted drawing should show foul and surface water drainage proposals both on and off site;

b) evidence should be submitted to show that other (than discharge to public sewer) means of surface water disposal have been considered and why they have been discounted;

c) the means of restricting a discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 100 year storm event, to allow for climate change have been submitted to and approved by the Local Planning Authority. Furthermore, unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.

6. Prior to the commencement of development on site, 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).

7. A scheme of hard landscaping works for the site shall be submitted to and approved in writing by the local planning authority. The details shall include: car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; proposed and existing functional services above and below ground; and an implementation programme. All hard landscape works shall be carried out in accordance with the approved details.

During Building Works

8. Prior to their first use, samples of the proposed materials (including colour of render, paintwork, stone, roof tile) to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained thereafter.

9. All of the internal and external site boundaries shall be enclosed in accordance with the details shown on the approved site layout plan. The approved boundary treatments for each dwelling shall be completed prior to the occupation of the dwellings, and all of the approved boundary treatments shall be completed prior to the occupation of the last dwelling on the site.

10. Notwithstanding the provision of any Town and Country Planning General Permitted 2015 or Special Development Order for the time being in force, the areas shown on Proposed site layout for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

11. Foul and surface water shall be drained on separate systems.

Informative

The applicant is advised that advice regarding permeable and porous hard surfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens' which can be accessed on the DCLG website (www.communities.gov.uk)

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

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

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

The proposed development lies within a coal mining area which may contain

unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Property specific summary information on past, current and future coal mining activity can be obtained from www.goundstability.com

The applicant is advised that the removal of any potential asbestos containing materials present on site should be carried out by a suitably qualified, competent contractor/registered waste carrier, licenced in the removal and offsite disposal of asbestos to a registered hazardous waste landfill site.

With regard to conditions above please note that it will be necessary to submit a formal application to discharge the conditions. Any samples of materials that require approval should be made available for inspection either on the site or another suitable location and not brought to or delivered to the Council Offices unless specific arrangements to do so have been made with the relevant planning case officer.

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 paragraphs 186 and 187 of the National Planning Policy Framework.

2017/18355/FUL Demolition of existing dwellinghouse and construction of four new dwellings, Deep Spring, Grange Road, Farnhill – subject to the conditions listed below, and subject also to the Planning Manager attaching an additional appropriately worded informative regarding the provision of electric vehicle charging points.

Conditions

Time Limit for Commencement

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

Approved Plans

2. This permission relates to the following plans:

- 1488-105 Rev E received by Craven District Council on the 17th January 2018.
- 1488-106 Rev E received by Craven District Council on the 17th January 2018.
- 1488-107 Rev D received by Craven District Council on the 17th January 2018.
- 1488-109 Rev D received by Craven District Council on the 17th January 2018.
- 1488-110 Rev D received by Craven District Council on the 17th January 2018.
- 1488-111 Rev E received by Craven District Council on the 17th January 2018.
- 1488-112 Rev E received by Craven District Council on the 17th January-2018.

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

Before Development Commences

3. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 90 metres measured along both channel lines of the major road, Grange Road, Kildwick, from a point measured 2 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

4. No development shall commence until details of the soft landscaping of the site including wherever possible the retention of existing trees and hedges have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest.

5. No development shall commence until a scheme indicating the type and distribution of all new trees to be provided within the site has been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented within 12 months of the date from when development on site first commenced (including site clearance). Any tree which is removed becomes seriously damaged, seriously diseased or dies within 5 years of planting must be replaced by a tree of the same species and be of a similar size to that originally planted.

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

a. Details of a construction exclusion zone (including protective fencing of a height and design which accords with the requirements BS 5837: 2012) to be formed around the root protection areas of those trees within and/or overhanging the site to be retained.

b. Details of any excavation to take place within the root protection areas of those trees within and/or overhanging the site to be retained.

c. Details of the hardstandings to be constructed within the root protection areas of those trees within and/or overhanging the site to be retained.

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

During Building Works

7. Notwithstanding any description of the materials on site in the application, full details of all materials to be used on the external surfaces of the development 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.

