

PLANNING COMMITTEE

1.30pm on Tuesday 27th August, 2019
Belle Vue Suite, Belle Vue Square Offices, Skipton

Committee Members: The Chairman (Councillor Sutcliffe) and Councillors, Brockbank, Brown, Harbron, Heseltine, Lis, Morrell, Place, Pringle, Rose, Shuttleworth and Welch.

AGENDA

Comfort Break: Please note that a formal 15 minute comfort break may be taken at an appropriate point in the Committee's consideration of the Schedule of Plans.

1. **Apologies for absence and substitutes**
2. **Confirmation of Minutes** – 30th July 2019.
3. **Public Participation** – In the event that any questions/statements are received or members of the public wish to ask questions or address the Committee **in respect of matters not appearing on this agenda**, the public participation session will proceed for a period of up to fifteen minutes.
4. **Declarations of Interest** – All Members are invited to declare at this point any interests they have in items appearing on this agenda, including the nature of those interests.

(Note: Declarations should be in the form of:

a **“disclosable pecuniary interest”** under Appendix A to the Council's Code of Conduct, or **“other interests”** under Appendix B or under Paragraph 15 where a matter arises at the meeting which relates to a financial interest of a friend, relative or close associate.

A Member of Council who has a disclosable pecuniary interest must leave the room and not take part in the discussion or vote. When declaring interests under Appendix B or Paragraph 15 of the Code, Members must move to the public seating area, not vote, and speak only if members of the public are also allowed to speak at the meeting.)

5. **Schedule of Plans** – Attached. The schedule is comprised of the following:

- (a) Applications to be determined by the Committee.
- (b) Details of applications determined by officers under the Scheme of Delegation.
- (c) Enforcement - New complaints registered / complaints closed.

If Members have any queries regarding individual applications dealt with under the Scheme of Delegation, or if they have any queries regarding an enforcement matter, they are asked to consider contacting Neville Watson, Development Control Manager (email: nwatson@cravenc.gov.uk, telephone: 01756 706402)

6. **Any other items** which the Chairman decides are urgent in accordance with Section 100B(4) of the Local Government Act, 1972.

Agenda Contact Officer: Vicky Davies
Tel. 01756 706486, E-mail committees@cravendc.gov.uk
16th August 2019.

Recording at Council Meetings

Recording is allowed at Council, committee and sub-committee meetings which are open to the public, subject to

- (i) the recording being conducted with the full knowledge of the Chairman of the meeting; and
- (ii) compliance with the Council's protocol on audio/visual recording and photography at meetings, a copy of which is available on request. Anyone wishing to record must contact the Agenda Contact Officer (details above) prior to the start of the meeting. Any recording must be conducted openly and not disrupt proceedings.

Emergency Evacuation Procedure

In case of an emergency or if the alarm sounds, leave the committee room and leave the building using the nearest available door. The assembly point is in the main square at the front entrance. An officer will take a roll call at that point. Please do not leave without telling the Chairman or the Democratic Services Section's representative.

PLANNING COMMITTEE

30th July 2019

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

Officers – Legal Services Manager, Planning Manager, Principal Planning Officer x2, Planning Officer X2 and Senior Democratic Services Officer.

Ward Representatives : Councillor Mulligan and Brown (Application 2019/20416/FUL), Councillor Barrett (Application 2019/20573/FUL), Councillor Pringle (Application 2018/19767/OUT) and Councillor Lis (Application 2019/20428/FUL).

An apology for absence was received from Councillor Brockbank.

Start: 1.40pm

Finish: 5:07pm

Councillor Lis left the meeting at 4:10pm.

Councillors Harbron and Place left the meeting at 4:12pm.

Note: The Committee took a comfort break at 3.10 pm.

The minutes of the Committee's meetings held on 1st July 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.934 **PUBLIC PARTICIPATION ITEMS NOT APPEARING ON THE AGENDA**

Mr Patrick Hargreaves addressed the Committee in relation to oversight and enforcement at the Green Lane site, Glusburn. Mr Hargreaves stated that the site had a long and complex history and he referred to the conduct of the developer, in particular deviations from the approved planning permission. Whilst some of the small issues had been addressed by the developer, there were still significant outstanding problems on the site that were causing harm and a loss of amenity to the householders. He referred to the lack of enforcement and pleaded with the Planning Authority to take enforcement action. In response, the Planning Manager stated he would provide a written response to Mr Hargreaves.

PL.935 **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 been lobbied against this application.

Application 2019/20573/FUL Councillor Brown indicated that he had been lobbied for and against this application.

Application 2018/19767/OUT Councillors Brown and Rose both indicated that they had been lobbied for and against this application.

PL.936

PUBLIC PARTICIPATION

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

Application 2019/20416/FUL: Mr Keith Midgley (Chairman, Kildwick Parish Meeting)
Dr Paul Silverton (objector/for the objectors)
Mr Luke Binns (agent for the applicant)

Application 2019/20573/FUL: Patrick Hargreaves (objector)

Application 2018/19767/OUT: Mr Philip Holmes (Chairman, Carleton-in-Craven Parish Council)
Mr William Cartwright (for the objectors)

Application 2019/20428/FUL: Ms Wendy Socket (agent for the applicant)

PL.937

**PLANNING REF: 2019/20416/FUL – LAND OFF SKIPTON
ROAD, KILDWICK, - PROPOSED REASONS FOR REFUSAL**

Further to Minute No. PL.930-19/20, the Strategic Manager for Planning and Regeneration submitted a report that assessed the Planning Committee's proposed reasons for refusal on the application reference 2019/20416/FUL for the construction of 7 no. dwellings at its meeting held on 3rd June 2019. On 1st July 2019 Members deferred consideration of the report to this meeting to enable a matter concerning a point of law to be corrected.

