

PLANNING COMMITTEE

9th April 2018

Present – The Chairman (Councillor Sutcliffe) and Councillors Baxandall, Lis, Madeley (substitute for Rose), Morrell, Place, Shuttleworth, Thompson and Welch (substitute for Brockbank).

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

Ward Representatives : Councillor Brown (Applications 2017/18596/FUL and 2018/18873/FUL).

Apologies for absence were received from Councillors Brockbank, Harbron, Heseltine, Hull, Ireton (substitute for Harbron) and Rose.

Start: 1.40pm

Finish: 5.25pm

Councillors Lis and Madeley left the meeting at 4.27pm

Councillor Morrell left the meeting at 5.08pm

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

The minutes of the Committee's meeting held on 12th March 2018 were confirmed and signed by the Chairman.

Minutes for Report

PL.857

PUBLIC PARTICIPATION

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

Application 2017/18744/OUT : Mr R Jones (for Giggleswick Parish Council)

: Ms.K Peacock (objector / for objectors)

Application 2018/18873/FUL : Mr S Matthews (objector / for objectors)

: Mr R Arthur (for the applicant)

Application 2017/18725/FUL : Ms H Midgley (objector / for objectors)

: Ms.J Doidge (for the applicant)

Application 34/2012/13074, 34/2016/17145 and 34/2016/16854 : Mr G Rogers (for the applicant)

PL.858

APPLICATIONS FOR PLANNING PERMISSION

a. Delegated Matters

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

2017/18183/FUL Construction of agricultural workers dwelling to serve Broom House Farm, land at Broom House Farm, Bleara Road, Earby - Approved with conditions.

2017/18174/VAR Retrospective application to vary condition 6 (occupation), meet the requirements of condition 7 (occupation), vary condition 10 (methodology statement for adaptation/alteration), vary condition 11 (domestic curtilage) and vary condition 12 (external materials) of planning permission 11/2012/12439, Low Barn, Keighley Road, Low Bradley - Approved with conditions.

2017/18268/FUL Installation of 4 no. wall mounted 775W LED floodlights and 26 no. 775W LED floodlights mounted to masts for tennis courts, all-weather pitch and multi-use games area, South Craven School, Holme Lane, Cross Hills - Approved with conditions.

2017/18340/FUL Residential development of 73 dwellings including associated infrastructure Land at Corner Field to the north of A6131/Harrogate Road, Skipton - Approved with conditions.

2017/18355/FUL Demolition of existing dwellinghouse and construction of four new dwellings, Deep Spring, Grange Road, Farnhill - Approved with conditions.

2017/18483/HH Renovation of existing farmhouse, including upgrading electrical and plumbing systems. Partial conversion of listed barn to form new dining area and new access to rear garden. Addition of conservation metal roof lights to rear and offshot roofs, Calf Cop Farm, Calf Cop, Low Bentham - Approved with conditions.

2017/18484/LBC Renovation of existing farmhouse, including upgrading electrical and plumbing systems. Partial conversion of listed barn to form new dining area on new access to rear garden. Addition of conservation metal roof lights to rear and offshot roofs, Calf Cop Farm, Calf Cop, Low Bentham - Approved with conditions.

2017/18548/CPE Application for a lawful development certificate (existing) for the implementation of permissions to erect two dwellings on land adjacent Draughton House relating to applications referenced: 24/2015/15636 and 24/2013/14195, Draughton House, Low Lane, Draughton - Certificate of lawful development approved.

2017/18759/FUL Demolition and replacement of existing cricket pavilion and creation of disabled drop-off point, Sandylands Sports Centre, Carleton New Road, Skipton - Approved with conditions.

2017/18777/HH First-floor side extension above existing garage and single-storey rear extension 13 Neville Road, Gargrave - Approved with conditions.

2017/18814/FUL Amendments to previous application 11/2017/17927 to move property away from existing garage 0.7m and addition of enlarged bedroom to the rear, Grasmere House, College Road, Bradley - Approved with conditions.

2017/18844/FUL Construction of detached three bedroom dwelling, Parkfield Nurseries, Chapel Hill, Skipton - Approved with conditions.

2017/18846/HH Removal of single storey extension and construction of two storey extension, insertion of side facing window - all to eastern elevation, 66 Starkey Lane, Kildwick - Approved with conditions.

