

PLANNING COMMITTEE

3rd June 2019

Present – The Chairman (Councillor Sutcliffe) and Councillors Brockbank, Brown, Handley (substitute for Lis), Heseltine, Morrell, Place, Pringle, Rose, Shuttleworth and Welch.

Officers – Legal Services Manager, Planning Manager, Principal Planning Officer, Planning Officer and Senior Democratic Services Officer.

Ward Representatives : Councillor Mulligan (Application 2019/20416/FUL), Councillor Myers (Applications 2019/20192/FUL, 2019/20193/FUL and 2019/20194/FUL), Councillor Pringle (Application 2018/19919/FUL).

Apologies for absence were received from Councillors Harbron and Lis.

Start: 1.37pm

Finish: 4.54pm

Councillors Morrell and Place left the meeting at 4.32pm.

Note: The Committee took a comfort break at 2.45pm.

The minutes of the Committee's meetings held on 7th May 2019 were confirmed and signed by the Chairman.

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

Minutes for Report

PL.922

DECLARATIONS OF INTEREST AND LOBBYING

a. Declarations of Interest

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

b. Lobbying

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

Application 2019/20416/FUL : Councillor Brown indicated that he had received lobbying against this application.

Applications 2019/20192/FUL, 2019/20193/FUL and 2019/20194/FUL : Councillor Brown indicated that he had received lobbying against this application and Councillor Pringle indicated that he had received lobbying for this application.

Application 2018/19919/FUL : Councillors Brown, Pringle and Welch indicated that they had received lobbying for this application. The Chairman indicated that he had not received any lobbying concerning this application.

PL.923

PUBLIC PARTICIPATION

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

Application 2019/20416/FUL Mr Keith Midgley (for Kildwick Parish Meeting)
Mr Paul Silverton (for the objectors)

Ms Karen Sunter (for the applicant)

Applications 2019/20192/FUL; 2019/20193/FUL; and 2019/20194/FUL

Mr Robert Marshall (for Gargrave Parish Council)

Mr Paul Barker (the applicant)

Application 2018/19919/FUL Mr Christian Macdonald (for the applicant)

PL.924

APPLICATIONS FOR PLANNING PERMISSION

a. Delegated Matters

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

2017/18876/CPE Application for a Certificate of Lawful Development for an existing use relating to (1) occupation of Brockabank House, Clapham and ancillary buildings (excluding The Cottage as an ordinary unrestricted single dwelling without compliance with conditions 3 and 5 of decision notice 18/2002/1997 and (2) occupation of the property known as The Cottage as an ordinary unrestricted single dwelling. Approve Cert. Lawful Devt

2018/18918/FUL Residential development - 2 No detached single storey (bungalow) dwellings at land North West of St. Mary's Green, Carleton, Skipton. Refused

2018/18923/OUT Outline application for up to 28 dwellings with all matters reserved except access at land off the A65, Crookrise, Skipton. Approved with Conditions.

2018/19416/MMA Minor material amendment to application reference 32/2015/15768 granted 23/12/2015 to re-position garage to adjoin northern elevation of plot 43 and add sun room to south elevation of plot 43 at land on the East side of Green Lane, Glusburn, Keighley. Approved with Conditions

2018/19475/FUL Construction of detached dwelling with off street parking – former coal yard adjacent to the Leeds-Liverpool canal, Ings Lane, Bradley. Approved with Conditions.

2018/19768/CND Application to discharge condition no's 1 to 26 of planning approval referenced 2018/19329/VAR granted 02/08/2018 – Station Works, Cononley Lane, Cononley. Split Decision.

2018/19832/MMA Variation to Condition 2 of extant Planning approval 62/2014/14800 granted 21 August 2014 to provide an amended layout and design of 7 properties on land to the East of Ingfield Lane, Settle. Approved with Conditions.

2018/19834/FUL Proposed demolition of existing stable block and erection of new build 3 bed dwelling with an amenity area and new access at Hesley Cottage, Old Oliver Lane, Rathmell, Settle. Approved with Conditions.