8. Prior to their first use, details of all materials to be used in the hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built using only the approved materials.

9. Notwithstanding any details shown on the approved plan, the site's internal and external boundaries shall be enclosed in accordance with a detailed scheme and programme of implementation which shall first have been submitted to and approved by the Local Planning Authority. The programme shall ensure that the approved boundary treatments for each

dwelling are completed prior to the occupation of that dwelling, and the approved boundary treatments for the whole site are completed prior to the occupation of the last dwelling.

10. Details of the proposed domestic bin stores including screening shall be submitted for the written approval of the Local Planning Authority and thereafter provided and retained in accordance with the approved details.

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

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

13. Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works

Ongoing Conditions

14. All new windows and doors hereby approved shall be of timber construction, set in a minimum external reveal of 100mm and painted or stained throughout to the same colour specification, the precise colour of which shall have first been agreed in writing with the Local Planning Authority. Once installed the windows and doors shall be retained.

15. Hard surfacing on the site shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellings

Informatives

The hours of operation during the construction phase of development and delivery of construction materials or equipment to the site and associated with the construction of the development hereby permitted should be limited to 0730 hours to 1800 hours on Monday to Fridays and 0730 hours to 1300 hours on Saturday. No work should take place on Sundays or Bank/Public Holidays.

The applicant/developer is reminded that it is their responsibility to ensure that the requirements of each planning condition are met and that the works are undertaken in accordance with the approved plans. Any failure to meet the terms of a planning condition or works which does not accord with the approved plans leaves the applicant/developer liable to formal action being taken. Craven District Council endeavours to monitor on site the compliance with conditions and building works. To assist with this monitoring of development the applicant/development is requested to complete the Start Notice issued with the Decision at least fourteen days prior to the commencement of development to ensure that effective monitoring can be undertaken.

The applicant should ensure that any topsoil brought on site is free from metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils as specified in BS 3882: 2015 - Specification for Topsoil.

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 is reminded that under the Habitat Regulations it is an offence to disturb, harm or kill bats. If a bat is found during the development all work should cease immediately and a

suitably licensed bat worker employed to assess how best to safeguard the bat(s). Any works involving the destruction of a bat roost will require a European Protected Species License from Natural England.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a bird's nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

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 paragraphs 186 and 187 of the National Planning Policy Framework. In particular the Council has engaged in pre-application discussions and accepted additional information / changes to the scheme post validation. (*)

**2018/18915/VAR Application to vary conditions 2, 3, 4 and 5 of planning permission
2017/18144/FUL to allow for installation of ATM, Three Peaks Filling Station, New Road,
Ingleton**

Conditions

Amended Plans

1. This permission relates to the following amended plans:

- 5945(P)100 Rev A – Site Location Plan received by Craven District Council on the 15th January 2018.
- 5945(P)101 – Proposed Block Plan received by Craven District Council on the 15th January 2018.
- 5945(P)503 Rev C – Propose Site Plan received by Craven District Council on the 15th January 2018.
- 5945(P)103 Rev A – Proposed Building Plans received by Craven District Council on the 15th January 2018.
- 5945(P)203 Rev A – Proposed Elevations received by Craven District Council on the 15th January 2018.
- 5945(P)204 – Proposed Elevations received by Craven District Council on the 19th May 2017.

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.

During Building Works

2. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans, 5945(P)103 Rev A, 5945(P)203 Rev A and 5945(P) 204.

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, boundary treatments to the site shall be erected in accordance with the details (including their siting, height, materials, finish and design) shown on drawing nos. 5945(P) 503 Rev C before the development hereby approved is first brought into use, and shall be retained as such thereafter.

4. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the hard landscaping scheme for the site shown on drawing no. 5945(P) 503 Rev C shall be carried out in accordance with the details shown on the approved plan before the development hereby approved is first brought into use, and shall be retained as such thereafter.

5. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development hereby approved shall be carried out in full accordance with the strategy outlined in the Flood Risk Assessment by EWE Associates Ltd dated May 2017. The measures contained within the Flood Risk Assessment which are designed to ensure that any risk of flooding is reduced to an acceptable level and shall be implemented before the first use of the building hereby approved, and shall be retained as such thereafter.

Before the Development is Brought into Use

6. Prior to the first use of the plant machinery a scheme shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that noise from this equipment (both individually and cumulatively) will not lead to Statutory Noise nuisance at the closes sensitive premises. The plant equipment shall thereafter be installed in accordance with the details in the duly approved scheme.

7. Amended Condition: The external lighting shall be installed on site in accordance with the details submitted to the Local Planning Authority as part of the Discharge of Conditions Application 2018/18889/CND and shall be retained as such thereafter.

8. Amended Condition: The vehicle barriers shall be installed on site in accordance with Drawing 5945(P)523 and details contained within Bailey Streetscene specification sheets submitted to the Local Planning Authority as part of the Discharge of Conditions Application ref 2018/18889/CND and shall be retained as such thereafter.

Ongoing Conditions

9. Prior to the development being brought into use the site access shall have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

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

b. Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.

c. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority, and maintained thereafter to prevent such discharges.

d. The final surfacing of any private access within 6 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

e. Provision of tactile paving in accordance with the current Government guidance. All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

10. The retail unit hereby approved shall only be open for trade or business between 06.00 and 23.00 Monday to Sunday (inclusive), and deliveries of goods to the site shall only take place between 05.00 and 20.00.

11. Should any contamination be encountered during development, the Local Planning authority shall be notified in writing immediately. A Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority. The approved remediation measures shall be implemented in accordance with the timescales in the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy, a Validation Report shall be submitted within agreed timescales to, and approved in writing by, the Local Planning Authority. The site shall not be brought into use until such time as all the validation data has been approved in writing by the Local Planning Authority at the agreed timescales. The Remediation Strategy and Validation Report shall be prepared in accordance with current best practice.

12. The car parking spaces, turning areas and access shown on 5945(P)503 Rev C shall be kept available for their intended purposes at all times.

Informatives

No site preparation, delivery of materials or construction works, other than quiet internal building operations such as plastering and electrical installation, shall take place other than between 08:00 hours and 18:00 hours Monday-Friday and between 08:00 hours and 13:00 hours on Saturdays. No Sunday or Bank Holiday working.

In respect of condition 7 you are advised to consider BS 8233:2014 Guidance on sound insulation and noise reduction for buildings.

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 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 186 and 187 of the NPPF. In particular the Council has requested information to address the planning issues which have arisen in relation to dealing with this application and accepted additional information post validation.

2017/18811/FUL Surface water management scheme (flood meadows) for Phase 2 and 3 of residential development (re-submission of extant planning permission 62/2014/14929), land to south of Ingfield Lane, Settle.

Conditions

1. The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The Application therefore comprises the following details all as previously approved:
 - F1a - APC Covering Ltr to CDC 06-12-2017
 - F1b – Application Forms and Certs 06-12-2017
 - F1c - Site Location Red Line-Blue Line Plan Dwg 3901-12-SK12
 - F2a - FRA and Drainage Strategy 8033-001-03a
 - F2b - Settle Channel Realignment and Flood Meadows Layout Plan Dwg SK0001A
 - F2c- FRA Addendum -001

- F2d - Microdrainage Network Results and Sims - Sept 2014
- F3a - Planning Permission 62-2014-14929 -171214
- F3b - CDC Discharge of Condition Letter 18048 27-09-2017
- F4 - GL0161 13E Meadow Detailed Landscape Proposals
- F5 - GL0161 16C LEAP Detail
- F6 - Ecological Assessment of Proposed Planting by JCA Ltd 190417
- F7a - Tree Survey and AIA 12965-Rev1
- F7b - Protective Fencing Spec BS5837 2012 Section 6.2
- F8a - 117972-1001-Existing Contours
- F8b - 117972-1002-Proposed Contours
- F8c - 117972-1003-Proposed Cross Sections
- F9 - GL0161 - Implementation Specification - Infield Lane Settle - 18-10-2016
- F10 - GL0161 - Landscape Management Plan - Ingfield Lane, Settle – 190417
- F11 - 12965b Ingfield Lane Nesting Bird Survey 110417

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 paragraphs 186 and 187 of the National Planning Policy Framework. In particular the Council has engaged in pre-application discussions. (*)

Note : In approving the above application the Committee indicated that it would wish to carry out a site visit when the works had been completed and before determining any proposals for development of housing on the adjoining land at Ingfield previously referred to as Phases 2 and 3.