2017/18852/FUL Creation of window within the west facing wall of the building, Sandylands Sports Centre, Carleton New Road, Skipton - Approved with conditions.

2017/18863/HH Erection of a ground floor extension to the front, Park House, Park Lane, Cowling - Approved with conditions.

2017/18864/CPL Certificate of lawfulness (proposed) for rear dormer extension, 17 Pendle Street, Skipton - Certificate of lawful development approved.

2017/18869/FUL Conversion of attic to form self-contained apartment and replacement of first and second floor windows to the Swadford Street elevation, Post Office, 7 - 11 Swadford Street, Skipton - Approved with conditions.

2018/18871/HH Proposed 2 storey side extension, alterations to existing single storey rear extension and general layout alterations, 14 Longdale Avenue, Settle - Approved with conditions.

2018/18878/MMA Minor material amendment to original planning consent reference 2017/18394/HH to add window to gable end, Throstle Nest Cottage, Old Road, Thornton in Craven - Refused.

2018/18885/LBC Proposed replacement windows and internal alterations Liverpool House, Chapel Square, Settle - Approved with conditions.

2018/18892/NMA Non material amendment to original planning consent reference 08/2017/17904 to fill proposed courtyard window, retain proposed door to South elevation as a window, add additional rooflight over kitchen area, The Wenning, Bentham - Non-material amendment approved.

2018/18898/FUL Conversion of former water treatment works building to a residential dwelling, High Bentham Former Water Treatment Works, Mewith Lane, High Bentham - Approved with conditions.

2018/18899/HH Proposed porch to side elevation, 26 Main Street, Embsay - Approved with conditions.

2018/18900/HH Erection of a single storey side extension, 25 Tile Close, Skipton - Approved with conditions.

2018/18911/HH Concrete sectional lean to garage, 58 Roughaw Road, Skipton - Approved with conditions.

2018/18910/FUL Change of use of agricultural land to garden lawn, 18 Gooselands, Rathmell - Approved with conditions.

2018/18916/HH Proposed two storey side extension to create garage and first floor en-suite bedroom and proposed single storey rear lean-to extension to create ground floor WC, utility and dining/living room, 16 West Lane, Embsay - Approved with conditions.

2018/18920/HH Erection of barbeque hut, 5 Butterbergh, High Bentham - Approved with conditions.

2018/18929/TCA Crown lift 6 trees to provide highway and roof clearance (Trees A,B,C,E,G & H). Remove 2 Trees (Tree D & F). Partial Crown lifting of 1 Tree over the grass area (Tree I). Crown reduction of 1 Hawthorn by up to 30% and prune branches to balance and clear pathways, New Church Centre, Main Road, Kildwick - Approved tree works in conservation area.

2018/18939/AGRRES Change of use of agricultural building to 2 No dwelling houses with associated curtilage and installation of sewage treatment plant (prior notification), Hazelwood Barn, Westhouse, Ingleton – Prior notification refused; application required.

2018/18942/LBC Internal alterations, re-roofing and re-painting external walls, 1 Pendle View, Giggleswick - Approved with conditions.

2018/18944/LBC Part removal of boundary wall to provide additional parking and access to existing parking space, 1 Pendle View, Giggleswick - Approved with conditions.

2018/18947/TPO T1 and T2 Lime - Fell (TPO No 1 1967 Rockwood), 5 Rockwood Close, Skipton - Tree work under tree preservation order refused.

2018/18949/HH Construction of 2 storey extension, bedrooms over living room, Gruntland Hall Sandyforth Lane, Cowling - Approved with conditions.

2018/18960/HH Construction of attached garage, Winterley, Moorber Lane, Coniston Cold - Approved with conditions.

2018/18959/TPO Fell 1 no. Ash and manage woodland by selectively thinning up to 10% leaving continuous cover, Giggleswick School, Mill Hill Lane, Giggleswick - Approved tree work under tree preservation order.

2018/18964/HH Extension to existing kitchen, Firsbank, Mewith Lane, Low Bentham - Approved with conditions.

2018/18978/TCA Fell 1 no. Copper Beech and 2 no. Laburnum, Ingleborough Nursing Home, 1 High Street, Ingleton - Approved tree works in conservation area.

2018/18986/TPO Selectively fell 11 no. trees and crown lift trees along the eastern boundary to 3 metres as specified in the submitted arboricultural report, land to east of Green Lane, Glusburn - Approved tree work under tree preservation order.

