

PLANNING COMMITTEE

8th May 2018

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

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

Ward Representatives : Councillor Brown (Applications 2018/18873/FUL and 2018/19016/HH).

Apologies for absence were received from Councillors Baxandall, Harbron and Heseltine.

Start: 1.35pm

Finish: 5.20pm

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 9th April 2018 were confirmed and signed by the Chairman.

Former Councillor Stephen Butcher : The Chairman paid tribute to the late Stephen Butcher, a former Member of Craven District Council and long serving Member of the Planning Committee; he asked the Committee to observe a minutes silence in memory of Mr Butcher.

Minutes for Report

PL.857

APPLICATIONS FOR PLANNING PERMISSION

a. Declarations of Interest

Members were invited to declare any interests in the business before the Committee. Non were declared.

b. Lobbying

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

Application 2018/18922/MMA : Non declared.

Application 2018/18982/OUT : The Chairman and Councillors Lis and Thompson indicated that they had received lobbying against the above application; Councillor Brockbank indicated that she had received lobbying for.

Application 2018/18983/OUT : Councillor Lis indicated that he had received lobbying against the above application and Councillor Brockbank indicated that she had received lobbying for.

Application 2018/18873/FUL : All Members indicated they had received lobbying against the above application.

Application 2018/18923/OUT : Non declared.

Application 2018/18981/OUT : The Chairman and Councillor Lis indicated that they had received lobbying against the above application.

Application 2018/19016/HH : Non declared.

Application 2018/18926/FUL : Non declared.

PL.858

PUBLIC PARTICIPATION

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

Application 2018/18922/MMA : Ms K Harrison (for the applicant)

Application 2018/18982/OUT and 2018/18983/OUT : Mr V Craven (for the applicant)

Application 2018/18873/FUL : Mr D Booth (for Bradleys Both Parish Council)

: Mr S Matthews (objector / for objectors)

: Mr R Arthur (for the applicant)

Application 2017/18725/FUL : Mr M Gordon (for the applicant)

Application 2017/18744/OUT : Mr L Scarffe (for Farnhill Parish Council)

: Ms S Nelson (objector)

: Mr S Bye (applicant)

Application 2018/18926/FUL : Mr W Cartwright (for the applicant)

PL.859

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:-

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. Approved with Conditions

34/2016/16854 Retrospective application for replacement office block. Approved with Conditions.

34/2016/16907 Change of use from agricultural land to overspill car park for Billy Bob's Ice Cream Parlour. Application Withdrawn

34/2016/17145 Retrospective application for change of use from agricultural to play barn in connection with Billy Bob's Ice Cream Parlour. Approved with Conditions.

11/2017/18097 Outline application with all matters reserved for the erection of three terraced dwellings (resubmission of previously withdrawn application 11/2016/17565). Refused

2017/18279/HH Retrospective application for a fence. Refused

2017/18486/FUL Full planning application for (1) proposed new detached garage (2) proposed new parking and turning area (3) proposed re-siting of an existing stable block (4) partially retrospective to retain an existing fence and double gates. Approved with Conditions

2017/18596/FUL Construction of detached dwelling with associated double garage and turning area. Approved with Conditions

2017/18688/VAR Application to remove condition No 10 of original planning consent reference 18/2013/13681 to allow retention of the farmhouse. Refused.

2017/18706/FUL Demolish existing single storey industrial building and construct new two storey building to house farm animal veterinary facilities with new landscaped forecourt _ parking area. Approved with Conditions

2017/18725/FUL Construction of detached dwelling with associated amenity space and off street parking. Approved with Conditions

2017/18728/FUL Proposed construction of a detached dormer bungalow and detached double garage. Approved with Conditions

2017/18744/OUT Outline application for a residential development of 4 dwellings - access, appearance, layout and scale applied for with all other matters reserved
Approved with Conditions

2017/18752/COU Proposed conversion of existing barn to living accommodation associated with the main house and alterations to existing dwelling. Approved with Conditions

2017/18785/FUL Proposed internal and external alterations to form holiday cottage and repairs work to the Hall (resubmission of previously approved details of 73/2017/17980)
Approved with Conditions

2017/18786/LBC Proposed internal and external alterations to form holiday cottage and repairs work to the Hall (resubmission of previously approved details of 73/2017/17981)
Approved with Conditions

2017/18842/FUL Extension of existing garage to form new five bedroomed detached dwelling
Approved with Conditions.