Delegated Authority

2017/18136/VAR Application to vary conditions of original planning consent reference 63/2015/15792, specifically: Nos 1, 5, 8, 9, 10, 13, 15, 16, 21, 24, 26, 27 and 28 to permit separate discharge in relation to development in the residential and employment sub areas shown on the approved plans; no 12 to clarify if the proposed limitation on external lighting equipment relates to the construction period only; no 23 to reduce the on-site affordable housing requirement from 40% to 20%; no 32 to require provision of the ball stop netting prior to first occupation of any dwelling on site, land north of A629 and west of Carleton Road, Skipton – the Planning Manager was authorised to approve this application subject to the conditions listed below, and subject also to the applicant first entering into a Section 106 Planning Obligation to provide the following

a. Highway works comprising

- Replacement of signs directing HGV's on the A629 approach to the junction with Keighley Road.
- Car parking bays and traffic calming improvement on Carleton Road.
- Signage and road marking to reduce traffic speeds on the A629 County Road.
- Improvements to Carleton Road/Carleton New Road junction to narrow the kerb radii and provide a raised table.
- Provision of a footway from the residential part of the site through the sports ground directly north of the site to provide a shorter pedestrian link to the town centre.
- Shared footway/cycleway between the west of the site and Ings Lane/Engine Shed Lane

- Widening works on the A629/A65 roundabout to mitigate the impact of the development.

b. A programme for the phasing and delivery of the employment land.

Conditions

1. No development shall commence on any sub area until approval of the details of the layout, scale, appearance of the building(s), and the landscaping/boundary treatments (hereinafter called "the reserved matters") for that sub area has been obtained from the local planning authority in writing. An application for the approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission.

The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

2. The approved plans comprise DE166-02, DE166-03, DE116-04, DE166-05, DE166-007, LDH/2112/F1 Rev F1, LDH/2112/004/Rev P2, LDH/2112/005/Rev P2 and LDH/2112/007/Rev P1 received by the Local Planning Authority on the 8 May 2015. 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.

3. No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage design should demonstrate that the surface water runoff generated during rainfall events up to and including the 1 in 100 years rainfall event, to include for climate change and urban creep, will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The approved drainage system shall be implemented in accordance with the approved detailed design prior to completion of the development. The scheme to be submitted shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in North Yorkshire County Council SuDS Design Guidance.

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

5. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works or the depositing material on the site on any sub area, until the following drawings and details for that sub area have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

a. Detailed engineering drawings to a scale of not less than 1:500 and based upon an accurate survey showing:

- the proposed highway layout including the highway boundary
- dimensions of any carriageway, cycleway, footway, and verges
- visibility splays
- the proposed buildings and site layout, including levels
- accesses and driveways
- drainage and sewerage system
- lining and signing

- traffic calming measures
 - all types of surfacing (including tactiles), kerbing and edging.
- b. Full highway construction details including:
- typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths
 - when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
 - kerb and edging construction details
 - typical drainage construction details.
- c. Details of the method and means of surface water disposal.
- d. Details of all proposed street lighting.
- e. Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.
- f. Full working drawings for any structures which affect or form part of the highway network.
- g. A programme for completing the works.
6. No part of the development to which this permission relates shall be brought into use 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.
7. There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.
8. Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the following highway works have been constructed in accordance with the details that have previously been submitted to and approved in writing by the Local Planning Authority (in consultation with the Local Highway Authority):
- a. The details of the following off site required highway improvement works, works listed below have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority:
 - i. A new roundabout on the A629 to access the development. The highway improvement shall be designed to meet current standards for highway works set out in the Design Manual for Roads and Bridges.
 - ii. A mini roundabout at Carleton Road / Burnside Crescent Junction again to current standards as set out in the design manual for roads and bridges.
 - iii. A new junction to North Yorkshire County Council highway specification on Carleton road to access the development south of the cemetery.