2018/19002/TCA Remove T1 Prunus. Remove T2 Conifer. Remove T3 Conifer. Remove T4 Conifer, Westways, Low Lane, Draughton - Approved tree works in conservation area.

2018/18995/LHSHLD Proposed single storey rear extension measuring 4.8m beyond the rear wall; 3.25m in height from ground level; 2.7m in height to eaves from ground level (Prior Approval Notification), 20 Meadow Lane, Cononley – Permitted development; prior approval not required.

2018/19005/TCA T1 - middle tree - fell, T2 and T3 - outside trees - prune to half current height, 3 Crossley Place, Skipton - Approved tree works in conservation area.

2018/19019/TCA G1 - 4 x apple - reduce in height, re-balance crowns T1 - Dogwood - reduce in height and spread by 25% T2 - Sorbus - reduce in height and spread by 25%, Tatham Lodge, Low Street, Burton in Lonsdale - Approved tree works in conservation area.

2018/19020/TCA T1 - Yew, Reduction in height and spread by 25%. Lift canopy roadside, rebalance crown, Adelaide House, 22 Low Street, Burton in Lonsdale - Approved tree works in conservation area.

2018/19029/TPO T1 - Ash – Fell, Sunningdale House, Main Road, Hellifield - Approved tree work under tree preservation order.

2018/19037/TCA T1 - Sycamore - crown thin by 20%, T2 - Hornbeam - crown thin by 20%, The Old School House, 4 East Lane, Embsay - Approved tree works in conservation area.

2018/19055/PNAG Proposed agricultural building for the storage of feedstuffs, bedding, machinery, wintering animals, lambing stock and sick animals (Prior Notification), Thornbrook Barn, New Road to Bank Bottom, Thornton In Lonsdale – Prior notification refused; application required.

2018/19073/NMA Non material amendment to original planning consent reference 2017/18737/HH to change the width of extension and amendment to roof design, 39 High Street, Gargrave - Approved with conditions.

b. Applications

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

Permission Granted

2017/18785/FUL and 2017/18786/LBC Proposed internal and external alterations to form holiday cottage and repairs work to the Hall (resubmission of previously approved details of 73/2017/17980 and 73/2017/17981), Kildwick Grange Hall, Skipton Road, Kildwick

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:

- Location Plan received 17th January 2018.
- Drawing No. 15/547/8 Rev B received 28th November 2017.
- Drawing No. 15/547/9 Rev B received 28th November 2017.
- Details contained with the Heritage Statement received 28th November 2017.

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

Ongoing Conditions

3. 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.

4. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order revoking and re-enacting that Order, with or without modification), the premises shall be used as holiday accommodation only and shall not be let, sold or otherwise occupied for any other purpose (including any other use falling within Class C3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument amending or replacing that Order).

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.

(The Chairman and Councillor Lis stated that they had received lobbying for the above application)

Note : Separate votes were taken in determining the above applications.

2017/18744/OUT Outline application for a residential development of 4 dwellings - access, appearance, layout and scale applied for with all other matters reserved, land south of Station Road, Giggleswick – subject to condition 8 below being amended by the Planning Manager to make clear that the remediation strategy shall be submitted to and approved in writing prior to commencement of development, the strategy to be implemented, as appropriate, prior to commencement of the construction of the approved dwellings.

Conditions

Time Limit for Commencement

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

Approved Plans

2. This permission relates to the following plans: Drawing no. 2680 Rev A. Any application for approval of reserved matters submitted pursuant to this permission shall accord with the outline permission insofar as it relates to the means of access to the site, the scale and layout of the development, the maximum number of dwellings and the site area.

Before Development Commences

3. The approval of the Local Planning Authority shall be sought in respect of the following matter before the development is commenced; the landscaping of the site.

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

Detailed engineering drawings to a scale of not less than 1:250 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.

Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:

- the existing ground level
- the proposed road channel and centre line levels
- full details of surface water drainage proposals.

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.

Details of the method and means of surface water disposal.

Details of all proposed street lighting.

Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.

Full working drawings for any structures which affect or form part of the highway network.

A programme for completing the works. The development shall only be carried out in full compliance with the approved drawings and details unless agreed otherwise in writing by the Local Planning Authority with the Local Planning Authority in consultation with the Highway Authority.