Counsel's advice had been sought on proposed reasons for refusal and these were set out in the report as now submitted.

Resolved – That, the report is noted and that the application is determined on the Schedule of Plans.

PL.938

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:

2018/19059/VAR Land Bounded by A65 White Hills Lane, Raikes Road, Skipton. Application for variation of wording of condition no. 3 on planning permission referenced 63/2014/14688 to require the hedge is maintained as per the 5 years' landscape management plan June 2016. Approved with Conditions

2018/19755/VAR Land Bounded by A65 White Hills Lane And Raikes Road, Skipton. Application to vary condition no. 1 (approved plans) of reserved matters approval referenced 63/2014/14688. Proposed revisions comprise: amendments to site layout (removal of public open space), 3 additional dwellings and alterations to scale and designs of dwellinghouses previously approved, along with variation of conditions 10 and 11 of application 63/2014/15162 to reduce affordable housing contribution from 40% to 30% and make changes to public open space requirements. Approved with Conditions

2018/19875/VAR Application to vary condition no. 1 (approved plans) of reserved matters approval referenced 63/2014/14688 to retain 50% of public open space as Plot 1 garden on land bounded by A65, White Hills Land and Raikes Road, Skipton. Approved with Conditions.

2019/20156/FUL Application for plant equipment including intake, extract and 3 condensers, bin/plant room/bike store and minor external elevation changes at 34 Swadford Street, Skipton. Approved with Conditions

2019/20286/FUL Demolition of existing detached bungalow and construction of 2 no. detached dwellings at Roseneath, The Acres, Sutton-in-Craven. Approved with Conditions

2019/20285/CND Application to discharge condition no's 4 (highway details), 10 (highway improvements) and 12 (footpath works) at Skinner Ground Farm, Broughton Estate, Broughton, Skipton. Split Decision.

2019/20318/OUT Outline application with all matters reserved for 3 no. dwellings on land adjacent to Lairgill Lodge Mount Pleasant, High Bentham. (Resubmission of previous outline approval referenced 2018/18982/OUT) Approved with Conditions

2019/20319/OUT Outline application with all matters reserved for 2 no. dwellings on land adjacent to Lairgill Lodge, Mount Pleasant, High Bentham. Approved with Conditions.

2019/20376/FUL Conversion of agricultural barn to 2 dwellings. The Barn, Hammon Head Hall, Hollin Lane, Bentham. Approved with Conditions.

2019/20377/FUL Conversion of outbuilding/former dwelling at The Dairy, Hammon Head Hall, Hollin Lane, Bentham. Approved with Conditions.

2019/20382/CND Discharge of Condition 3 (Materials) and Condition 5 (Site Access) for plots 3 & 4 respectively of planning permission 45/2016/17387 granted 21st November 2016. Plots 3 & 4 land off Main Street, Ingleton, Carnforth. DOC satisfactory

2019/20389/FUL New two-storey dwelling at Bold Venture Bungalow, Keighley Road, Skipton. Approved with Conditions.

2019/20392/FUL Proposed menage at Rock Royd Farm, Keighley Road, Low Bradley, Keighley, BD20 9HF. Approved with Conditions.

2019/20399/HH To create a new vehicular crossing for parking in the driveway by demolishing a wall, outbuilding and dropping a kerb. 47 Colne Road, Glusburn, Keighley. Approved with Conditions.

2019/20409/FUL Creation of a concrete base and the installation of a metal shipping container at Ingleborough Community Centre, Main Street, Ingleton. Application Withdrawn.

2019/20423/HH Erection of a new shed to replace existing shed at 12 Coppice Lane, Hellifield, Skipton. Approved with Conditions.

2019/20445/FUL 2 no. new build detached dwellings on land adjacent to Wheatlands Lane, Cross Hills, Keighley. Approved with Conditions.

2019/20448/MMA Minor material amendment to vary condition no. 2 (approved plans) of previously approved application referenced 2018/19260/FUL. Airedale House Farm, Skipton Road, Silsden, Keighley. Approved with Conditions.

2019/20450/CND Application to discharge conditions 5 (Exterior Materials) and 6 (Drainage) of planning approval referenced 21/2016/16856 granted 31st August 2016 on land adjacent to Pear Tree Barn, Main Street, Cononley, Keighley. DOC satisfactory.

2019/20468/HH Demolition and removal of existing conservatory. Small single storey extension to the rear of 52 Raikeswood Drive, Skipton. Approved with Conditions.

2019/20472/HH Conservatory at rear of property, attached to the existing kitchen extension (Resubmission of 2018/19493/HH) Silva Garrs, 18 Regent Drive, Skipton. Approved with Conditions.

2019/20473/FUL Construction of 2 bedroom bungalow and car parking spaces. Demolition of existing garage. (Resubmission of application dismissed on appeal referenced 2018/19356/FUL) rear of 9-11 Park Avenue, Gargrave Road, Skipton. Refused.

2019/20474/CND Application to discharge condition no's 4 (materials), 5 (boundary treatment) and 6 (window) of original planning permission referenced 2018/19058/FUL granted 01 May 2018 Bottom Farm, Manor Farm, Nappa, Skipton. Split Decision.