2017/18858/FUL Proposed new out building incorporating car port, log store and garden store, proposed re-positioning of windows on converted barn. Approved with Conditions

2017/18860/OUT Outline application with all matters reserved for proposed residential development on redundant car park to the rear of Crosshills Social Club. Approved with Conditions

2018/18904/HH Retrospective application for construction of a raised platform near the beck.
Approved with Conditions

2018/18886/HH Demolition of porch. Erection of double garage. Replace fences with stone walls.
Approved with Conditions

2018/18888/FUL Full planning application for seven residential units and the retention and recladding of existing commercial building. Application Withdrawn

2018/18901/HH Proposed rear single storey extension and porch. Approved with Conditions

2018/18905/HH First floor extension on existing footprint to create additional bedroom and en-suite. Approved with Conditions

2018/18912/HH Proposed sun room extension (Resubmission of previous application 017/18199/HH). Approved with Conditions

2018/18913/LBC Proposed sun room extension (Resubmission of previous application 2017/18200/LBC). Approved with Conditions

2018/18921/HH Single storey rear extension, side window to kitchen and replacement garage
Approved with Conditions

2018/18927/HH Dormer window to rear elevation. Refused

2018/18931/FUL Change of use of land to residential and the construction of a garage.
Approved with Conditions

2018/18932/FUL Creation of designated single staff entrance within existing window bay; replacement of existing manual entrance door system with electronic entrance system with inner protection screen. Approved with Conditions

2018/18934/HH Change of use of garage/store to ancillary residential accommodation with sun room, laundry and games room. Approved with Conditions

2018/19028/ADV 1 x non-illuminated projecting sign to right of main entrance. Approved with Conditions

2018/18952/COU Change of use of A1 shop unit to part of C3 dwelling. Approved with Conditions

2018/18954/LBC Replacement of materials (pointing and stonework) which have been used in the repair of the party wall, carried out under application no. 69/2016/17252. Approved with Conditions.

2018/18961/FUL Proposed upgrade of Level 5 (top floor) rooms into suites with roof terraces Approved with Conditions.

2018/18967/FUL Conversion of church to 2 no. houses and formation of new car parking spaces. Approved with Conditions.

2018/18962/CND Application to discharge condition 3 of original planning consent reference 08/2015/15473 (further to initial discharge of condition reference 08/2016/17122). DOC satisfactory.

2018/19032/FUL Proposed new wall incorporating a new roller shutter door to an opening between two existing warehouses as previously approved in planning applications; 48/2015/15463 & 48/2015/15464. Approved with Conditions.

2018/18971/FUL Change of use of first and second floors above existing restaurant from storage/former living accommodation associated with restaurant to 3 No. apartments. Replacement of window with door, and new external staircase, to south west elevation. Approved with Conditions.

2018/18973/ADV New external signage and lighting, gilding of lettering above main entrance door Approved with Conditions

2018/18974/LBC New external signage and lighting, gilding of lettering above main entrance door Approved with Conditions.

2018/18980/HH Raise roof line over existing garage with study over to form new master bedroom & single storey extension to the rear to form new garden room. Approved with Conditions.

2018/18979/FUL Change of use from C1 Hotel to C3b Dwelling for up to 6 persons with care provided. Approved with Conditions

2018/18996/FUL Single storey extension to west elevation and two storey extension to east elevation. Approved with Conditions.

2018/18999/FUL Amendment to previously approved application ref: 2017/18335/FUL for the inclusion of external staircase. Approved with Conditions

2018/19000/HH Proposed garage. Approved with Conditions

2018/19001/TCA Minor crown work to 1 no. Ash including crown lift. Approved Tree Works in Conservation Area

2018/18998/FUL Proposed building for cattery. Approved with Conditions

2018/19003/FUL Proposed change of use from Methodist Chapel to form two apartments with off street parking. Approved with Conditions

2018/19004/HH Demolition of small single-storey extension and construction of two-storey extension. Approved with Conditions

2018/19007/HH Proposed link to and conversion of detached barn. Approved with Conditions

2018/19008/LBC Proposed link to and conversion of detached barn. Approved with Conditions

2018/19009/HH Single storey side extension to create extended utility room and new main access. Approved with Conditions

2018/19010/HH Application for retention of replacement UPVC windows. Approved no conditions

2018/19017/HH Demolition of existing garden outbuilding and construction of single storey kitchen extension. Approved with Conditions

2018/19012/LBC Listed Building Consent to replace existing ticket machine in Booking Hall with new ticket vending machine, and the installation of additional ticket vending machine and internal works. Approved with Conditions

2018/19014/ADV 2 x internally illuminated fascias (only the Co-op logo illuminates); 2 x externally illuminated fascias, with the co-op logo internally illuminated; 3 x non-illuminated wall mounted flat aluminium panels; 2 x non-illuminated 'max height' hanging panels; 2 x non-illuminated single /sided single post signs; 2 x non-illuminated double / sided twin post signs; 1 x internally illuminated 5.5m totem. Approved with Conditions

2018/19015/ AGRRES Conversion of disused barn to 1 No dwelling (Prior Notification). Prior Approval Granted.