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 of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

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

- The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- That part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.
- Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority, and maintained thereafter to prevent such discharges.
- The final surfacing of any private access within 6 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

6. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 60 metres measured along both channel lines of the major road Station Road Giggleswick from a point measured 2 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.

7. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved details.

During Building Works

8. Should any unexpected significant contamination not identified in the submitted combined Phase 1 and 2 Report generated by PWA Geo-Environmental Ltd dated January 2018 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.

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

10. Any application which seeks approval for the reserved matter of landscaping pursuant to this permission shall include a landscaping scheme for the site which contains details of:

- the introduction of additional planting within the site which forms part of the internal development layout and
- the type, size, species, siting, planting distances and the programme of planting of hedges, trees 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 or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

11. Notwithstanding any description of materials in the application, no above ground works shall take place until 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.

12. The development hereby approved shall be carried out in conformity with the details contained within the Scoping Study Flood Risk and Drainage Impact Assessment and retained thereafter.

Ongoing Conditions

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, for the time being in force, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

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

15. The hard surface hereby approved 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.

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

Informatives

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.

The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and Country Planning Act 1990. Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

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

A public sewer crosses this site and we may not permit building over it. We will require an access strip width of 7 metres, 3.5 metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement. Therefore a modification of the site layout at the applicant's expense may be necessary.

Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.

The applicant can discuss any of the above with Developer Engineer, Josephine Wong, by email at wastewaterdeveloperservices@uuplc.co.uk.

The level of cover to the water mains and sewers must not be compromised either during or after construction.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.

Should this planning application be approved, the applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains or public sewers.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offers a fully supported mapping

service and we recommend the applicant contact our Property Searches Team at Property.Searches@uuplc.co.uk to obtain maps of the site.

Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for adoption and United Utilities' Asset Standards. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.
(SV) (*)

Note : On being put to the vote a motion to refuse the above application was lost. Not having attended the site visit Councillor Lis abstained from voting on both the motion to refuse, and the motion subsequently carried to approve.

(The Chairman stated that he had received lobbying for the above application and Councillors Baxandall, Lis and Welch indicated that they had received lobbying against.)

2017/18728/FUL Proposed construction of a detached dormer bungalow and detached double garage, Lyngarth, Keighley Road, Cowling.

Conditions

Time Limit for Commencement

1. The development hereby permitted must 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:

- 1083_01 Rev A Location Plan received by Craven District Council on the 23rd November 2017.
- 1083_03 Ground Floor Plan received by Craven District Council on the 10th November 2017.
- 1083_04 First Floor Plan received by Craven District Council on the 10th November 2017.
- 1083_05 Roof Plan received by Craven District Council on the 10th November 2017.

- 1083_06 Section Plan received by Craven District Council on the 10th November 2017.
- 1083_07 Elevation Plan received by Craven District Council on the 10th November 2017.
- 1083_08 Rev B Proposed Site Plan received by Craven District Council on the 4th March 2018.

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

Before Development Commences

3. 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

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

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

Ongoing Conditions

6. Notwithstanding the provision of The Town and Country Planning (General Permitted Development) (England) Order 2015 for the time being in force, the areas shown on the approved site layout plan for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Informatives

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

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 requested amended design approaches. (*)

2017/18596/FUL Construction of detached dwelling with associated double garage and turning area, land off Rook Street, Lothersdale.

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:

- P1822/001a received by Craven District Council on the 17th November 2017
- P1822/002a received by Craven District Council on the 17th November 2017
- P1822/003a received by Craven District Council on the 29th January 2018
- P1822/004a received by Craven District Council on the 17th November 2017
- P1822/005a received by Craven District Council on the 17th November 2017
- P1822/007 received by Craven District Council on the 18th October 2017

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. Prior to the commencement of development, full details of a scheme for the provision of a water supply for the dwelling, including an implementation plan, has been submitted to and

approved in writing by the Local Planning Authority and thereafter the scheme shall be implemented in accordance with the approved details.

4. No development shall commence until a Private Water Supply Protection Plan has been submitted to and approved in writing by the Local Planning Authority. The details shall include details relating to:-

- The establishment of baseline data to adequately characterise the quality and quantity of water provided by any private water supply that may be affected by the development.
- The mitigation measures for the protection of private water supplies where a risk is identified.
- The provision of alternative suitable and sufficient water supplies on a temporary and/or permanent basis in the event of any interruption or adverse change caused by the development in the quantity or quality of water previously enjoyed.