2019/20479/FUL Construction of 1 no. 2 bed bungalow, 1 no. 3 bed bungalow and 4 no. 4 bed dwellings with associated vehicular access and landscaping. (Resubmission of previously refused application referenced 2019/20096/FUL) Rockwood House, Park Wood Close, Skipton. Refused.

2019/20482/ADV Application for advertisement consent for 2 no. fascia signs, 1 no. tile logo sign and 2 no. projecting signs. 34 Swadford Street, Skipton. Approved with Conditions.

2019/20483/COU Change of use of 1st floor flat to offices & change of use of 2 storey offices to dwelling, 39 Main Street, Ingleton, Carnforth. Approved with Conditions.

2019/20484/FUL Subdivision of Stott Hill Farm to form additional dwelling at Stott Hill Farm, Old Lane, Cowling, Keighley. Approved with Conditions.

2019/20488/REM Approval of the access, appearance, landscaping, layout and scale as reserved by condition in outline consent referenced 2017/18860/OUT for 3 dwellings on land to rear of 71 Main Street, Cross Hills, Keighley. Approved with Conditions.

2019/20489/FUL Demolition of part of the rear wing and rebuild and then the conversion of the mill into one dwelling. Lumb Mill, Carr Head Lane, Cross Hills, Keighley. Approved with Conditions.

2019/20490/LBC Listed building consent for demolition of part of the rear wing and rebuild and then the conversion of the mill into one dwelling. Lumb Hill, Carr Head Lane, Cowling, Keighley. Approved with Conditions.

2019/20495/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 Cragside Farm, Dick Lane, Cowling, Keighley. Approved with Conditions.

2019/20503/LBC

Re-slating and associated works to Cappleside Barn, Brocklands Woodside Burial, Hollow Gill Brow, Rathmell comprising: removal of existing slates; inspection, repair and replacement of roof timbers where necessary; rebuilding of unstable masonry to eaves and gable; raising of eaves and gables to accommodate roof insulation; installation of conservation rooflight's and installation of cast iron guttering. Approved with Conditions.

2019/20507/HH Front and rear single storey extension at 107 New Village, Ingleton, Carnforth. Approved with Conditions.

2019/20509/HH Front entrance porch extension at 12 Kirk Lane, Eastby, Skipton. Approved with Conditions.

2019/20510/HH Single storey rear extension at 16 Moorland Avenue, Back Ermysted, Skipton. Approved with Conditions.

2019/20511/FUL Construction of new access track on land to south of Cowling Hill Lane, Cowling, Keighley. Approved with Conditions.

2019/20514/FUL A disabled access ramp leading to a main door. All done to specific measurements to suit wheelchair users if needed. Handrailing's will be installed and level access leading to ramp to 71 Main Street, Cross Hills, Keighley. Approved with Conditions.

2019/20516/CND Application to discharge condition no. 4 (electricity re-routing) on planning permission referenced 2018/19658/FUL granted 10 December 2018 Langcliffe Caravan Park, Langcliffe, Settle DOC satisfactory.

2019/20517/HH Form new porch to front elevation and new garden room to rear at 22 Marton Road, Gargrave, Skipton. Approved with Conditions.

2019/20521/TCA Remove 2 no. Ash, 3 no. Conifers Trees and 1 no. Holly at 4 Garden Terrace, West Road, Carleton, Skipton. Approved Tree Works in Conservation Area.

2019/20520/HH Single storey rear extension, Sansbury Mount, 31 Springfield, High Bentham, Lancaster. Approved with Conditions.

2019/20527/FUL Proposed replacement dwelling (Resubmission of previously approved application 2018/19596/FUL) Thorncroft, Moorcroft, Stockshott Lane, Cononley, Keighley. Approved with Conditions.

2019/20531/FUL Occupation of building as both ancillary accommodation to house (Wend Gardens) and as holiday let. Wend Gardens, The Wend, Carleton, Skipton. Approved with Conditions.

2019/20533/HH Removal of existing conservatory and erection of two storey side extension at 10 Hazel Grove, Sutton-in-Craven, Keighley. Approved with Conditions.

2019/20534/VAR Application to vary Condition Number(s): 2 (Approved Plans), 9(Tree Protection Measures) and 13 (Soft Landscaping) of application reference number 2017/18715/FUL granted 12th February 2018. Former High Bentham CP School, Main Street, High Bentham, Lancaster. Approved with Conditions.

2019/20535/HH Construction of two storey side extension at 3 Grassington Road, Skipton. Approved with Conditions.

2019/20542/CND Application to discharge condition numbers 16 (retaining walls) and 17 (protection of culvert) on application referenced 22/2016/17201 granted 08 September 2016 at land off Nan Scar, Cowling, Keighley. DOC satisfactory.

2019/20543/CND Application to discharge condition no. 3 (15220-RS-01 Remediation Strategy) on planning appeal decision referenced APP/C2708/W/18/3210340 allowed 17 May 2019 at land North of Kings Mill Lane (former NYCC depot), Settle. Split Decision.

2019/20550/ AGRES Conversion of existing agricultural barn to 1 No. dwelling (Prior Notification) at Cross Gates Laithe, Pikeber Farm, Wigglesworth, Skipton. PN Refused and Application Required.

2019/20551/HH Side and rear extension to existing dwelling (Resubmission of previously approved application 2019/20311/FUL) 15 Moorland Close, Embsay, Skipton. Approved with Conditions.

2019/20553/NMA Non-material amendment to original planning approval referenced 2018/19096/HH to add masonry corners (south-east and north-east corners) above balcony to provide anchorage to metal balustrade at 62 Raikeswood Drive, Skipton. Approved with Conditions.

