

PLANNING COMMITTEE

7th May 2019

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

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

Ward Representatives : Councillor Brown (Application 2018/19475/FUL) and Councillor Pringle (Application 2018/18918/FUL).

Apologies for absence were received from Councillors Harbron, Sutcliffe and Whitaker.

Start: 1.35pm

Finish: 3.33pm

The minutes of the Committee's meetings held on 9th April 2019 were confirmed and signed by the Chairman.

Minutes for Report

PL.917

CHAIRMAN

Resolved – That, in the absence of the Chairman and there being no Vice-Chairman, Councillor Brockbank is appointed as Chairman for this meeting.

PL.918

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 2018/18918/FUL : The Chairman and Councillor Shuttleworth indicated that they had received lobbying against this application.

PL.919

PUBLIC PARTICIPATION

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

Application 2018/19475/FUL Mr Derek Booth (for Bradleys Both Parish Council)
Mr Luke Binns (for the applicant)

Application 2019/20199/REM Mr Michael Gordon (for the applicant)

Application 2018/18918/FUL Ms Sarah Churcher (for Carleton-in-Craven Parish Council)
Ms Vicki Woodhead (for the objectors)
Mr Robert Hodgkiss (for the applicant)

PL.920

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:-

2017/18237/OUT Outline application for a residential development of up to 140 dwellings with associated infrastructure and open space (access applied for with all other matters reserved) on land at Hawbank Field, Skipton. Approved with Conditions

2018/19125/CND Application to discharge conditions 5i, 5ii, 5iii, 6a and 6b of original listed building consent at Malsis, Colne Road, Glusburn reference 32/2016/17098. DOC satisfactory

2018/19256/MMA Minor material amendment to applications referenced 62/2017/17912 and 62/2017/17960 to replace garden room with bike shed and bin store, amend fence and remove Velux from West elevation at The Cottage, 25 Duke Street, Settle (retrospective). Approved with Conditions

2018/19361/CND Application to discharge condition no's 3 (highways), 4 (floor levels), 5 (vibration), 6 (highways), 7 (highways), 8 (method statement), 9 (drainage), 10 (highways), 11 (site compound), 12 (construction method statement), 13 (highways) and 15 (highways) on original planning approval referenced 2017/18656/FUL granted 14 December 2017 at former allotments and garages, Broughton Road, Skipton. Split Decision

2018/19562/CND Application to discharge conditions 7, 8, 11, 12, 13, 19 & 22 of planning permission 45/2010/10758 at County Council Depot, Back Gate, Ingleton, Carnforth. Split Decision

2018/19571/CND Application to discharge condition no. 4 (Stone wall plaques to chapel), condition 10 (basement access) and condition no. 16 (hard landscaping) of listed building consent 32/2016/17098 granted 16 February 2018 at Malsis, Colne Road, Glusburn. Split Decision

2018/19681/FUL Single storey detached short-term holiday-let accommodation at 17 Weavers Court, Kirkgate, Settle. Refused

2018/19714/CND Application to discharge condition no's 4 (Foul and Surface Water Drainage), 12 (Finished Floor Levels) and 16 (Soft Landscaping) of original planning approval referenced 32/2016/17097 granted 14.08.2018 at Malsis School, Colne Road, Glusburn. DOC satisfactory

2018/19871/HH Proposed two storey rear extension, single storey side extension, and erection of detached outbuilding at 61 Hammerton Drive, Hellifield, Skipton. Approved with Conditions

2018/19981/FUL Change of use from mixed residential and office to residential only. Repair and improve forecourt, replace existing tarmac with sandstone sets. Erect a low stone wall with metal railings on top to the west perimeter of the forecourt and install a new front door at 37 Duke Street, Settle. Approved with Conditions

2018/19982/LBC Repair and improve forecourt. Replace existing tarmac with sandstone sets. Erect a low stone wall with metal railings on top to the west perimeter of the forecourt.
2. Install a new front door at 37 Duke Street, Settle. Approved with Conditions