- b. An independent Stage 2 Road Safety Audit for the agreed off site highway works has been carried out in accordance with HD19/03 - Road Safety Audit or any superseding regulations and the recommendations of the Audit have been addressed in the proposed works.
- c. A programme for the completion of the proposed works has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.

9. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted in any sub area until details of the following have been submitted to and approved in writing for that sub area by the Local Planning Authority in consultation with the Highway Authority:

- a. tactile paving
- b. vehicular, cycle, and pedestrian accesses
- c. vehicular and cycle parking
- d. vehicular turning arrangements
- e. manoeuvring arrangements
- f. loading and unloading arrangements.

10. No sub area of the development shall be brought into use until the associated approved vehicle access, parking, manoeuvring and turning areas approved under condition number 9 for that sub area 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

11. 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.

12. 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.

13. Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on any sub area until proposals have been submitted to and approved in writing by the Local Planning Authority for that sub area for the provision of:

- a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
- b. on-site materials storage area capable of accommodating all materials required for the operation of the site.
- c. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

14. Unless otherwise approved in writing by the Local Planning Authority, there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until details of the routes to be used by HCV construction traffic have been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. Thereafter the approved routes shall be used by all vehicles connected with construction on the site.

15. Prior to any sub area of the development being brought into use, a Travel Plan for that sub area shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:

- a. the appointment of a travel co-ordinator
- b. a partnership approach to influence travel behaviour
- c. measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site
- d. provision of up-to-date details of public transport services
- e. continual appraisal of travel patterns and measures provided through the travel plan
- f. improved safety for vulnerable road users
- g. a reduction in all vehicle trips and mileage
- h. a programme for the implementation of such measures and any proposed physical works
- i. procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the Travel Plan.

16. No development in any sub area of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for that sub area. The statement shall provide for the following in respect of the sub area:

- a. the parking of vehicles of site operatives and visitors
- b. loading and unloading of plant and materials
- c. storage of plant and materials used in constructing the development
- d. erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate
- e. wheel washing facilities
- f. measures to control the emission of dust and dirt during construction
- g. a scheme for recycling/disposing of waste resulting from demolition and construction works
- h. HGV routing to avoid Skipton High Street and Carleton Road. Some vehicles will be allowed between the new mini roundabout and the access to the business site south of the cemetery.

17. There shall be no access or egress by any vehicles between the highway and the application site(except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 65 m. measured along both channel lines of Carleton Road from a point measured 2.4 , down the centre line of the access road. The eye height will be 1.05 m. and the object height shall be 0.6 m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for its intended purpose at all times.

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

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

20. 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.

21. 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.

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. The development shall not begin until a scheme for the provision of 36 affordable housing units has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme. Affordable housing shall meet the definition of affordable housing in the NPPF or any future guidance that replaces it. The scheme shall include:

- a. the type, tenure and location on the site of the affordable housing provision to be made;
- 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 Registered Provider is involved);
- d. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- 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;
- f. details of an equivalent affordable housing contribution to be provided in lieu of affordable housing on site and the means by which such a contribution shall be provided (alternatively, this may be a contribution that is to be provided partly on site and partly in lieu).

24. No development shall take place in any sub area until either:

- a. Full details of public open space to serve that sub area in accordance with Saved Policy SRC2 of the Craven District (Outside the Yorkshire Dales National Park) Local Plan have been submitted to and approved in writing by the Local Planning Authority and agreement has been reached for that sub area, as to the provision of the same and its subsequent implementation, management and maintenance.
- b. Alternative arrangements for the provision of open space have been secured and approved in writing by the Local Planning Authority.