2018/19911/CND Land adjacent to Clarrick Terrance, Bentham Road, Ingleton, Carnforth. Application to discharge Condition 3 of original planning application reference 45/2017/17839 to include the provision of a soft landscaping scheme.

Application Reference Number: 45/2017/17839 Date of Decision: 06/06/2017

Condition Number(s): Item 3

Conditions(s) Removal:

The access gate to the allotments field was incorrectly installed before the submission of the soft landscaping scheme to the Planning Department, as it was a condition of the consent that the planting scheme should be submitted before development began. We now wish to submit the planting scheme and amend the planning application 45/2017/17839 to include the provision of the planting scheme in order to conform to the conditions of the planning permission.

We wish the planning permission 45/2017/17839 to include the condition of provision of a soft landscaping scheme. Documents for this are attached as follows:

A map of the site layout showing the positions and types of the trees to be planted

A list of size, quantity and species of trees used including an implementation plan

Approved with Conditions.

2018/20049/HH Removal of door and window to the rear of the property – 19 Primrose Hill, Skipton. Removal of stonework in between, including installation of purpose designed steel work. Grey aluminium Bi-fold doors to be installed into the new opening. Replacement of kitchen window in grey PVC. Approved with Conditions.

2019/20084/FUL Installation of a slurry anaerobic digester, slurry separator, solid digestate storage building and slurry storage tower adjacent to existing agricultural buildings at Souber Dairy, Bank Newton, Skipton. Approved with Conditions.

2019/20105/CND Application to discharge condition 9 (Surface Water Drainage Scheme) of planning approval referenced 17/2016/17039 at a workshop, Park Lane, Carleton, Skipton. DOC satisfactory.

2019/20124/FUL Change of use from agricultural use to churchyard and creation of access at land to the East of St. Matthews Church, Reebys Lane, Clapham, Ingleton. Approved with Conditions.

2019/20151/CPE Application for a Certificate of Lawful Development for an existing use of the property as two dwellinghouses (main house and holiday let unit) at Kirksteads Barn, Croft Road, Ingleton, Carnforth. Approved Cert. Lawful Devt

2019/20154/HH Erection of a single storey, rear mono pitch extension at 5 Raines Road, Giggleswick, Settle. Approved with Conditions.

2019/20199/REM Approval of the appearance, landscaping, layout and scale as reserved by condition in outline consent referenced 17/2015/16195 for 4 dwellings at land off Carla Beck Lane, Carleton, Skipton. Approved with Conditions

2019/20207/HH Construction of garage adjoining existing sunroom at The Rockeries, Main Street, Hellifield, Skipton. Approved with Conditions.

2019/20212/MMA Application to amend condition 2 (Approved Plans- roof amendment) of original planning application references 2018/19646/FUL and 2018/19647/LBC, date of Decision: 24/01/2019 at Gill Bottom Cottages, Shop Lane, Cowling, Keighley. Application Withdrawn

2019/20215/FUL Proposed subterranean eco-dwelling, car port and solar array (Resubmission of previous application referenced 2017/18518/FUL) in the grounds of The Bowerley, Langcliffe, Settle. Refused

2019/20224/FUL Remove existing shop front and replace like for like with addition of double glazing to replace current single glaze at Drake and Macefield, Market Place, Settle. Approved with Conditions

2019/20225/FUL Proposed first floor extension above existing rear single storey extension, external steel staircase and amendments to window openings at 30-32 Main Street, Sutton-in-Craven, Keighley. Refused.

2019/20232/HH Construction of infill section of stone wall to the front of the property at The Barn, Priest Bank Road, Kildwick, Keighley. Approved with Conditions

2019/20234/HH Conversion of undercroft garage and extension to create a living room at 2 Westland Close, Cross Hills, Keighley. Refused.

2019/20237/CND Application to discharge conditions 3 (Site Levels), 4 (Construction Method Statement) and 5 (Water Course Protection) or original planning consent referenced 2018/19525/FUL. Skipton Auction Mart, Gargrave Road, Skipton. DOC satisfactory.

2019/20243/HH Conservatory to rear of property 2 Meadowcroft, Draughton, Skipton. Approve with Conditions.