2018/20005/FUL Change of use of existing building from A1 retail use to A5 take away food outlet at Toobys Ltd., 21 Main Street, High Bentham. Approved with Conditions

2018/20056/VAR Application to remove condition no. 1 from previous planning approval referenced 30/2015/15545 to allow occupancy of holiday chalets between 6th January to 6th February at Milton Park Luxury Lodges, Marton Road, Gargrave. Approved with Conditions

2019/20075/FUL Change of use of land from agricultural to domestic garden area and erection of shed (retrospective) and proposed erection of greenhouse at Hall Bank, Burton-in-Lonsdale. Approved with Conditions

2019/20079/FUL Proposed Dwelling on land at rear of 46 Eshton Road, Gargrave, Skipton. Refused

2019/20100/CND Application to discharge condition no. 15 of planning approval referenced 32/2016/17098 granted 16.02.2018 at Malsis, Colne Road, Glusburn. DOC satisfactory

2019/20102/FUL Demolition of existing builder's storage shed and change of use of builder's materials storage yard to C3 and siting of detached house with garage and associated external works on land adjacent to Dove Cote Gardens, Kildwick Grane, Kildwick. Approved with Conditions

2019/20104/FUL Change of use of agricultural land to residential, siting of garage and retention of driveway at the Old Shippon, Long Hill End, Cowling. Refused

2019/20115/FUL Full application for conversion of traditional agricultural barn to dwelling (Following Class Q Approval referenced 2018/19593/AGRRES) at High Laithe, Stansfield Farm, Nappa, Skipton. Approved with Conditions

2019/20118/HH Proposed single storey to rear of existing dwelling house and removal of existing outhouse at 11 Brougham Street, Skipton. Approved with Conditions

2019/20120/HH Two storey side extension at 1 Dalacres Drive, Embsay, Skipton. Approved with Conditions

2019/20133/CND Application to discharge condition no's 3 (Materials), 5 (Soft Landscaping), 6 (Tree Protection), 7 (Hard Landscaping) and 8 (Highways) of planning approval referenced 11/2016/17657 at land off Matthew Lane, Bradley. DOC satisfactory

2019/20128/FUL Conversion of traditional stone barn to dwelling together with provision of holiday let at High Stubbling, Cowling Hill Lane, Cowling. Approved with Conditions

2019/20135/FUL Change of use of agricultural grassland for the siting of 6no luxury glamping pods, a communal facilities building, parking and access track at Orcaber Farm Orcaber Lane, Austwick, Lancaster. Approved with Conditions

2019/20140/LBC Emergency work to unused Grade II* barn at Cappleside Barn, Rathmell, Settle. Works to include fixing a tarpaulin cover to the roof to prevent further damage from ingress of rain. Removal of loose stones to lean-to barns to south and east elevations. Removed stones to be stored on site. Approved with Conditions

2019/20141/FUL One side shed extension, change of use of land at 2 Priory View, Embsay, Skipton. Approved with Conditions

2019/20155/FUL Proposed new toilet block including disabled toilet and wash house for use of caravan/camping customers at Niffany Farm, Broughton Road, Skipton. Approved with Conditions

2019/20158/HH Two storey side extension and single storey front extension at 3 Aldersley Avenue, Skipton. Approved with Conditions

2019/20165/CND Application to discharge condition no's 4 (Materials) and 5 (Surface Water) of planning approval referenced 2018/19715/HH at 86 Otley Road, Skipton. DOC satisfactory

2019/20168/HH Construct a single storey porch with WC to 6 Newlands Drive, Cross Hills, Keighley. Approved with Conditions

2019/20174/CND Application to discharge condition no's 3 (Concert Hall), 4 (Concert Hall), 5 (Art Deco) and 8 (Safety Barrier) of listed building consent referenced 2017/18478/LBC granted 17.01.2018 at the Town Hall, High Street, Skipton. DOC satisfactory