25. No development, including site clearance, shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted to, and approved in writing by, the Local Planning Authority.

26. Prior to the commencement of development in any sub area, an investigation of land contamination and risk assessment (in addition to any assessment provided with the planning application) must be undertaken to assess the nature and extent of any land contamination within that sub area. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- a. a survey of the extent, scale and nature of contamination (including ground gases where appropriate);
- b. an assessment of the potential risks to human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwater and surface waters ; ecological systems, archaeological sites and ancient monuments;
- c. an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency; Model Procedures for the Management of Land Contamination.

27. A detailed remediation scheme for any sub area to bring the site to a condition suitable for the intended use that sub area (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.

28. The approved remediation scheme for any sub area 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.

29. 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.

30. The application for the approval of reserved matters shall include an assessment and scheme for the mitigation of possible noise nuisance from the industrial units on the proposed residential dwellings 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 details.

31. 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.

32. 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.

33. 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.

Informatives

1. In imposing conditions above it is recommended that before a detailed planning submission is made a draft layout is produced for discussion between the applicant, the Local Planning Authority and the Highway Authority in order to avoid abortive work. The agreed drawings must be approved in writing by the Local Planning Authority for the purpose of discharging this condition.
2. The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at www.northyorks.gov.uk

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 paragraphs 186 and 187 of the National Planning Policy Framework. In particular the Council has engaged in pre-application discussions and accepted additional information / changes to the scheme post validation. (*)

Permission Refused

2017/18743/FUL Residential development of 10 dwellings including creation of village green, land off Gargrave Road, Broughton Village.

Reasons for Refusal

1. The site occupies a remote location in relation to the closest identified settlements of Gargrave and Skipton, the respective Development Limits of which are approximately 2.9km and 4km from the site. Access between the site and these settlements by a choice of transport modes is limited by the distance between them, the lack of connectivity via safe and suitable walking routes and constraints associated with access to public transport provision. Accordingly, future occupiers of the development would be heavily reliant on travel by private motor vehicle in order to access shops and services to meet their everyday needs. This would give rise to an increase the number and frequency of less sustainable trips contrary to the objectives of paragraph 29 of the National Planning Policy Framework and the core planning principle outlined in the eleventh bullet point to paragraph 17 which requires developments to make the fullest possible use of public transport, walking and cycling. The significant and demonstrable harm arising as a result of the development's poor accessibility to services and its unsustainable location would outweigh any benefits the scheme would bring in terms of boosting the supply of housing land in the District. Therefore, the proposal does not constitute sustainable development.
2. The site comprises an irregularly shaped parcel of open pastureland located within an area of open countryside outside the Development Limits identified on the Craven District (Outside the Yorkshire Dales National Park) Local Plan Proposals Map. When viewed from vantage

points to the north – particularly along the southbound approach of Gargrave Road/Church Street – and west (including the public right of way on Old Lane) the application land forms a prominent component of the wider rolling drumlin field pasture which characterises the surrounding landscape, and is distinct from the ribbon of buildings which form a hamlet of roadside properties following a rectilinear pattern fronting onto Gargrave Road. The proposed development, by virtue of its siting, size, scale and layout (including the extent and positioning of hardstanding areas), would result in an elongated incursion of built development into the open countryside on the southern fringe of the site that would be poorly related, unsympathetic and incompatible with the pattern of surrounding development. The development's siting and separation in relation to the ribbon of properties fronting onto Gargrave Road would result in a sporadic proliferation of urbanisation sprawling into open countryside away from the existing hamlet of roadside dwellings and would appear as an inorganic incursion of built development. The proposal would cause substantial harm to the openness, intrinsic character and beauty of the countryside in conflict with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan policies ENV1 and ENV2, and paragraphs 17, 58, 64 and 109 of the National Planning Policy Framework. (*) (SV)

Note : In refusing the above application the Committee asked officers to continue dialogue with the Broughton Hall Estate regarding potential development approaches / options.

(*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.)

Minutes for Decision

- None -

Chairman.