2018/19018/FUL Demolish existing dwelling. Construct 6 no. 4 bed detached dwellings with associated vehicular access and landscaping. Application Withdrawn.

2018/19023/HH Side extension including building over existing lean to extension. Approved with Conditions.

2018/19033/ PNAG Blocking up of access from Sanderber Barns to A65 and creation of extension of existing access North of Waters Farm to Sanderber. Prior Approval Not Required.

2018/19039/CND Application to discharge Condition 3 - Protection of Trees - full details provided on Drawing P1086c/001a, Condition 4 - Track Details - full details provided on Drawing P1086c/002a, Condition 6 - Fence Details - full details provided on Drawing P1086c/003a, Condition 7 - Gate Details - full details provided on Drawing P1086c/004 on original planning permission referenced 42/2015/15833 granted 20.07.2015. DOC satisfactory

2018/19042/HH Two storey side extension. Approved with Conditions

2018/19047/TCA Fell one no. Cypress. Approve Tree Works in Conservation Area.

2018/19050/FUL Proposed florists workshop and store. Approved with Conditions.

2018/19065/HH Proposed rear extension & porch to front elevation. Approved with Conditions

2018/19068/TCA T1 Yew reduce by 25%, small crown lift and rebalance crown. T2 Poplar, reduce crown by 20%, Remove one large damaged branch with rope attached. Approved Tree Works in Conservation Area

2018/19093/HH Construction of new single storey kitchen extension. Approved with Conditions.

2018/19075/HH Proposed rear extension. Approved with Conditions.

2018/19115/HH Proposed 2 storey extension and erection of detached garage to replace existing detached garage. (Re-submission of planning consent reference 2017/18371/HH).
Approve with Conditions.

2018/19088/ PNAG Multi-purpose agricultural building (Prior Approval). PN Refuse and Application Required.

2018/19103/TCA T1 - Sycamore – fell. Approved Tree Works in Conservation Area

2018/19119/TCA T1 Maple – Remove. Approved Tree Works in Conservation Area

2018/19120/TCA Remove 1 no. Conifer and 1 no. Larch. Approved Tree Works in Conservation Area

2018/19123/CND Application to discharge condition no. 7 (noise) of original planning permission 2017/18144/FUL granted 30/08/2017. DOC satisfactory.

2018/19130/CND Application to discharge condition no's 8 and 9 of original planning permission 18/2016/16930 granted 27/06/2016. DOC satisfactory.

b. Applications

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

Permission Granted

2018/18922/MMA Application to vary condition 2 of original planning consent reference 18/2016/17399 to alter access, Station Road, Clapham – 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 shall be begun not later than 20th December, 2019.

Approved Plans

2. This permission relates to the following plans:

- Location Plan - 5669-B-B-01 Rev A received by Craven District Council on the 19th April 2018.
- Site Location Plan received by Craven District Council on the 13th October 2016.
- Existing site plan – 5669-B-B-02 Rev A received by Craven District Council on 19th April 2018.
- Proposed site plan – 5669-C-B-01 Rev A received by Craven District Council on 19th April 2018.
- Detached House Elevation Rev A received by Craven District Council on the 13th October 2016.
- Detached House Floor Plan received by Craven District Council on the 13th October 2016.
- Semi Detached Elevation received by Craven District Council on the 13th October 2016.

- Semi Detached Floor Plans received by Craven District Council on the 13th October 2016.

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. 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.

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 on to the existing or proposed public highway.

During Building Works

5. Notwithstanding the details included on the approved plans and supporting documents, prior to their first use details of all materials to be used on the external elevations shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall then be constructed in accordance with the approved details.

6. Prior to the first use, full details of the materials to be used within the hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the walls surrounding the dwellings and hard surfacing materials. The development shall be undertaken in accordance with the approved details and shall be maintained at all times thereafter.

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

8. 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.

to the foul sewerage system which will prevent overloading.

9. 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 Clapham from a point measured 2 metres down the centre line of the access road. The eye height shall 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.

Before the Development is Occupied

10. No part of the development shall be brought into use until the existing access on to Station Road Clapham has been permanently closed off and the highway restored. These works shall be in accordance with details which have been approved in writing by the Local Planning Authority in consultation with the Highway Authority. No new access shall be created within the written approval of the Local Planning Authority in consultation with the Highway Authority.