2019/20175/CND Application to discharge Condition 3 (materials), Condition 04 (crime prevention), Condition 5 (roads and footways), Condition 7 (off-site highway works), Condition 10 (drainage), Condition 12 (affordable housing), Condition 13 (landscaping), Condition 16 (boundary treatments) from planning permission referenced 2017/18715/FUL granted 12 February 2018 at Former High Bentham CP School, Main Street, High Bentham, Lancaster. Split Decision

2019/20176/CPL Application for a Certificate of Lawful Development for a Loft Conversion, insertion of skylights to the front and rear roof slopes, rear dormer and rear single storey extension at 5 Shires Lane, Embsay, Skipton. Split Decision

2019/20179/FUL Retention of portacabins for a temporary period of six months – Unit 10, Riparian Way, Cross Hills, Keighley. Approved with Conditions

2019/20180/HH Removal of balcony and Erection of single storey extension with balcony. Raising height of existing chimney at The Croft, Riversdale, Long Preston, Skipton. Approved with Conditions.

2019/20183/CND Application to discharge condition no's 3, 6, 7 and 9 of full planning permission referenced 2018/19704/FUL on land to the west of Bell Busk Lane, Coniston Cold. DOC satisfactory.

2019/20196/LBC Listed building consent for demolition of boiler house and replacement with a single storey extension on north-western gable elevation, building of a single storey extension on south-eastern side elevation, insertion of first floor window in previously walled up window opening on north-eastern rear elevation and the insertion of conservation skylight in north-west facing bathroom roof (amendments to previous listed building consent referenced 2018/18976/LBC) Old Hall Farm, High Bradley Lane, High Bradley, Keighley. Approved with Conditions.

2019/20233/HH Demolition of boiler house and replacement with a single storey extension on north-western gable elevation; single storey extension on south-eastern side elevation. Insertion of first floor window in previously walled up window opening on north-eastern rear elevation. Insertion of conservation skylight in north-west facing bathroom roof (amendments to previous approval referenced 2018/19043/HH) Old Hall Farm, High Bradley Lane, High Bradley, Keighley. Approved with Conditions.

2019/20186/HH Convert garage, first floor extension and new porch at 50 Regent Drive, Skipton. Approved with Conditions.

2019/20187/HH Retrospective application for a replacement fence at Thornfield, Skipton Road, Hellifield, Skipton. Approved no conditions.

2019/20189/HH First floor extension above existing garage at 20 Greenacres, Skipton. Approved with Conditions.

2019/20190/HH Retrospective application for the construction of single storey rear lean-to extension at 122 Burnside Crescent, Skipton. Approved with Conditions.

2019/20195/HH The formation of a bathroom window to first floor to the rear of the property 68 Otley Street, Skipton. Approved with Conditions.

2019/20201/ AGRRES Change of use from agricultural building to 1 no. dwelling (Prior Notification), Sykes House Farm Stockshott Lane, Cononley, Keighley. PN Approved.

2019/20202/OUT Change of use of agricultural land and the siting of a detached house and associated external works on land adjacent to Fountain House Farm, The Green, Clapham. Approved with Conditions.

2018/20016/FUL Proposed dwelling including parking area on land off Smithy Croft, Smithy Croft Road, Gargrave, Skipton. Approved with Conditions.

2019/20205/FUL Resurfacing works at Museum Yard, Museum Walk, Skipton. Approved with Conditions.

2019/20213/REM Construction of three detached dwellings with associated infrastructure and off street parking on land off Dick Lane, Cowling, Keighley. Application Withdrawn.

2019/20214/FUL Two new dwellings with associated landscaping (resubmission of previously refused application referenced 2018/19109/FUL) on land to the west of Lingah Farm, Lingah Hill, Cononley Road, Glusburn, Keighley. Refused.

2019/20216/FUL Proposed single storey extension on the north elevation at Hall Barn, Green Lane, Halton East, Skipton. Application Withdrawn.