2019/20555/FUL Refurbishment of store and new shop front at Co-Operative Retail Services, Main Street, Ingleton, Carnforth. Approved with Conditions.

2019/20557/CND Application to discharge conditions no. 3 (Materials) and 4 (Surface Water) of planning approval referenced 2018/19672/FUL given 29th October 2018. Land adjacent to 9 Black Abbey Lane, Glusburn, Keighley. Split Decision

2019/20559/HH Three storey side extension at Airewood, Baxter Wood, Cross Hills, Keighley, West Yorkshire. Approved with Conditions.

2019/20571/LHSHLD Single storey rear extension to provide conservatory, measuring 3.46m beyond rear wall; 3.62m in height from ground level; 2.90m in height to eaves from ground level. 61 Sharphaw Avenue, Skipton. Prior Approval Not Required

2019/20587/CND Application to discharge condition number 8 (Internal Paint & Plaster Works) on listed building consent 32/2016/17098 granted 16 May 2018. Malsis, Colne Road, Glusburn, Keighley, West Yorkshire. DOC satisfactory.

2019/20593/CND Application to discharge condition no. 11 (internal decoration) of listed building consent referenced 32/2016/17098 granted 16 May 2018 Malsis Hall, Colne, Road, Glusburn, Keighley, West Yorkshire. DOC satisfactory.

2019/20643/CND Application to discharge Condition No. 19 (Travel Plan) of planning decision notice referenced 32/2016/17097 granted 14/08/2018 Malsis, Colne Road, Glusburn, Keighley, West Yorkshire. DOC satisfactory.

2019/20644/CND Application to discharge condition no. 4 Part (iv) (Materials) of planning approval referenced 15/2017/18134 and 15/2017/18123 given 11th July 2017. The Cross, 3 High Street, Burton in Lonsdale, Carnforth, Lancaster. DOC satisfactory.

b. Applications

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

Permission Granted

2019/20416/FULL Construction of 7no. dwellings with associated off street parking and infrastructure (resubmission of refused application 2017/18568/FUL) – subject to the informatives listed below being amended so that swift boxes and appropriate wildlife protections are incorporated into the design; and further discussions to take place about the extent of tree cover removal, the actual wording to be formulated by the Planning Manager).

Conditions

Time Limit for Commencement

- 1 The development must be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

- 2 This permission relates to the following plans:
2837.1B site/location/floor plans and roof plans
2837.2A elevations and floor plans
2837.3C Site Plan
2837.4C Location Plan

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.

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 Yorkshire Dales National Park) Local Plan and the National Planning Policy Framework.

Before you Commence Development

- 3 No development shall take place until a Construction Exclusion Zone has been formed around the Root Protection Areas of the protected trees identified as being retained on drawing no. P1474/002c. 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. 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.

Reason: To ensure that adequate measures are put in place to protect existing trees which are to be retained as part of the development before any construction works commence in accordance with the requirements of Saved Policy ENV10 of the Craven District (Outside the Yorkshire Dales National Park) Local Plan and guidance contained within the National Planning Policy Framework.

- 4 No development shall commence on this site until a Scheme for the provision, implementation and maintenance of a surface water regulation system has been approved in writing by the Local Planning Authority in consultation with the Internal Drainage Board. The rate of discharge would not expected to exceed that of a 'greenfield site' taken as 1.4 lit/sec/ha.

Reason: To prevent the increased risk of flooding.

- 5 No development approved by this permission shall be commenced until the Local Planning Authority in consultation with the Internal Drainage Board has approved a Scheme for the provision of surface water drainage works. Any such Scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into use.

The following criteria should be considered:

Any proposal to discharge surface water to a watercourse from the redevelopment of a brownfield site should first establish the extent of any existing discharge to that watercourse.

Peak run-off from a brownfield site should be attenuated to 70% of any existing discharge rate (existing rate taken as 140lit/sec/ha or the established rate whichever is the lesser for the connected impermeable area).

Discharge from "greenfield sites" taken as 1.4 lit/sec/ha (1:1yr storm).

Storage volume should accommodate a 1:30 yr event with no surface flooding and no overland discharge off the site in a 1:100yr event.

A 20% allowance for climate change should be included in all calculations.
A range of durations should be used to establish the worst-case scenario.
The suitability of soakaways, as a means of surface water disposal, should be ascertained in accordance with BRE Digest 365 or other approved methodology.

Reason: To ensure the development is provided with satisfactory means of drainage and to reduce the risk of flooding.

During Building Works

- 6 No tree felling, tree works or works to hedgerows shall take place during the optimum period for bird nesting (March to August inclusive) unless a report, undertaken by a suitably qualified person immediately prior to any clearance, has been submitted to and approved in writing by the Local Planning Authority, demonstrating that nesting/breeding birds have been shown to be absent.

Reason: To protect and prevent unnecessary disturbance of nesting birds in accordance with the provisions of the Wildlife and Countryside Act 1981 and the requirements of the National Planning Policy Framework.

- 7 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 materials 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 Highways 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.

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.

- 8 No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- (i) separate systems for the disposal of foul and surface water;
- (iv) details of how the scheme will be maintained and managed after completion.

The scheme shall be implemented in accordance with the duly approved details before any of the plots are first occupied, and shall be maintained and managed as such thereafter.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements

- 9 The development hereby approved shall be carried out in conformity with the details contained within the Flood Risk Assessment and retained thereafter.

Reason: To ensure that Flood Risk is satisfactorily addressed.