2019/20266/MMA Minor material amendment to condition no. 2 (approved plans) of previously approved application referenced 2017/18355/FUL. Deep Spring, Grange Road, Farnhill, Keighley. Approved with Conditions.

2019/20267/CND Application to discharge condition no's 3 (drainage), 20 (drainage) and 27 (remediation scheme) of planning approval referenced 2017/18136/VAR dated 16 March 2018 . Proposed Drainage Layout Proposed Overall Site Plan, WVP-BWB-HDG-XX-DR-D-501, Revision P8, 08/08/2018. Surface Water Contributing Areas-Drainage Catchment Area Plan, WVP-BWB-HDG-XX-DR-D-530, Revision P4, No Date. Surface Water Flood Routing Plan 100 Year Storm + 20% CC, WVP-BWB-HDG-XX-DR-D-540, Revision P3, 07/03/2018. Flood Risk Assessment, LDH/2112/FRA/REV 1, 13/02/2015. Consultee comments response, RAL/KMJ/LDH2112/BRMA2, 02/11/2018. Ground Investigation Report - 2 x letters dated 2/11/2018. Land North of A629 and West of Carleton Road, Skipton. Split Decision.

2019/20268/MMA Minor material amendment to condition no. 2 (approved plans) of previously approved application referenced 2018/19243/FUL. Land adjacent to Raygill House, Quarry Road, Lothersdale, Keighley. Approved with Conditions.

2019/20269/CND Application to discharge to condition no's 3 (flood risk works) and 4 (flood risk measures) of original planning approval referenced 2018/20032/FUL granted 19.02.2019 at 22 Canal Street, Skipton. DOC not satisfactory.

2019/20272/HH Proposed garage conversion, extension & external alterations (Resubmission of previously refused application referenced 2018/19980/HH) at 2 West Bank Road, Skipton. Approved with Conditions.

2019/20276/HH Proposed extensions to existing dwelling and garage building to form new entrance porch, conservatory and open sided, covered car port at Stainton Lodge, Moorber Lane, Coniston Cold, Skipton. Approved with Conditions.

2019/20277/FUL Change of use of garage and room above to form a holiday let, with some facilities shared with the house. Not totally self-contained. Dunbrewin, Main Street, Farnhill, Keighley. Approved with Conditions.

2019/20278/CND Application to discharge condition no's 6, 11, 14 and 16 of planning approval referenced 2017/18136/VAR. Land North of A629 and West of Carleton Road, Skipton. DOC satisfactory.

2019/20281/FUL Demolition of existing garage and playroom and construction of two holiday cottages (Resubmission of previously refused application referenced 2018/19932/FUL) at Shay Bank Farm, Keighley Road, Cowling, Keighley. Approved with Conditions.

2019/20290/TPO Fell 2 no. Oak & 1 no. Sycamore. Tidy broken and damaged branches from 1 no. Sycamore
Remove 1 large branch over caravan on 1 no. Sycamore at Flying Horse Shoe Caravan Site, Clapham, Lancaster. Approved Tree Work under TPO

2019/20291/FUL Extension to existing cold room for storage of ice cream products at Calm Slate Farm, Holme Lane, Halton East, Skipton. Approved with Conditions.

2019/20292/MMA Minor material amendment to vary condition 2 (approved plans) of original planning consent referenced 2018/19220/FUL to 1) Change surface water drainage from soakaway to existing surface water sewer, 2) Change of style for roof window, 3) Alternative roofing material for equipment store area. 20A Main Street, Embsay, Skipton. Approved with Conditions.

2019/20300/HH Conversion of garage into study. Installation of new french style doors. Infill of rear porch to form utility at Roseneath, 3 Harewood Road, Skipton. Approved with Conditions.

2019/20270/HH Conversion of front garden to block/tarmac paved driveway with space for two cars. Dropped kerb crossing required for vehicular access at 16 Holmroyd Avenue, Holme Lane, Cross Hills, Keighley. Approved with Conditions.

2019/20302/FUL Single storey potting shed and create an allotment area within existing agricultural land off Back Lane, Long Preston.
Refused.