2019/20218/FUL Proposed new build detached dormer bungalow at 44 Tarn Moor Crescent, Skipton. Approved with Conditions.

2019/20219/HH Single storey lean to rear extension at the Coach House, Crosshills Road, Cononley, Keighley. Approved with Conditions.

2019/20221/FUL Construction of new house and garage on land adjacent to Heber Croft, Heber Drive, East Marton, Skipton. Approved with Conditions.

2019/20226/HH Construction of first floor bedrooms' extension at Sylvan Lea, Brearlands, Thornton-in-Craven, Skipton. Approved with Conditions.

2019/20235/MMA Minor material amendment to condition no. 2 (approved plans) of previously approved application referenced 22/2016/17178 at Fleet Farm, Pad Cote Lane, Cowling, Keighley. Approved with Conditions.

2019/20236/CPL Construction of single storey rear extension at 1 Pendle Street, Skipton. Refuse Cert. Lawful Development.

2019/20238/HH Proposed two storey side extension to existing dwelling at Borrowdale, Baxter Wood, Cross Hills, Keighley. Approved with Conditions.

2019/20241/TPO T1 Beech - Remove crossing branch to North, Reduce Canopy to North from 7m to 4.5m. T2 Lime - Crown lift/Remove stem epicormic growth to 8m. 12A Park Road, Cross Hills, Keighley. Approved Tree Work under TPO

2019/20244/HH Demolition of existing single garage and construction of a 2 storey extension to the side elevation of the property at 2 Collinge Road, Cowling, Keighley. Approved with Conditions.

2019/20245/HH Single storey rear extension to replace existing conservatory at 2 Wheelwrights Court, Hellifield, Skipton. Approved with Conditions.

2019/20246/HH Demolition of sheds and construction of domestic garage, access drive and hardstanding at Cragg Side Farm Cottage, Dick Lane, Cowling, Keighley. Approved with Conditions.

2019/20248/HH Proposed detached double garage at 17 Hazel Grove, Sutton-in-Craven, Keighley. Approved with Conditions.

2019/20249/TCA Remove 1 no. Fir. Crown reduction of 1 no. Conifer by 25% at Stoney Royd, North Road, Sutton-in-Craven, Keighley. Approved Tree Works in Conservation Area.

2019/20251/HH Construction of a summerhouse for general use on an existing decked area, which has previously supported two large garden sheds at Butterdale Barn, Thornton Road, West Marton, Skipton. Approved with Conditions

2019/20252/HH Single storey rear extension at Green Acre, The Green, Clapham, Lancaster. Approved with Conditions

2019/20253/FUL Enclosure of undercroft to Memorial Hall to form store at Ermysteds Grammar School, Gargrave Road, Skipton. Approved with Conditions

2019/20254/HH Proposed rear single storey extension and front single storey porch at 37 Burnside Avenue, Skipton. Approved with Conditions.

2019/20256/TPO 1 no. Sycamore. Crown Lift the very lower branches at the boundary between Dale Croft and the adjacent field, 36 Barden Road, Eastby, Skipton. Approved Tree Work under TPO.

2019/20257/TCA 1 no. Oak -Remove two smaller branches overhanging adjacent property and light pruning of lower crown at the boundary between Dale Croft and the adjacent field, 36 Barden Road, Eastby, Skipton. Approve Tree Works in Conservation Area.

2019/20258/HH Erect conservatory to rear of 2 Carr Meadows, Cowling, Keighley. Approved with Conditions.

2019/20259/HH Single storey side and rear extensions to a three-bedroom late twentieth century bungalow, West Street, Gargrave, Skipton. Approved with Conditions.

2019/20260/HH Extend existing dwelling to form glazed garden room in natural oak to the South elevation and stone porch with reconstructed stone slate roof to the West elevation. (Resubmission of previously withdrawn application 2018/19807/HH) Cobblers Barn, New Lane, Silsden, Keighley. Refused.