Ongoing Conditions

11. 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 site plan 5669-C-B-01 Rev A for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

12. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2018 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

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 applicant is advised that advice regarding permeable and porous hardsurfaces 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)

The hours of operation during 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 Mondays to Fridays and 0730 hours to 1300 hours on Saturday. No work should take place on Sundays or Bank/Public Holidays.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offer a fully supported mapping service and we recommend the applicant contact our Property Searches Team on 0370 751 0101 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.

Discharge of Conditions

The developer should note that Condition Nos 3, 4, 5, 7, 8 and 10 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. 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. In particular the Council has engaged in pre-application discussions and requested amended design approaches / information to address the planning issues which have arisen in relation to dealing with this application.

2018/18982/OUT Outline application with all matters reserved for the proposed development of 4 No domestic dwellings, land off Springfield, High Bentham.

Conditions

1. Approval of the details of the scale, appearance and landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced and the development shall be carried out as approved.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
4. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Location plan as received on 02.02.2018
 - Proposed indicative site plan as received on 12.02.2018
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:
 - a. The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
 - b. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
 - c. 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.
 - d. 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 20.

e. 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.

f. 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. No development above damp proof course level shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Note: The developer's attention is drawn to the fact that development cannot commence until the facing materials have been agreed. A period of at least 10 working days should be allowed for the submission and approval process. Developers are, however, advised that whilst the Council expects to be able to respond within 10 working days, the lack of a response within that time should not be taken as a deemed approval.

7. No development shall take place on site until full details of both hard and soft landscape works for the whole site together with a programme of implementation have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved prior to the occupation of any part of the development or as may be otherwise agreed in writing by the Local Planning Authority. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

8. All soft landscaping comprised in the approved plans shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

9. 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 B6480 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.

10. No dwelling shall be occupied until the vehicular access has been provided and space has been laid out for cars to be parked in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

11. The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above shall include details of the proposed finished floor levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land. Those details shall include both cross-sections through the site illustrating the relationship of the levels with existing adjoining land levels and building profiles and a site survey illustrating the relationship of existing and proposed levels on this site and adjoining land. The buildings shall

then be constructed with the approved levels.

12. Foul and surface water shall be drained on separate systems. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.

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

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

15. 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. At the request of the Local Planning Authority, details of the supplier(s) and confirmation on the source(s) of any topsoil material should be supplied within 21 days of any request being received.

16. No development other than that required to be carried out as part of the site clearance works shall take place until an investigation and risk assessment of land contamination has been completed by competent persons and a report of the findings submitted to and approved in writing by the Local Planning Authority. This shall include an appropriate survey of the nature and extent of any contamination affecting the site, and an assessment of the potential risks to human health, controlled waters, property and ecological systems. Where unacceptable risks are identified, an appropriate scheme of remediation to make the site suitable for the intended use must also be submitted to and approved in writing by the local planning authority. The scheme must include proposed remediation objectives and remediation criteria, an appraisal of remedial options and proposal of the preferred option(s), all works to be undertaken and site management procedures.

Note: The report of the findings must include:

- a. a survey of the extent, scale and nature of contamination;
- 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,
 - groundwaters and surface waters,
 - ecological systems,
 - archeological 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's 'Model Procedures for the Management of Land Contamination, CLR 11'. The remediation 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.

Informatives

Highways : 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.

Protected Species : The granting of planning permission does not absolve the applicants from complying with the relevant law protecting species, including obtaining and complying with the terms of conditions of any licences required, as described in Part IVB of Circular 06/2005. Should any protected species or evidence of protected species be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and be given Natural England's contact details.

Nesting Birds : With certain exceptions, all wild birds, their nests and eggs are protected by the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000). If any proposed works is scheduled to take place in the main bird breeding season (early March to late August) the potential impact on nesting birds and the risk of committing an offence is increased. Therefore, in such an instance the Council would advise that a survey for active bird nests should be carried out by a suitably qualified ecologist immediately prior to commencing works. If active nests are found, all construction works around the nest (including a buffer area determined by the ecologist), should be avoided until the breeding attempt has ended as confirmed by the ecologist.

Landscaping Scheme :

A successful landscaping scheme shall include all that are of relevance to the development approved from the following list:

- Indications of all existing trees and hedgerows on land including species, spread and maturity
- Details of any retained trees, together with measures for their protection in the course of development
- Planting plans
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants, noting species, plant sizes and proposed numbers/densities.
- Means of enclosure
- Proposed finished levels or contours
- Hard surfacing materials
- Incorporation of vehicle and pedestrian accesses, parking and circulation areas
- Minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting, etc)

The scheme shall include a programme for the implementation of the landscaping works and a plan for the future maintenance of the areas not included within private curtilages.

Hours of Operation : 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.