2019/20305/FUL Proposed first floor extension to existing offices at Studio 1, Bentham Industrial Estate, High Bentham, Lancaster.
Approved with Conditions

2019/20306/HH Proposed side and front extension and rear porch at 16 Main Street, Ickornshaw, Cowling. Refused.

2019/20310/FUL Change of use of barn to C3 to extend an existing cottage – Crag Side Farm Cottage, Dick Lane, Cowling, Keighley.
7 Day Conditional Approval.

2019/20317/MMA Minor material amendment to condition no. 2 (approved plans) of previously approved application referenced 2018/19484/HH 63 Long Meadow, Skipton. Approved with Conditions.

2019/20331/HH Single storey side sun room at 1 Meadowcroft, Draughton, Skipton. Approved with Conditions.

2019/20311/FUL
Side extension to western elevation of house at 15 Moorland Close, Embsay, Skipton.
Approve with Conditions

2019/20314/FUL Erection of detached garage 3 Botheby Wood, Skipton. Approved with Conditions

2019/20316/TCA Remove 3 no. Sycamore, 2 no. Ash, 1 no. Willow & Prune 1 no. Leylandii at bungalow, Raven Flatt, Bell Busk.

Approved Tree Works in Conservation Area

2019/20321/HH Conversion of garage to form snug and associated external alterations at 1 Geldard Cottages, Wigglesworth, Skipton.

Approved with Conditions

2019/20330/HH Two storey side and rear extension, partly over existing Garage. Creating a new first floor bedroom with ensuite and ground floor living space at 29 Gainsborough Court, Skipton.

Approved with Conditions

2019/20332/FUL Construction of new foul pumping station and associated infrastructure including new access road and boundary enclosures in connection with approved residential development (Ref: 63/2016/17465 & 63/2015/16300) land off Carleton Road, Skipton.

Approved with Conditions.

2019/20333/TCA Remove 1 no. Lime & 3 no. Alder at Skipton Building Society, The Bailey, Skipton. Approved Tree Works in Conservation Area

2019/20334/HH Construction of proposed new entrance porch and other associated external works at Shepherd Gate Barn, Lawkland, Lancaster. Approved with Conditions

2019/20338/HH Lean-to, single storey extension to rear to create a living room at The Willows, East Lane, Embsay, Skipton.

Approved with Conditions.

2019/20342/MMA Minor material amendment application for a change to the approved plans on application reference no. 30/2016/17247 granted 26th October 2016 comprising:-

i. increase length of rear extension by 1m (No. 5 and 6)

ii. insert bi-fold door to living room (No. 5)

iii. enlarge first floor windows to west elevation of bedroom 4 (No. 6)

ii. insert window to ground and first floor south elevation (No. 6) 5 and 6 New Brighton, Gargrave, Skipton. Approved with Conditions.

2019/20343/HH Proposed extensions and alterations to form lounge extension, garden room, utility room and ground floor WC facility at 37 High Street, Gargrave, skipton. Approved with Conditions

2019/20345/FUL Demolition of existing agricultural buildings and construction of new dwelling at Stunstead, Long Lane, Cowling, Keighley. Application Withdrawn.

2019/20346/HH Removal of existing glazed outbuilding and construction of new entrance porch, utility and WC. Demolition of existing garage and construction of replacement garage/workshop at Northfield, 24 Church Street, Settle. Approved with Conditions.

2019/20350/FUL Erection of a temporary building for storage purposes (Use Class B8) at Platinum Stairlifts, Cross Hills Business Park, Unit 10, Riparian Way, Cross Hills, Keighley. Temporary Consent Issued.

2019/20351/ADV Application for advertisement consent for 1 x Hanging Sign, 1 x Nameboard, 2 x Amenity Boards, 2 x Chalkboards Royal Shepherd Inn, Canal Street, Skipton. Approved with Conditions.

2019/20352/LBC Listed building consent for 1 x Hanging Sign, 1 x Nameboard, 2 x Amenity Boards, 2 x Chalkboards Royal Shepherd Inn, Canal Street, Skipton. Approved with Conditions.