- 10 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.

Reason: To ensure use of appropriate materials which are sympathetic to the character of the rural area and the site's surroundings in the interests of visual amenity in accordance with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan policy ENV2 and the National Planning Policy Framework.

- 11 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, within three months of development first taking place a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, species, siting, planting distances and the programme of planting of trees, hedges 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.

Reason: In the interests of the amenity of the area.

- 12 Within 3 months of development first taking place, details of the height, design, materials and finish of all boundary treatments at the site (the siting of which is shown on the approved plan submitted with application showing siting of boundary wall and fencing shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be constructed in accordance with the duly approved details before the building is first occupied, and retained as such thereafter.

Reason: In the interests of site security and to ensure a satisfactory relationship with the character of surrounding buildings and the street scene in accordance with the requirements of the National Planning Policy Framework.

- 13 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, within three months of development first taking place a scheme for the construction of all hard surfaced areas of the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the design, construction (including sub layers and surfacing materials) and drainage of all hard surfaced areas, and a timetable for their provision. The hard surfaced areas shall thereafter be delivered in accordance with the duly approved scheme and the timetable contained therein.

Reason: In order to ensure satisfactory treatment of hard surfaced areas and a satisfactory standard of engineering works in the interests of visual amenity in accordance with Saved Policy ENV2 of the Craven District (outside the Yorkshire Dales National Park) Local Plan and guidance contained within the National Planning Policy Framework.

- 14 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.

Reason: To ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents in accordance with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan policy T2 and the National Planning Policy Framework.

- 15 Prior to the occupation of any dwellings, a management plan for the future maintenance of the open grassed spaces and trees/hedges as shown on the approved drawings (excluding the private amenity spaces associated with each dwelling) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the open grassed areas shall be permanently maintained in accordance with the approved management plan.

Reason: In the interests of visual amenity and residential amenity and to accord with the requirements of Saved Policy ENV2 of the Craven District (outside the Yorkshire Dales National Park) Local Plan and the requirements of the National Planning Policy Framework.

Ongoing Conditions

- 16 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.

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.

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

Reason: In the interest of satisfactory and sustainable drainage and in accordance with the National Planning Policy Framework.

- 18 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.

Reason: To reduce the risk of flooding and pollution and increase the levels of sustainability of the development.

- 19 Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), no windows other than those expressly authorised by this permission shall be inserted in the western side facing elevation of the dwelling on plot 1 (as identified on the approved plans).

Reason: To safeguard the privacy of occupiers of neighbouring dwellings and ensure satisfactory levels of amenity for adjoining residents in accordance with the

Informatives

1. 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.
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. 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.
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. Under the terms of the Land Drainage Act. 1991 and the Board's Byelaws, the prior written consent of the Board is required for any proposed works or structures in, under, over or within 9 metres of the top of the bank of any watercourse. Any new outfall to a

watercourse requires the prior written consent of the Board under the terms of the Land Drainage Act. 1991 and should be constructed to the satisfaction of the Board.

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Under the Board's Byelaws the written consent of the Board is required prior to any discharge into any watercourse within the Board's District.

6. 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.
7. You are advised that a separate licence will be required from the Local 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.
8. The applicant is kindly requested to give the Council's Tree Officer 14 days prior notice in writing of any approved tree works that are to be undertaken as part of this development. This will enable the Council to inform local Councillors about imminent tree works, who can then answer enquiries from members of the public. Tree works, in particular tree felling associated with development, are often controversial and this information is requested because it will assist in reducing the potential for conflict when tree works are taking place.
9. 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.

2019/20428/FUL Lodge style caravan for use as a bistro at Rivers Edge Holiday Home and Lodge Park, Bentham Road, Ingleton, LA6 3HR. Subject to the following conditions being amended to remove/revise condition 1 as the development had already begun :

Conditions

- 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 comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The permission relates to the following plans:

Site location plan - received 16th April 2019

Drawing No. 327-006 C - F&B Layout sketch options - received 9th July 2019

Drawing No. 327-007 - Block plan - received 1st May 2019

Drawing No. J4500 - Lighting plan - received 20th May 2019

Drawing No. AVS1723 B - Kitchen ventilation system - received 29th May 2019

Flood risk assessment - received 14th May 2019

Email from agent received 9th July 2019 (materials)

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 Yorkshire Dales National Park Authority) Local Plan and the National Planning Policy Framework.

- 3 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the bistro shall be constructed in accordance with the materials detailed on the approved plans.

Reason: To specify the terms of the permission and for the avoidance of doubt in the interests of visual amenity in accordance with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan and the National Planning Policy Framework.

- 4 Prior to the first use of the development, a Noise Management Plan will be submitted for approval by the Local Planning Authority.

Reason: In order to ensure that appropriate mitigation measures are put in place to safeguard the amenity of the neighbouring properties located in proximity to the bistro hereby approved in accordance with the requirements of the National Planning Policy Framework.

- 5 Prior to the use of the development waste storage facilities shall be provided for the safe and secure on site storage of waste derived from the business to ensure that no detriment to amenity from smell, flies or vermin arises.

A scheme detailing the provisions to be made for the safe storage of waste must be submitted to and approved in writing by the Local Planning Authority and shall be maintained for the life of the approved development.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with the requirements of the National Planning Policy Framework.

- 6 The premises shall only be open for business (including deliveries) between 0900 hours and 2330 hours Monday to Sunday and between 0900 hours and 0100 hours on New Year's Eve.