To safeguard the living conditions of nearby residents particularly with regard to the effects of noise.

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. (*)

2018/18983/OUT Outline application with all matters reserved for proposed development for 1 No domestic dwelling, land off Springfield Road, High Bentham - subject to the conditions listed below, and subject also to the Planning Manager attaching an additional appropriately worded informative regarding Electricity North West power lines / distribution assets either adjacent to or affected by the proposed development.

Conditions

1. Approval of the details of the means of foul and surface water drainage, scale, siting, access, appearance and landscaping of the development (hereinafter called "the Reserved Matters") shall be obtained from the Local Planning Authority in writing before any development is commenced and the development shall be carried out as approved.
 2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
 3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
 4. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Location plan as received on 6th February 2018
 - Indicative site plan on 6th February 2018
 5. No development above damp proof course level shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- Note: The developer's attention is drawn to the fact that development cannot commence until the facing materials have been agreed. A period of at least 10 working days should be allowed for the submission and approval process. Developers are, however, advised that whilst the Council expects to be able to respond within 10 working days, the lack of a response within that time should not be taken as a deemed approval.
6. No development shall take place on site until full details of both hard and soft landscape works for the whole site together with a programme of implementation have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved prior to the occupation of any part of the development or as may be otherwise agreed in writing by the Local Planning Authority. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.
 7. All soft landscaping comprised in the approved plans shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping

shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

8. The dwelling shall not be occupied until the vehicular access has been provided and space has been laid out for cars to be parked in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

9. The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above shall include details of the proposed finished floor levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land. Those details shall include both cross-sections through the site illustrating the relationship of the levels with existing adjoining land levels and building profiles and a site survey illustrating the relationship of existing and proposed levels on this site and adjoining land. The buildings shall then be constructed with the approved levels.

10. No development shall take place on site until a scheme for the discharge of surface water from the site, incorporating a sustainable drainage system and associated management and maintenance plan, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied/brought into use until surface water drainage has been constructed in accordance with the approved scheme, and shall be managed and maintained in accordance with the approved plan.

The submitted surface water scheme should include an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in DEFRA document "National Standards for Sustainable Drainage Systems" (2011). Where a sustainable drainage scheme is to be provided, the submitted details shall:

- a. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- b. include a timetable for its implementation; and
- c. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The details should include the provision of oil-interceptor(s) for surface water drainage from impermeable parking areas and hardstanding for vehicles.

11. No development shall take place on site until details of the works for the disposal of sewerage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied/brought into use until the approved sewerage details have been fully implemented in accordance with the approved plans.

12. No development other than that required to be carried out as part of the site clearance works shall take place until an investigation and risk assessment of land contamination has been completed by competent persons and a report of the findings submitted to and approved in writing by the Local Planning Authority. This shall include an appropriate survey of the nature and extent of any contamination affecting the site, and an assessment of the potential risks to human health, controlled waters, property and ecological systems. Where unacceptable risks are identified, an appropriate scheme of remediation to make the site suitable for the intended use must also be submitted to and approved in writing by the local planning authority. The scheme must include proposed remediation objectives and remediation criteria, an appraisal of remedial options and proposal of the preferred option(s), all works to be undertaken and site management procedures.

Note: The report of the findings must include:

- a. a survey of the extent, scale and nature of contamination;
- 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,
 - groundwaters 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's 'Model Procedures for the Management of Land Contamination, CLR 11'. The remediation 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.

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

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

15. 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. At the request of the Local Planning Authority, details of the supplier(s) and confirmation on the source(s) of any topsoil material should be supplied within 21 days of any request being received.

Informatives

Adjacent Public Rights of Way : No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. 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.

Public Sewer : In the event of this application being approved and the above condition included in any subsequent Decision Notice, United Utilities will not provide formal comment on this condition through the Local Authority planning process. If the applicant intends to connect to the public sewer system, discharge rates will instead be reviewed as part of our standard S106 sewer connection process which relates to new connections to the public sewer. For brownfield sites, we wish to target a reduction in accordance with national standards on sustainable drainage which seek to reduce run-off to greenfield rates. Our minimum expectation on a brownfield site will be a 50% reduction in the rate of discharge. In demonstrating the required reduction in discharge rates, full details and associated evidence of existing drainage connections from the site shall be submitted to justify the proposed reduction.

Public Sewer Crossing Site : A public sewer crosses the access road to this site and United Utilities may not permit building over it. United Utilities will require an access strip width of six

metres, three 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, or a diversion of the affected public sewer at the applicant's expense, may be necessary. To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with our Developer Engineer at wastewaterdeveloperservices@uuplc.co.uk as a lengthy lead in period may be required if a sewer diversion proves to be acceptable. Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.