2019/20355/HH To remove part of an existing boundary wall and re-position approximately 2.5m closer to the house, to allow for the construction of proposed parking bay for 2 cars (Resubmission of withdrawn application referenced 2018/19720/HH) Holly Bank, Bankswell Road, Giggleswick, Settle. Refused.

2019/20356/MMA Minor material amendment to vary condition no. 2 (Approved Plans) of original Planning Consent 45/2016/17387 to allow for the construction of a single storey garden room. Land opposite Greta Villas, Main Street, Ingleton, Carnforth. Approved with Conditions.

2019/20357/HH Conversion of garage into habitable space with associated works at 20 Whinfield Court, Skipton. Approved with Conditions.

2019/20358/HH Single storey rear extension to provide utility, WC and shower 74 Broughton Road, Skipton. Approved with Conditions.

2019/20359/CPL Attic conversion with rear dormer window 74 Broughton Road, Skipton. Approve Cert. Lawful Devt.

2019/20360/HH Proposed garage (Resubmission of previously approved application referenced 2018/19000/HH) The Old Saw Mill, Chapel Hill, Skipton. Approved with Conditions.

2019/20361/HH Single storey extension to replace existing conservatory, extend dwelling into attached barn/workshop with new entrance porch and internal alterations Meregill Farm. Meregill, Clapham, Ingleton. Approved with Conditions.

2019/20362/TCA Fell 1 no. Conifer 7 The Wend, Carleton, Skipton. Approved Tree Works in Conservation Area

2019/20363/TPO Fell 2 no. Norway Maple, 8 no. Ash & 3 no. Sycamore Woodland W1, Mark House Lane, Gargrave, Skipton.
Approved Tree Work under TPO

2019/20365/TCA Crown reduction and thinning of 2 no. Yew All Saints Church, Leeming Lane, Burton in Lonsdale, Carnforth.
Approved Tree Works in Conservation Area.

2019/20367/TCA Fell 1 no. Rowan 7 High Croft Way, Farnhill, Keighley. Approved Tree Works in Conservation Area

2019/20370/TCA Remove tree on river bank close to property 9 Laburnum Cottages, Bank Bottom, Ingleton, Carnforth. Approved Tree Works in Conservation Area

2019/20372/CND Application to discharge condition no. 18 of listed building consent referenced 32/2016/17098. Malsis, Colne Road, Gisburn, Keighley. DOC satisfactory.

2019/20374/TPO Fell 1 no. Norway Maple, 2 no. Poplar & 1 no. Cypress Coulthurst Lodge, Mark House Lane, Gargrave, Skipton.
Approved Tree Work under TPO

2019/20381/LBC Insert new timber staircase and stud wall to give direct access to first floor flat from existing external door Dalesman Café, 54 High Street, Gargrave, Skipton. Approved with Conditions.

2019/20378/MMA Minor material amendment to vary condition no. 2 (approved plans) of previously approved application referenced 2019/20131/HH to amend the size of the new extension at 8 Moorland Rise, Embsay, Skipton. Approved with Conditions.

2019/20383/TCA One no. Cypress tree to be removed down to stump at ground level at Pye Cottage, 19 Low Street, Burton in Lonsdale, Carnforth. Approve Tree Works in Conservation Area.

2019/20384/TCA Remove 1 no. Holly & 1 no. Yew All Saints Church, Leeming Lane, Burton in Lonsdale, Carnforth. Approved Tree Works in Conservation Area.

2019/20391/PNAG To erect an agricultural lean-to for storage of agricultural feed at Hill Side, Skipton Road, Silsden, Keighley. Prior Approval Not Required

2019/20403/CND

Application to discharge condition no 5 of original planning permission referenced 2017/18286/FUL granted 19.12.2017 Calter Barn, Station Road, Clapham, Lancaster. DOC satisfactory.

2019/20405/TPO Remove 1 no. Horse chestnut. Reduction of limbs to 2 no. Sycamore, 1 no. Maple & 1 no. Horse chestnut 3A Woodlands Drive, Skipton. Approved Tree Work under TPO.

2019/20410/HH Proposed formation of roof windows to front elevation and bi-fold doors to rear elevation at 8 New Laithe Close, Skipton.
Approved with Conditions.