The Private Water Supply Protection Plan, shall thereafter be implemented and maintained at the developers/operators own expense, unless otherwise first agreed in writing with the Local Planning Authority.

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 of material on the site until the access to the site has been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

- The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- That part of the access extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 20.
- Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority, and maintained thereafter to prevent such discharges.
- The final surfacing of any private access within 6 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

6. 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 visibility splays are provided as shown on drawing 10061-003B. 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.

During Building Works

7. Notwithstanding any description of materials in the application, no above ground works shall take place until 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. 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 treatment for the dwelling is completed prior to the occupation of that dwelling, and the approved boundary treatments for the whole site.

Ongoing Conditions

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

10. 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.

11. The hard surface hereby approved 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.

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

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, for the time being in force, the garage shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

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).

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

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. (*)

2017/18842/FUL Extension of existing garage to form new five bedroomed detached dwelling, Bridge End House, Glusburn Bridge, Colne Road, Glusburn – subject to the conditions listed below, and subject also to the Planning Manager attaching an additional appropriately worded condition requiring the provision of chimney stacks.

Conditions

Time Limit for Commencement

1. The development hereby permitted must 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:

- 01 Rev A Location Plan received by Craven District Council on the 20th December 2017.
- 09 Rev A Plans and Sections received by Craven District Council on the 22nd March 2018.
- 10 Rev A Proposed Elevations received by Craven District Council on the 22nd March 2018
- 11 Rev A Proposed Site Plan received by Craven District Council on the 22nd March 2018
- 12 3D Visuals received by Craven District Council on the 22nd March 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.

During Building Works

3. Notwithstanding details shown on the approved plans, no above ground works shall take place until details of the 1.8 timber fencing to be constructed adjacent to the stone boundary wall of Bridge End House have been submitted and approved in writing by the Local Planning Authority. The development shall thereafter be implemented and retained in accordance with the approved details.

4. Notwithstanding any description of materials in the application, no above ground works shall take place until 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.

5. 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 the dwelling are completed prior to the occupation of that dwelling.

6. Notwithstanding any details shown on the approved plan, 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.

Before the Development is Occupied

7. The dwelling shall not be occupied until the 1.8m timber fencing to be constructed along the boundary with Bridge End House has been constructed in accordance with approved details.

Ongoing Conditions

8. The hard surface hereby approved 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.

9. Notwithstanding the provision of any Town and Country Planning (General Permitted Development) (England) Order 2015, for the time being in force, the areas shown on the approved site plan for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, for the time being in force, the garage shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

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

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

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 requested amended design approaches.

2017/18725/FUL Construction of detached dwelling with associated amenity space and off street parking, land adjacent to 42 East Lane, East Lane, Emsay.

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:

- Drawing No. AD 100 received by Craven District Council on 9th November 2017.
- Drawing No. AD 103 Rev A received by Craven District Council on 20th March 2018.
- Drawing No. AD 104 Rev A received by Craven District Council on 20th March 2018.
- Drawing No. AD 106 Rev A received by Craven District Council on 2nd February 2018.

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

Before Development Commences

3. Details of the finished floor levels, external ground levels and the height of the proposed dwelling in relation to 42 East Lane (both to the top of the roof, and to the balcony level) shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any development on site. The top of the roof shall be no higher than the ridge of 42 East Lane, and the wall surrounding the balcony level (that forms the roof to the first floor) shall be no higher than the eaves of 42 East Lane. The development shall thereafter be implemented in accordance with the duly approved details.

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

- The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- Any gates or barriers shall be erected a minimum distance of 4.5 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority, and maintained thereafter to prevent such discharges.
- The final surfacing of any private access within 4.5 metres of the public highway shall not contain any loose material that is capable of being drawn onto the existing or proposed public highway.

Informative: 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.

During Building Works

5. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, prior to the first use of any external materials on the dwellinghouse hereby permitted samples or full details of all materials to be used on the external surfaces of the dwelling (the external timber cladding, walling, rendering and roofing) shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of materials. The development shall thereafter be implemented in accordance with the duly approved details

Before the Development is Occupied

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

7. The 2.1m high privacy screen to the north side of the balcony and the 2.35m privacy screen to the south west side of the balcony on the dwelling hereby approved shall be fitted with obscured glass which achieves a minimum of level 4 on the Pilkington Scale (where 1 is the lowest and 5 is the greatest level of obscurity) and shall be installed in the positions shown on drawing number 'AD 106 Rev A' before the balcony is first brought into use. The duly installed privacy screen shall be retained as such thereafter.

8. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), all windows on north west elevation (serving the stairwell and WC) shall be obscurely glazed to a minimum of level 4 on the Pilkington Scale (where 1 is the lowest and 5 is the greatest level of obscurity) and shall be non-opening before the dwelling hereby approved is first occupied and shall be retained as such thereafter.

Ongoing Conditions

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

10. Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on drawing AD 103 Rev A for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Discharge of Conditions : The developer should note that Condition Nos 3 and 4 above will require a further application to be submitted to enable the District Council to formally discharge the conditions. In order to avoid unnecessary delays it is advisable for the developer to discuss the details required to discharge the conditions with any relevant statutory Authorities' (other than the Local Planning Authority) e.g. NYCC Highways, the Environment Agency etc. for comment and/or recommendations prior to their formal submission to the District Council for approval.

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 sought corrections to the submitted plans. (SV) (*)

Note : On being put to the vote a motion to refuse the above application was lost. Not having attended the site visit Councillor Lis abstained from voting on both the motion to refuse, and the motion subsequently carried to approve.

(The Chairman and Councillors Lis and Thompson indicated that they had received lobbying for the above application and Councillor Shuttleworth indicated that he had received lobbying both for and against.)

34/2012/13074 Extension of ice cream parlour, change of use to indoor play space, creation of covered play space with extension of site to accommodate tree screening, and retrospective application for extension to car park, Calm Slate Farm, Holme Lane, Halton East – subject to the conditions listed below, and subject also to the Planning Manager attaching an additional appropriately worded condition requiring the submission of a parking management plan within three months of the consent being issued.

Conditions

1. The approved plans comprise the Amended Site Plan 598/02 received by the Council on 22nd April 2013, Drawing Numbers 598/07A, 598/08/B, 598/10/B 598/030A received by the Local Planning Authority on the 6th September 2016. The development shall be retained 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.
2. Within three months from the date of approval, a scheme of planting for the 'area of proposed tree planting' indicated on approved drawing 598/030/A with detailed specification should be submitted for approval prior to implementation.
3. On approval of the scheme required by condition (2), the planting shall be implemented during the first planting season following completion of the development hereby permitted and shall thereafter be retained and maintained as such. Any trees or shrubs planted in accordance with this condition shall, in the event of their death within 5 years from their date of planting, be

replaced by similar specimens as soon as is practicably possible and no later than the end of the planting season following their death.

4. Within three months from the date of this approval the details of the following off site required highway improvement works shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.

(i) An independent Stage 2 Road Safety Audit for the agreed off site highway works shall be carried out in accordance with HD19/03 – Road Safety Auditor or any superseding regulations and the recommendations of the Audit have been addressed in the proposed works.

(ii) The developers programme for the completion of the proposed works. The required highway improvements shall include:-

Existing sign and post (A59) at the junction of Holme Lane/Newbridge Lane shall be relocated at site egress. A new brown sign shall be erected in the three lane section of A59 westbound directing traffic to the western (quarry) junction for site access. Sign design shall be approved by the Highway Authority. The applicant's web site shall be update to direct A59_westbound traffic to access site via the western (quarry) junction.

5. Within two months from the date of approval of sign design as specified at 4(iii), the signage (Existing sign and post (A59) at the junction of Holme Lane/Newbridge Lane shall be relocated at site egress. A new brown sign shall be erected in the three lane section of A59 westbound directing traffic to the western (quarry) junction for site access) shall be erected in accordance with the approved details.

6. Within two months from the date of approval by the Local Planning Authority of wording to update the applicant's website, the website shall be updated in accordance with the approved wording.

7. Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on Drawing No. 598/030/A received by the Council on 6th September 2016 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

8. No external lighting shall be installed without the prior approval in writing of the local planning authority.

Informative: There must be no works in the existing highway until an Agreement under Section 278 of the Highways Act 1980 has been entered into between the Developer and the Highway Authority.