Connection and Discharge Rate to Public Sewer : In the event of this application being approved and the above condition included in any subsequent Decision Notice, United Utilities will not provide formal comment on this condition through the Local Authority planning process. If the applicant intends to connect to the public sewer system, discharge rates will instead be reviewed as part of our standard S106 sewer connection process which relates to new connections to the public sewer. For brownfield sites, we wish to target a reduction in accordance with national standards on sustainable drainage which seek to reduce run-off to greenfield rates. Our minimum expectation on a brownfield site will be a 50% reduction in the rate of discharge. In demonstrating the required reduction in discharge rates, full details and associated evidence of existing drainage connections from the site shall be submitted to justify the proposed reduction.

Adoption : 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 detailed layout should be prepared with consideration of what is necessary to secure a development to an adoptable standard. This is important as drainage design can be a key determining factor of site levels and layout. 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 S104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the S104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved are done entirely at the developers own risk and could be subject to change.

Details of both our S106 sewer connections and S104 sewer adoptions processes (including application forms) can be found on our website

<http://www.unitedutilities.com/buildersdevelopers.aspx>

Please note we are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for you to discuss with the Lead Local Flood Authority and / or the Environment Agency if the watercourse is classified as a main river.

Water Supply : If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project which should be accounted for in the project timeline for design and construction. To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at DeveloperServicesWater@uuplc.co.uk. Alternatively, the applicant can visit our website to find further information and relevant application forms <http://www.unitedutilities.com/builders-developers.aspx>
Please note, all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

General Comments : Where United Utilities exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction. **It is the**

applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website:

<https://www.unitedutilities.com/property-searches/>. You can also view the plans for free. To make an appointment to view our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at our Lingley Mere offices based in Warrington please ring [0370 751 0101](tel:03707510101) to book an appointment. Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

For any further information regarding Developer Services and Planning, please visit our website at <http://www.unitedutilities.com/builders-developers.aspx>

Landscaping Scheme :

Note : A successful landscaping scheme shall include all that are of relevance to the development approved from the following list:

- Indications of all existing trees and hedgerows on land including species, spread and maturity
- Details of any retained trees, together with measures for their protection in the course of development
- Planting plans
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants, noting species, plant sizes and proposed numbers/densities.
- Means of enclosure
- Proposed finished levels or contours
- Hard surfacing materials
- Incorporation of vehicle and pedestrian accesses, parking and circulation areas
- Minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting, etc)

The scheme shall include a programme for the implementation of the landscaping works and a plan for the future maintenance of the areas not included within private curtilages.

Working Hours : 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.

To safeguard the living conditions of nearby residents particularly with regard to the effects of noise.

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. (*)

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 – subject to the conditions listed below, and subject also to the Planning Manager attaching an

additional appropriately worded condition in respect of construction methodology as requested by the Highway Authority.

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:

- 799.01(--) 001 Location Plan received by Craven District Council on the 3rd January 2018.
- 799.01(--) 002 Rev I Proposed Site Plan received by Craven District Council on the 18th April 2018.
- 799.01(--) 010 Rev F Proposed detached dwelling received by Craven District Council on 5th January 2018. .
- 799.01(--) 011 Rev D Proposed semi-detached dwellings received by Craven District Council on 5th January 2018.
- 799.01(--) 012 Rev C Site Section received by Craven District Council on 18th April 2018.
- 799.01(--) 013 Proposed Site Section received by Craven District Council on 18th April 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 45 metres measured along both channel lines of the major road Skipton Road Bradley 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 take place until a Construction Exclusion Zone has been formed around the Root Protection Areas of those trees and hedgerows identified as being retained on drawing no. 799.01(--)002 Rev I. The Construction Exclusion Zone shall be provided in the form of protective fencing of a height and design which accords with the requirements BS 5837: 2012 and shall be installed in the positions indicated by a brown dot-and-dash line on drawing no. 799.01(--)002 Rev I. The Construction Exclusion Zone shall be maintained in the duly installed positions during the entirety of the construction period insofar as it relates to these areas of the site.

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

- a. evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical ;
- b. evidence of existing positive drainage to public sewer and the current points of connection; and
- c. the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 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.

During Building Works

6. Notwithstanding details shown on the approved plans, no above ground works shall take place until details of the the 1.8 timber fencing to be constructed adjacent to the boundaries 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.

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, 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.

Prior to Occupation

9. The dwellings shall not be occupied until the 1.8m timber fencing to be constructed along the eastern boundary has been constructed in accordance with approved details.

Ongoing Conditions

10. 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.

11. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2018, or any Order revoking or re-enacting that Order, 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.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2018, or any Order revoking or re-enacting that Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

13. 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. (*) (SV)

20187/18926/FUL Construction of one detached bungalow and associated works, 1 Ryecroft Road, Glusburn.

Conditions

Time Limit for Commencement

1. The development 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:

- A1/251/2/001 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. 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.
- That part of the access(es) extending 4.5 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 4.5 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.

4. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 25 metres northerly and 35 metres southerly measured along both channel lines of the major road Green Lane, Glusburn 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.

During Building Works

5. 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.

Ongoing Conditions

6. 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 2018, 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.

7. 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.

8. Notwithstanding the provision of any Town and Country Planning (General Permitted Development) (England) Order 2018, 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.

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.

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 National Planning Policy Framework.

Delegated Authority

2018/18923/OUT Outline application for up to 28 dwellings with all matters reserved except access, land off the A65 Crookrise Skipton – 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. The provision, tenure, delivery mechanism, occupation criteria and phasing for a minimum of 30% of the dwellings to be provided as affordable housing as defined in the National Planning Policy Framework; and
- b. A financial contribution of £100,000 towards the off-site provision of public open space and on-site maintenance.

Conditions

Time Limit for Commencement

1. Application for approval of reserved matters shall be made to the local planning authority not later than the expiration of three years from the date of this permission.
2. The development hereby permitted shall be begun not later than two years from the date of approval of the last of the reserved matters to be approved

Approved Plans

3. This permission relates to the following plans:
 - Location plan

Any application for approval of reserved matters submitted pursuant to this permission shall accord with the outline permission insofar as it relates to the site area, the means of access to the development and shall not exceed the maximum number of dwellings applied for.

Before Development Commences

4. The approval of the local planning authority shall be sought in respect of the following matters (hereinafter referred to as “the reserved matters”) before any development takes place - the layout, scale, external appearance and landscaping of the development.

5. Any application for approval of reserved matters submitted pursuant to this permission shall include a scheme (including details of appropriate easements, standoff and/or building proximity distances) for the protection of the following apparatus crossing the site:

- a. A 6” high pressure gas pipeline operated by Northern Gas Networks.
- b. One main water and one main raw water pipe operated by Yorkshire Water.

If the scheme includes the diversion of any apparatus then the applicant shall provide written evidence to the Local Planning Authority confirming that the proposed diversion(s) have been agreed with the relevant statutory undertaker before any development on the affected areas of the site first takes place. The development shall thereafter be carried out in full accordance with the duly approved scheme.

6. Any application for approval of reserved matters submitted pursuant to this permission shall include a scheme for the provision and future maintenance of public open space on the site. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include the provision of the following elements of public open space within the site:

Areas of informal open space – including greenspace, landscaping and footpaths (the indicative locations of which are shown on drawing no.GA11 Rev A), along with associated seating, signage, litter bins and interpretation boards.

The scheme shall include details of the size, siting, layout, design, a schedule of works and future maintenance arrangements for all elements of the public open space, and a timetable for its provision. The public open space shall be provided in accordance with the details and timetable contained within the duly approved scheme, and shall be maintained as such thereafter for use as public open space.

7. Any application for approval of reserved matters submitted pursuant to this permission shall include a landscaping scheme containing the following details:

- a. All trees, hedgerows, grassland and any other vegetation on/overhanging the site to be retained;
- b. Compensatory planting to replace any trees or hedgerows to be removed as part of the development;
- c. The strengthening and/or introduction of landscaping buffers along all boundaries of the site including, but not limited to, the indicative areas shown on drawing no. GA11 Rev A flanking the A65, A6131 and PROW to the north of the site. ;
- d. The introduction of additional planting within the site which forms part of the internal development layout and does not fall within (a) to (c);
- e. 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, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

8. Development shall not commence until a scheme detailing foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail phasing of the development and phasing of drainage provision, where appropriate. Principles of sustainable urban drainage shall be employed wherever possible. The works shall be implemented in accordance with the approved phasing. No part or phase of the development shall be brought into use until the drainage works approved for that part or phase has been completed.

9. Development shall not commence until a scheme restricting the rate of development flow runoff from the site has been submitted to and approved in writing by the Local Planning Authority. The flowrate from the site shall be restricted to a maximum flowrate of 5 litres per second for up to the 1 in 100 year event. A 40% allowance shall be included for climate change effects and a further 10% for urban creep for the lifetime of the development. Storage shall be provided to accommodate the minimum 1 in 100 year plus climate change critical storm event. The scheme shall include a detailed maintenance and management regime for the storage facility. No part of the development shall be brought into use until the development flow restriction works comprising the approved scheme has been completed. The approved maintenance and management scheme shall be implemented throughout the lifetime of the development.