2019/20261/LBC Extend existing dwelling to form glazed garden room in natural oak to the South elevation and stone porch with reconstructed stone slate roof to the West elevation. (Resubmission of previously withdrawn application 2018/19808/LBC) Cobblers Barn, New Lane, Silsden, Keighley. Refused.

2019/20264/CND Application to discharge condition no. 3(i) (Highways Access) of planning approval referenced 2018/19262/HH granted 10 July 2018 at 13 East Lane, Embsay, Skipton. DOC satisfactory.

2019/20263/HH Demolish existing concrete garage and wooden store, rebuild new garage and workshop with office accommodation including new water treatment septic tank to serve new building and Craggside Farm, Dick Lane, Cowling, Keighley. Application Withdrawn.

2019/20275/CND Application to discharge conditions 3 (Site Access), 4 (Soft Landscaping), 5 (Trees) and 6 (Tree Protection) of planning approval referenced 2017/18355/FUL Deep Spring, Grange Road, Farnhill. Split Decision.

2019/20280/HH Two storey side extension with balcony 86 Otley Road, Skipton. Approved with Conditions.

2019/20282/FUL Extension of an existing agricultural building permitted under ref. 2018/19472/FUL at Marton Hall Farm West Marton, Skipton. Approved with Conditions.

2019/20284/TCA T1 Birch – Fell at 1 Meadowcroft, Draughton, Skipton. Approved Tree Works in Conservation Area.

2019/20288/CND Application to discharge condition no. 7 (Construction Method Statement) of planning approval referenced 2018/18950/FUL on the site of former St. Monica's Convent, Raikes Road, Skipton. DOC satisfactory.

2019/20289/CND Application to discharge Addendum to condition no. 5 part iii (Chapel Floor Plan and Chapel Elevation) of listed building consent referenced 32/2016/17098 granted 16.02.2018 Malsis, Colne Road, Glusburn. DOC satisfactory.

2019/20298/HH Removal of existing conservatory with proposed replacement single storey extension at 14 Cross Bank, Skipton. Approved with Conditions.

2019/20307/NMA Non-material amendment to planning consent references 59/2007/8005 and 2018/19279/VAR for the installation of air source heat pumps (part retrospective) to dwellings (Details amended to show correct pump and stone screening to road frontage) at 1, 2, 3 and 4 Roselea, Hesley Lane, Rathmell, Settle. Non-material amendment approved.

2019/20309/CND Application to discharge condition no. 6 (surface water outfall) and condition no. 7 (on planning permission referenced 66/2016/17316 granted 25 October 2016 at 11A – 11C Harper Grove, Sutton-in-Craven, Keighley. DOC satisfactory.

2019/20326/CND Application to discharge condition no. 3 (Construction Method Statement) from planning approval referenced 2018/19997/FUL granted 28.01.2019 Co-op Petrol, Whitefriars, 9 Church Street, Settle. DOC satisfactory.

2019/20340/CND Application to discharge condition no. 13 (Travel Plan) on planning decision notice referenced 12/2017/17952 granted 04 July 2017 Restoration Barn, Skinner Ground Farm, Old Lane (north), Broughton, Skipton. DOC satisfactory.

b. Applications

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

Permission Granted

2018/19475/FUL Construction of detached dwelling with off street parking at a former Coal Yard adjacent to Leeds-Liverpool Canal, Ings Lane, Bradley BD20 9EL – subject to the conditions listed below being amended to require the roof to be of stone, the actual wording to be formulated by the Planning Manager.

Conditions

Time Limit for Commencement

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

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

Approved Plans

- 2 This permission relates to the following plans:
 - Proposed Plans - Drawing No. 2838, received 1st March 2019;
 - Site Plan as Existing - Drawing No. 2838.02, received 19th March 2019;
 - Site Plan as Proposed - Drawing No. 2838.03, received 19th March 2019;
 - Flood Plan - Drawing No. 2838.04, received 19th March 2019;
 - Location Plan - Drawing No. 2838.05, received 19th March 2019;
 - Design and Access Statement, received 1st March 2019;
 - Flood Risk Assessment, received 25th June 2018.