Reason: To limit the potential for noise generation during unsocial hours and to prevent nuisance arising in order to safeguard the amenity of the occupiers of surrounding residential properties in accordance with the requirements of the National Planning Policy Framework.

- 7 The site for which planning permission is hereby granted shall be used as a bistro for the use of occupiers of the caravan park whilst in occupation of the caravans and for no other purpose.

Reason: To protect the amenity of the neighbouring residents in accordance with the requirements of the National Planning Policy Framework.

Informatives

1. Development Low Risk Area - Standing Advice

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

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

Standing Advice valid from 1st January 2019 until 31st December 2020

2. Coal Authority - High Risk Development Site

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all

the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property-specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

3. During construction there is a potential for noise nuisance to nearby residential properties.

Operating times for construction should be limited to:

- 0800 to 1800 Monday to Friday
- 0800 to 1300 Saturday
- No Sunday or Bank Holiday working.

4. Food premise - registration

The Food Business Operator needs to complete an application for the registration of a food business establishment and send the completed form to the environmental health department.

The form can be found via following link <https://www.cravendc.gov.uk/environmental-health/foodsafety/register-a-food-business/>

5. 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 (as amended February 2019).

6. The Flood Evacuation Plan must be updated to include the bistro in order to ensure there is an agreed emergency plan for safe access and escape in the event of a flood.

2019/20573/FUL application for a single dwelling on land to the North of Hayfield View, Green Lane, Glusburn BD20 8RT (re-submission of undetermined application referenced 2018/19939/FUL)

Conditions

Time Limit for Commencement

- 1 The development must be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

- 2 This permission relates to the following plans:
- Drawing no. 3901-014 PL37 Revision A "Floor Plans & Elevations" received 30th May 2019.
 - Drawing no. 3901-014 PL38 Revision A "Site Layout Plan" received 30th May 2019.
 - Drawing no. 3901-014 PL39 Revision A "Proposed Site Sections" received 30th May 2019.
 - Drawing No. 3901-014 PL40 "Site Location Plan" received 30th May 2019.

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

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.

Before you Commence Development

- 3 There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to
- i) Evidence that other means of surface water drainage have been properly considered and why they have been discounted; and
 - ii) The means by which the discharge rate shall be restricted to a maximum of 3 litres per second.

Reason: To ensure that no surface water discharges take place until proper provision has been made for its disposal.

Before the Development is Occupied

- 4 Prior to the occupation of the dwelling hereby approved a scheme for the provision of additional public open space shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to occupation of the dwelling.

Reason: In order to meet the requirement of saved Local Plan Policy SRC2 as regards the provision of Public Open Space.

- 5 The dwelling hereby approved shall not be occupied until the means of vehicular access to it and the parking spaces for it have been constructed in accordance with the approved details. The spaces shall be retained as such thereafter.

Reason: In the interests of highway safety.

- 6 Within 3 months of development first taking place, details of the height, design, materials and finish of all boundary treatments at the site (the siting of which is shown on the approved drawings) shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be constructed in accordance with the duly approved details before the building is first occupied, and retained as such thereafter.

Reason: In the interests of site security and to ensure a satisfactory relationship with the character of surrounding buildings and the street scene.

Ongoing Conditions

- 7 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, 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, to ensure that satisfactory provision of outdoor amenity space for the dwellinghouse is maintained and to safeguard the amenities of the occupiers of adjacent dwellings.

- 8 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B and C 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, no windows, dormer windows or roof lights other than those expressly authorised by this permission shall be inserted in the rear (Eastern)] facing elevations of the dwellinghouse hereby approved.

Reason: In order to safeguard the privacy of adjoining residents by minimising the potential for overlooking of neighbouring dwellings and their garden areas.

Informatives

1. 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.

2. 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.

3. 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.

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. Charging Points

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

2018/19767/OUT Outline planning application (with all matters reserved other than access) for 6 detached residential dwellings on land off Carla Beck Lane, Carleton-in-Craven, Skipton BD23 3BU

Conditions

Time Limit for Commencement

- 1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than:

- (i) the expiration of three years from the date of this permission; or
- (ii) two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

- 2 This permission relates to the following plans:

Drawing no. Location Plan
Drawing no. 2699.4C

Except as provided for by other conditions to this permission, any application for approval of reserved matters submitted pursuant to this permission shall accord with the outline permission insofar as it relates to the means of access to the site and the maximum number of dwellings.

Reason: The application is granted in outline only in accordance with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015. Access has been applied for and any application for reserved matters must be in accordance with the parameters established as part of this permission.

Before you Commence Development

- 3 No above ground works shall take place until a scheme for the disposal of foul drainage from the site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:
- (i) separate systems for the disposal of foul and surface water;
 - (ii) details of how the scheme will be maintained and managed after completion.

The scheme shall be implemented in accordance with the duly approved details before any of the plots are first occupied, and shall be maintained and managed as such thereafter.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements

- 4 No development shall commence on this site until a Scheme for the provision, implementation and maintenance of a surface water regulation system has been approved in writing by the Local Planning Authority in consultation with Yorkshire Water. Any such Scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into use.

The following criteria should be considered:

Peak run-off from a brownfield site should be attenuated to 70% of any existing discharge rate (existing rate taken as 140lit/sec/ha or the established rate whichever is the lesser for the connected impermeable area).

Discharge from "greenfield sites" taken as 1.4 lit/sec/ha (1:1yr storm).

Storage volume should accommodate a 1:30 yr event with no surface flooding and no overland discharge off the site in a 1:100yr event.