9. The approved colour of the timber shiplap effect boarding is 'Light Grey', manufactured by The Bedec Paint Company as specified by Andrew Durham on 17/10/16. No other colour shall be used without the prior approval of the Local Planning Authority.

10. The 110 no. individual car parking spaces specified on the approved Drawing No 598/030/A, received by the Council on 6th September 2016, shall be set out and marked within the site outlined in red on the amended site plans, received by the Council on 22nd April 2013 within three months from the date of this approval. Note: This condition replaces the new condition 7 recommended at Planning Committee on 03/06/13.

Informative: The passing places already constructed within Holme Lane and Newbridge Lane, in accordance with the plan that was provided by North Yorkshire Highways with their consultation response dated 02/05/13, will remain in situ as a licence to work in the public highway would be needed for their removal and this would not be granted for such works.

12. The ice cream parlour premises and associated children's play facilities shall not be open for business or used by any member of the public after 18.00 on any evening, or before 09.00 on any day. [This condition replaces the new condition 9 as recommended by Planning Committee on 03/06/13].

Discharge of Condition(s)

1. The developer should note that Condition Nos 3 and 4 above will require a further application to be submitted to enable the District Council to formally discharge the conditions. In order to avoid unnecessary delays it is advisable for the developer to discuss the details required to discharge the conditions with any relevant statutory Authorities' (other than the Local Planning Authority) e.g. NYCC Highways, the Environment Agency etc. for comment and/or recommendations prior to their formal submission to the District Council for approval.

2. With regard to Condition Nos 3 and 4 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 NPPF. In particular the Council has: -

- engaged in pre-application discussions
- requested amended design approaches / information to address the planning issues which have arisen in relation to dealing with this application.
- accepted additional information / changes to the scheme post validation
- advised the applicant / agent with respect to the reasons why the application cannot be supported in its current form and provided advice with respect to a resubmission. (*)

34/2016/17145 Retrospective application for change of use from agricultural to play barn in connection with Billy Bob's Ice Cream Parlour, Calm Slate Farm, Holme Lane, Halton East.

Conditions

1. The approved plans comprise drawing number PLAY/PARK 1, PLAY/PARK 2 and PLAY/PARK 10 received by the Local Planning Authority on the 14th July 2016. The development shall be retained 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.

2. The approved colour of the timber shiplap effect boarding is 'Light Grey', manufactured by The Bedec Paint Company as specified by Andrew Durham on 17/10/16. No other colour shall be used without the prior approval of the Local Planning Authority.

3. The playbarn facilities shall not be open for business or used by any member of the public after 18.00 on any evening, or before 09.00 on any day.

4. The approved diverted Public Right of Way (NYCC application reference CRA/2016/01/DO) shall be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and Country Planning Act 1990.

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. (*)

34/2016/16854 Retrospective application for replacement office block, Calm Slate Farm, Holme Lane, Halton East.

Conditions

1. The approved plans comprise drawings labelled OFFICE/1 and OFFICE/2 received by the Local Planning Authority on the 13th April 2016. The development shall be retained 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.
2. The approved colour of the timber shiplap effect boarding is 'Light Grey' manufactured by the Bedec Paint Company as specified by Andrew Durham on 17/10/16. No other colour should be used without the prior approval in writing of the local planning authority.

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.

Consideration Deferred

2018/18873/FUL 3 no. new dwellings on land associated with an existing property (Holly Tree House). Dwellings proposed are 1no. five bedroom house with an attached 3 car garage and 2no. three bedroom houses with attached single car garages (arranged as a semi-detached unit). Application proposal includes new associated driveways, parking, boundary fences/walls and associated gardens, land at Holly Tree House, Skipton Road, Low Bradley – deferred pending a site visit and to enable the Planning Manager to seek such additional information he considers necessary in relation to elevations / longitudinal sections to enable the application to be determined. (*)

Note : Members requested that for the site visit the position of the proposed dwellings be pegged out and that height poles indicating the height of those dwellings be also put in place.

(The Chairman and Councillors Baxandall, Lis and Thompson indicated that they had received lobbying against the above application.)

Application Withdrawn from the Agenda

2017/18672/FUL Change of use of part of premises to taxi booking office by a computer despatch system, no access to public and erection of external antenna to the rear of the property for backup, Providence House, 21A Newmarket Street, Skipton – to enable the applicant to serve formal notice on the owner as required by Article 13 of the Development Management Procedure Order 2015.

(*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.