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

indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

Before you Commence Development

- 3 Prior to the commencement of development, plans should be submitted demonstrating arrangements for sewerage and sewerage disposal. Details shall include information to prevent an increase to the rate of surface water runoff towards the existing culverted watercourse under the canal. Thereafter the development shall be implemented in accordance with the approved details and retained in perpetuity.

Reason: To ensure sewerage is removed correctly in order to protect public health and to prevent off site pollution or land instability.

- 4 No development shall take place until a construction site management plan has been submitted to, and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in strict accordance with the approved management plans.

Reason: To ensure measures are put in place to prevent the passage of dust or runoff from the construction site towards the Leeds and Liverpool canal.

- 5 The development hereby approved shall not commence until actual or potential land contamination at the site has been investigated and a Phase I desk study report has been submitted to and approved in writing by the Local Planning Authority.

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

- i) In the event that the Phase I desk study report identifies a need for further intrusive investigation then the development hereby approved shall not commence until a Phase II intrusive site investigation report has been submitted to and approved in writing by the local planning authority.
The Phase II Intrusive Site Investigation Report shall be prepared in accordance with current best practice.
- ii) Should the need for remediation be recommended in the Phase II Intrusive Site Investigation report, the development hereby approved shall not commence until a Remediation Strategy has been submitted to, and approved in writing by, the local planning authority. The Remediation Strategy shall be prepared in accordance with current best practice. The approved remediation measures shall be implemented in accordance with the agreed timescales set out in the approved Remediation Strategy.
- iii) In the event that remediation is unable to proceed in accordance with an approved Remediation Strategy or unexpected significant contamination is encountered at any stage of the process, the local planning authority shall be notified in writing immediately. Revisions to the Remediation Strategy shall be submitted to, and approved in writing by, the local planning authority. Works shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

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

The Validation Report shall be prepared in accordance with current best practice. The site shall be prepared in accordance with current best practice.

The site shall not be brought into use until such time as all the validation data has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that actual or potential land contamination at the site has been investigated and that any associated environmental risks have been assessed and mitigated against in an appropriate and effective manner.

- 6 No piped discharge of water from site shall commence unless full details of the means of foul and surface water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. Details shall include information to prevent an increase to the rate of surface water runoff towards the existing culverted watercourse under the canal. Thereafter the development shall be implemented in accordance with the approved details and retained in perpetuity.

Reason: To ensure the satisfactory drainage of the site, and to prevent off site pollution or land instability next to the Leeds and Liverpool Canal in accordance with paragraphs 109 & 120 of the National Planning Policy Framework.

Ongoing Conditions

- 7 Notwithstanding the provision of any Town and Country Planning General Permitted (England) Order 2015 (as amended), or any equivalent Order for the time being in force, the areas shown on approved plans for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Reason: To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

- 8 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), 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.

Reason: In order to prevent overdevelopment of the site and to ensure that the character and appearance of the area is safeguarded.

- 9 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans (drawing no. 2838).

Reason: To ensure use of appropriate materials which are sympathetic to the character and appearance of the surrounding area and in the interests of visual amenity.

Informatives

1. Operating times for construction should be limited to:
 - 8.00am to 18.00pm Monday to Friday
 - 8.00am to 13.00pm Saturday
 - No Sunday or Bank Holiday working.
2. 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.
3. 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.
4. The site is in proximity to existing waterside moorings. Prior to construction, it may be helpful if the Trust's waterside moorings section could be informed by the applicant of when works are likely to commence, so that boaters can be informed of any potential noise disturbance beforehand. They can be contacted via 0303 040 4040.
5. Surface Water Drainage is now the responsibility of the LLFA.
6. Statement of Positive Engagement: -

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

Delegated Authority

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, Carla Beck Lane, Carleton – the Planning Manager was authorised to approve this application subject to the conditions listed below being amended / extended regarding discharging surface water to a public sewer as a result of gravity from the site and that there is a suitable means of foul drainage – the actual wording to be formulated by the Planning Manager.