2019/20412/HH Proposed out building at 16 Bridge End, Colne Road, Glusburn, Keighley.
Approve with Conditions.

2019/20430/CND Application to discharge condition no's 4, 6 and 7 of listed building consent referenced 2018/19070/LBC granted 02.05.18 at Halsteads, Thornton in Lonsdale, Ingleton. DOC satisfactory

2019/20431/CND Application to discharge condition no's 6, 7 and 9 of planning permission referenced 2018/19601/FUL granted 18.10.18 Halsteads Cottage, Thornton In Lonsdale, Ingleton. DOC satisfactory.

2019/20432/CND Application to discharge condition no's 3, 5, 4, 6 and 7 of listed building consent referenced 2018/19602/LBC granted 18.10.18 Barn To Halsteads, Thornton In Lonsdale, Ingleton. DOC satisfactory.

2019/20435/HH Proposed single storey rear kitchen extension 2 Sunnybank Villas, Bungalow Road, Glusburn, Keighley. Refused.

2019/20436/PNAG Proposed agricultural building to replace polytunnel to house livestock. (Prior Notification) Bull And Cave Farm, Station Road, Clapham, Lancaster. PN Refuse and Application Required

2019/20440/CND Application to discharge condition no. 4 (Highway Road Audit) of planning approval referenced 2018/18950/FUL. Site Of Former St. Monica's Convent, Raikes Road, Skipton. DOC satisfactory.

2019/20452/LHSHLD Proposed PVC conservatory measuring 3.5m beyond the rear wall; 3.996m in height from ground level; 2.7m in height to eaves from ground level (Prior Approval Notification). 30 Sharpshaw View, Gargrave, Skipton. PD HH PA Not Required.

2019/20453/TPO Tree 1 Beech - Fell. Tree 2 Spruce - Fell. Skipton Castle Woods, Skipton.
Approved Tree Work under TPO.

b. Applications

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

Consideration Deferred

2019/20416/FUL Construction of 7 no. dwellings with associated off street parking and infrastructure (resubmission of refused application 2017/19569/FUL) at land off Skipton Road, Kildwick, Keighley BD20 9BB – deferred pending receipt of additional information relating to the Council’s Heritage Statement and green wedge policies.

2019/20192/FUL Extension to existing building on land at Anchor Croft Farm, Hellifield Road, Gargrave BD23 3NB deferred pending a site visit and additional information from Environmental Health and Planning Enforcement relating to the existing kiln.

2019/20193/FUL Erection of new steel portal framed building on land at Anchor Croft Farm, Hellifield Road, Gargrave BD23 3NB deferred pending a site visit and additional information from Environmental Health and Planning Enforcement relating to the existing kiln.

2019/20194/FUL Erection of new steel portal framed building on land at Anchor Croft Farm, Hellifield Road, Gargrave BD23 3NB deferred pending a site visit and additional information from Environmental Health and Planning Enforcement relating to the existing kiln.

Permission Refused

2018/19919/FUL Building to be used for agricultural purposes (storage of agricultural materials including hay, straw, feed and wool at New Laithe Barn, Newton Grange Farm East Marton, BD23 3NT.

Reasons for Refusal

1. The unauthorised building with its substantial buttresses does not reflect the simple rectangular form of the traditional agricultural buildings and fails to maintain or enhance landscape character and therefore conflicts with Saved Policy ENV1 of the Craven District Council (Outside the Yorkshire Dales National Park) Local Plan.

PL.925

PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 24th April 2019 to 21st May 2019.

PL.926

PLANNING SERVICES MANAGEMENT KPI STATISTICS

The Strategic Manager for Planning and Regeneration submitted a report providing details of the performance of the Planning Development Management Service to the end of April 2019. The report summarised information for key metrics within the service as part of an overall performance management framework.

Resolved – That, the current performance to the end of April 2019 is noted.

PL.927

MEETING START - TIME

The Committee noted the normal start time for its meetings for the remainder of the current municipal year would be 1.35pm on Mondays and 1.30pm on other weekdays.

Minutes for Decision

- None -

Chairman.