A 20% allowance for climate change should be included in all calculations.

A range of durations should be used to establish the worst-case scenario.

The suitability of soakaways, as a means of surface water disposal, should be ascertained in accordance with BRE Digest 365 or other approved methodology.

Reason: To ensure the development is provided with satisfactory means of drainage and to reduce the risk of flooding.

- 5 No development shall take place until a Construction Exclusion Zone has been formed around the Root Protection Areas of the protected trees identified as being retained on drawing no. P1474/002c. 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. 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.

Reason: To ensure that adequate measures are put in place to protect existing trees which are to be retained as part of the development before any construction works commence in accordance with the requirements of Saved Policy ENV10 of the Craven District (Outside the Yorkshire Dales National Park) Local Plan and guidance contained within the National Planning Policy Framework.

- 6 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.

Reason: To ensure no localised flooding and to accord with requirements of the National Planning Policy Framework.

- 7 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:

d. The crossing of the highway verge shall be kerbed and constructed in accordance with the approved details and Standard Detail Number E1 Var (Construction Depths Only).

e. 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.

f. That part of the accesses extending 10 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1:10.

h. 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.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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 to accord with the requirements of the National Planning Policy Framework.

- 8 There shall be no access or egress by any vehicles between the highway and the application site (western access) (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 60 metres in each direction measured along the nearside channel line of Carla Beck Lane 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 0.6 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 interest of road safety and to accord with the requirements of the National Planning Policy Framework.

- 9 There shall be no access or egress by any vehicles between the highway and the application site (eastern access) (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 70 metres to the west and 90 metres to the east measured along the nearside channel line of Carla Beck Lane 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 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In accordance with highway safety and to accord with the requirements of the National Planning Policy Framework.

- 10 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.

Reason: To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety and to accord with the requirements of the National Planning Policy Framework.

- 11 There shall be no site clearance, demolition, excavation or depositing of material in connection with the construction of the development until the details of any proposed amendment to any land retaining feature which lies adjacent to the Publicly Maintainable Highway have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

The approved details shall at the applicant's expense be subject to the County Council's 'Technical Approval Procedure'. Subject to the successful completion of this process the measures will be implemented at the applicant's cost prior to the development being brought into use.

Reason: In the interests of highway safety and to accord with the requirements of the National Planning Policy Framework.

- 12 Unless otherwise approved in writing by the Local Planning Authority, there shall be no HCVs brought onto the site until a survey recording the condition of the existing highway adjacent to the site and for an approximate distance of 50 metres on each side has been carried out in a manner approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interests of highway safety and the general amenity of the area and to accord with the requirements of the National Planning Policy Framework.

- 13 Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on 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.

Reason: To provide for appropriate on site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area and to accord with the requirements of the National Planning Policy Framework.

During Building Works

- 14 The developer shall draw to the attention of the Local Planning Authority the presence of any unsuspected contamination encountered during the development.

In the event of contamination to land and/or water being encountered, no development shall continue until a programme of investigation and/or remedial work to include methods of monitoring and certification of such work undertaken has been submitted and approved in writing by the Local Planning Authority.

None of the development shall be occupied until the approved remedial works, monitoring and certification of the works have been carried out and a full validation report has been submitted to and approved in writing by the Local Planning Authority.

In the event that no contamination is encountered, the developer shall provide a written statement to the Local Planning Authority confirming that this was the case, and only

after written approval by the Local Planning Authority shall the development be occupied.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use.

- 15 No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition number 2:

a. have been constructed in accordance with the submitted drawing Reference Number 2699 . 4 Revision C.

b. have been constructed in accordance with Standard Detail Number E1 Var (Construction Depths Only).

c. 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.

Reason: To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development and to accord with the requirements of the National Planning Policy Framework.

Ongoing Conditions

- 16 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.

Reason: To reduce the risk of flooding and pollution and increase the levels of sustainability of the development.

- 17 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

Reason: To ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity the development.

Informatives

1. 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.

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. Broadband Connectivity

The applicant is advised to undertake early engagement with telecommunication providers to ensure the development benefits from the highest quality broadband connectivity available. Lead times for the provision of broadband services can be in excess of 9 months prior to occupation of the first dwelling.

The District Council has produced a document, "Broadband Connectivity for New Developments in Craven - A Briefing Note for Developers" which provides a general introduction to broadband connectivity in the District. The briefing note is available by emailing edu@cravendc.gov.uk or can be downloaded from the District Council website.

4. Your attention is drawn to the attached note relating to demolition and the requirements of The Building Act.

5. 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.

6. Please note that Recommended Conditions above apply equally to both of the proposed vehicular accesses as shown on Drawing 2699 . 4 Revision C.

7. 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.

8. The applicant is kindly requested to give the Council's Tree Officer 14 days' prior notice in writing of any approved tree works that are to be undertaken as part of this development. This will enable the Council to inform local Councillors about imminent tree works, who can then answer enquiries from members of the public. Tree works, in particular tree felling associated with development, are often controversial and this information is requested because it will assist in reducing the potential for conflict when tree works are taking place.

9. 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.

10. 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.

11. 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.

2019/20546/HH Planning permission for the demolition of an existing conservatory and construction of new single-storey side and rear extensions at 10 Marina Crescent, Skipton, BD23 1TR.

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 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

- 2 This permission relates to the following plans:

- Drawing No. 502-001 Showing the location plan and all existing details received 23rd May 2019;
- Drawing No. 502-002 Showing all proposed details received on 23rd May 2019;

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.