Conditions

Approved Plans

- 1 The development hereby granted shall be carried out in accordance with the drawings hereby approved:

2829.1
2829.2A

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

indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: To ensure a satisfactory development and to avoid any ambiguity as to what constitutes the permission.

Before you Commence Development

- 2 Prior to any site activity is commenced in association with the development barrier fencing shall be erected along the protected trees adjacent to the site in compliance with BS 5837 (2012) Trees in Relation to Construction - Recommendations. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant or removal or addition of soil may take place. The fencing shall not be moved in part or wholly without the written agreement of the Local Planning Authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.

Reason: To prevent damage to the protected trees during construction works in accordance with saved Policy ENV10 of the Craven District (outside the Yorkshire Dales National Park) Local Plan.

- 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 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.

That part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.

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

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

Reason: To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience and comply with saved Policies ENV2 and T2 of the Craven District (outside the Yorkshire Dales National Park) Local Plan and guidance contained within the National Planning Policy Framework.

- 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 60 metres measured along both channel lines of the major road Carla Beck Lane 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.

Reason: In the interests of road safety and to accord with saved Policy T2 of the Craven District (outside the Yorkshire Dales National Park) Local Plan and guidance contained within the National Planning Policy Framework.

During Building Works

- 5 No excavation or grading shall be undertaken within the Root Protection Area without the prior approval of the Local Planning Authority.

Reason: To prevent damage to the protected trees during construction works and to accord with saved Policy ENV10 of the Craven District (outside the Yorkshire Dales National Park) Local Plan.

- 6 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the landscaping scheme for the site shown on approved plans shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with the details shown on the approved plan. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Craven District (outside the Yorkshire Dales National Park) Local Plan and guidance contained within the National Planning Policy Framework.

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

Reason: To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading.

- 8 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, boundary treatments to each plot shall be erected in accordance with the details (including their siting, height, design, materials and finish) shown on approved plans before the dwelling on that plot is first occupied, and shall be retained as such thereafter.

Reason: In the interests of the security of future occupiers, to ensure adequate levels of privacy between neighbouring dwellings and to achieve an acceptable relationship with the street scene in accordance with the requirements of Craven District (outside the Yorkshire Dales National Park) Local Plan and guidance contained within the National Planning Policy Framework.

Ongoing Conditions

- 9 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans (drawing nos.2829.1 and 2829.2).

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Craven District (outside the Yorkshire Dales National Park) Local Plan and guidance contained within the National Planning Policy Framework.

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the approved garages and parking spaces hereby approved shall be retained as such thereafter.

Reason: To ensure sufficient parking provision is retained and to accord with the requirements of saved Policy T2 of the Craven District (outside the Yorkshire Dales National Park) Local Plan.

Informatives

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

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

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.

2. Charging Points

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

3. All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.

4. Noise

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.

5. Topsoil

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

6. Hours of Construction

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.

7. Statement of Positive Engagement:

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

Permission Refused

2018/18918/FUL Residential development of 2 No detached single storey (bungalow) dwellings at land North West of St. Mary's Green, Carleton BD23 3DG.

Reasons for Refusal

1. The proposal would cause substantial harm to the designated heritage asset of the Carleton Conservation Area and the harm would not be outweighed by any significant benefits that might arise from the development. On this basis it is considered that the proposal is refused, in accordance with paragraphs 182 to 202 of the National Planning Policy Framework. Specifically the detail and design of the proposed development are inappropriate for a site within the conservation area and have not been informed by an understanding of the prevailing character of the conservation area.
2. In addition, the proposed development would adversely impact on a designated heritage asset by virtue of its location where it would result in the loss of important views into and out of the Carleton Conservation Area.

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraph 38 of the National Planning Policy Framework. (*)

PL.921

PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 27th March 2019 to 23rd April 2019.

Minutes for Decision

- None -

Chairman.