10. No development shall take place until a suitable maintenance of the proposed SuDS drainage scheme arrangement has been demonstrated to the local planning authority. Details with regard to the maintenance and management of the approved scheme to include; drawings showing any surface water assets to be vested with the statutory undertaker/highway authority and subsequently maintained at their expense, and/or any other arrangements to secure the operation of the approved drainage scheme/sustainable urban drainage systems throughout the lifetime of the development.

11. No development shall take place until an appropriate Exceedance Flow Plan for the site has been submitted to and approved in writing by the Local Planning Authority. Site design must be such that when SuDS features fail or are exceeded, exceedance flows do not cause flooding of properties on or off site. This is achieved by designing suitable ground exceedance or flood pathways. Runoff must be completely contained within the drainage system (including areas designed to hold or convey water) for all events up to a 1 in 30 year event. The design of the site must ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that avoid risk to people and property both on and off site.

12. 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:

a. 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.
- b. 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.
- c. 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.
- d. Details of the method and means of surface water disposal.
- e. Details of all proposed street lighting.
- f. Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.
- g. Full working drawings for any structures which affect or form part of the highway network.
- h. 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.

13. 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.

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

- a. The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- b. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- c. 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.
- d. 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.
- e. 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 on to the existing or proposed public highway.
- f. 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.

15. There shall be no movement by construction or other vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until that part of the access(es) extending 20 metres into the site from the carriageway of the existing highway has been made up and surfaced in accordance with the approved details and/or Standard Detail number E6 and the published Specification of the Highway Authority. All works shall accord with the approved details unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority. Any damage during use of the access until the completion of all the permanent works shall be repaired immediately.

16. 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 120 metres westerly and 150 metres easterly measured along both channel lines of the major road A6131 from a point measured 2.4 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.

17. There shall be no access or egress by any vehicles between the highway or proposed highway (estate road) and the proposed vehicular access (except for the purposes of constructing the initial site access) until visibility splays providing clear visibility of 2 metres x 2 metres measured down each side of the access and the back edge of the footway of the major road have been provided. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

18. 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 until 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:

a. 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.

b. The developer's 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.

The required highway improvements shall include:

a. Provision of tactile paving

b. Provision of 2m wide footway to the site from junction Overdale Park; amendments to white lining on A6131 The Bailey

19. 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 until full details of the following have been submitted to and approved in writing 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.

20. 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

21. No development for any phase 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 the phase. The statement shall provide for the following in respect of the phase:

- 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

During Building Works

22. 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.

23. During construction works there shall be no Light Goods Vehicles exceeding 3.5 tonnes, Medium Goods Vehicles up to 7.5 tonnes, or Heavy Goods Vehicles exceeding 7.5 tonnes permitted to arrive, depart, be loaded or unloaded on Sunday or a Bank Holiday nor at any time, except between the hours of 07:30 to 17:00 on Mondays to Fridays and 08:00 to 13:00 on Saturdays.

24. 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 the site until proposals have been submitted to and approved in writing by the Local Planning Authority 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.

25. 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.

Prior to Occupation

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

27. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas.

- a. have been constructed in accordance with the submitted drawing (Ref: Proposed Site Plan)
- b. are available for use unless otherwise approved in writing by the Local Planning Authority.

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

Ongoing Conditions

28. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2018, for the time being in force, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission

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.

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.

Works of repair to the adopted highway as a result of damage caused by construction traffic may include replacing carriageway, kerbs, footways, cycleways and verges to the proper line and level.

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 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. (*)

Consideration Deferred

2018/18981/FUL Outline application for development of ten dwellings with landscaping as a reserved matter, land south of Bentham Road, Ingleton – pending receipt of drainage details and full highways details, including those listed within condition 4 of the case officer's report now submitted, and dimension drawings showing the impact of the proposed footpath on Bentham Road at its narrowest point approaching the junction with the A65. (*)

Note : In reporting back to the committee need to remember to clarify the sequential issue and explain in greater detail how the conclusions were reached, including the wider sustainable benefits to the community, clarification re ownership of the boundary wall was also requested.

2018/19016/HH 2 storey extension to side , replace single storey rear extension with 2 storey extension, removal of sectional concrete garage (resubmission of previously withdrawn application 2017/18503/HH), 13 South View, Kildwick – deferred pending a site visit. (*)

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

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

PL.860

PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in March / April 2018.

Minutes for Decision

- None -

Chairman.

Final Meeting of the Committee 2017-18 : This being the last meeting in the current municipal year, the Chairman thanked Members and Officers for their help and support over the course of the year.