Ongoing Conditions

- 3 Unless alternative details have first been submitted and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans, unless otherwise approved by the Local Planning Authority and retained thereafter.

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.

Informatives

1. 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.

2. During construction there is a potential for noise nuisance to nearby residential properties.

Operating times for construction should be limited to:

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

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.

PL.939

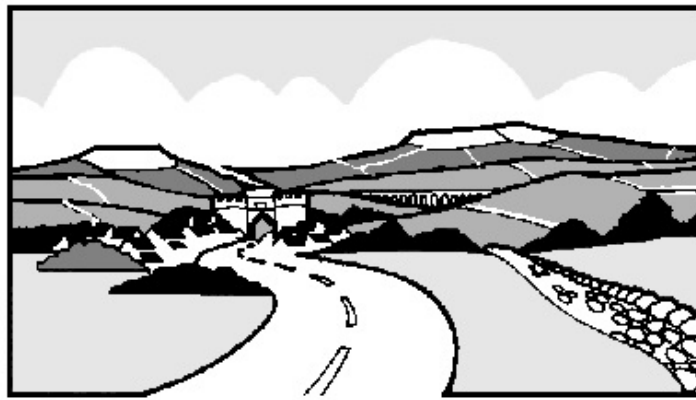
PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 21st June 2019 to 18th July 2019.

Minutes for Decision

- None -

Chairman.



CRAVEN

IN · THE · YORKSHIRE · DALES

D I S T R I C T

PLANNING COMMITTEE AGENDA

DATE: 27th August 2019

INDEX OF PLANNING APPLICATIONS

Item No.	Application Reference No.	Name of Applicant	Site Address	Page No's
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2.	2019/20463/REG3	Craven Barnfield Regeneration Ltd	Land To The North Of Airedale Avenue, Skipton.	9 – 28
3.	2019/20304/FUL	Craven District Council	Land Adjacent To North Parade, Skipton.	29 – 39
4.	2019/20657/FUL	SR Design & Build Ltd	Land Off, Greenfoot Lane, Low Bentham.	40 - 50

REPORT TO PLANNING COMMITTEE ON 27th August 2019

Application Number: 2019/20603/FUL

Proposal: 60 foot restaurant trip boat for tourist group dining, commercial company activities, local and tourist dining, exhibitions, product launching, private anniversaries etc. All carried out whilst cruising, not whilst moored.
(Resubmission of previously refused application referenced 2019/20099/FUL)

Site Address: Tow Path To Rear Of Rendezvous Hotel Keighley Road Skipton.

On behalf of: WW Hotels T/A Rendezvous

Date Registered: 27th June 2019

Expiry Date: 22nd August 2019

EOT Date, if applicable: N/A

Case Officer: Andrea Muscroft

This application is referred to Planning Committee under Part 10 of the Scheme of delegation by the Strategic Manager for Planning and Regeneration for consideration by Planning Committee for a decision.

1. Site Description

- 1.1 The application relates to an area of water to the west of the Rendezvous Hotel.
- 1.2 To the north and east of the site is a small hamlet of residential dwellings, located to the south is a nursing home with industrial units to the west beyond Keighley Road.
- 1.3 The application site is located outside of any development limits as defined by the 1999 Local Plan.

2. Proposal

- 2.1 The proposal is seeking approval for the mooring of a 60ft restaurant trip boat (Sui Generis Use).
- 2.2 The proposal is similar to that refused under planning application in March 2019 (ref: 2019/20099/FUL) for the following reason:

The mooring and use of a licenced 60ft boat for functions associated with the Rendezvous Hotel within close proximity to existing residential dwellings would result in an unacceptable impact on the health and quality of life of existing occupants by the way of noise nuisance.

- 2.3 The main difference between the proposal refused permission and the current proposal is the operational hours which are detailed in section 20 of the application form.
- 2.4 The boat would be moored adjacent to the Rendezvous Hotel and would provide a travelling venue for executive dinners, weddings, functions etc.

- 2.5 The boat would cover a distance of approximately 4-5 miles with the specified destination/turnaround being the canal basin in Skipton and Kildwick.
- 2.6 Proposed cruising time would be 3hrs max and would operate from 8am to 2am.
- 2.7 The boat would have an alcohol and music licence.
3. Planning History
- 3.1 2019/20099/FUL - 60-foot restaurant trip boat which will be mooring on the Leeds/Liverpool canal, adjacent to the Rendezvous Hotel, providing executive dinners, weddings, functions etc – Refused March 2019.
4. Planning Policy Background
- 4.1 Paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that development proposals are determined in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan for Craven comprises the saved policies of the Craven District (outside the Yorkshire Dales National Park) Local Plan 1999 (the CDLP).
- 4.2 The Emerging Local Plan (ELP) that would cover the period up to 2032 has now been submitted for examination. Notwithstanding this, the ELP is not the adopted development plan for the district. However, the submission draft is considered to be sound and the policies are consistent with the NPPF.
- 4.3 Craven District (Outside the Yorkshire Dales National Park) Local Plan**
ENV1 – Development in the Open Countryside
ENV2 – Requirement for Development in Open Countryside.
SCR11 – The Leeds & Liverpool Canal
- 4.4 Submission Draft Craven Local Plan March 2018 – Emerging Local Plan (ELP).**
SD1 – The Presumption in favour of sustainable development.
ENV1 – Countryside and Landscape.
ENV2 – Heritage
ENV11 – The Leeds and Liverpool Canal.
ENV12 – Footpaths, bridleways, byways and cycle routes.
EC4 – Tourism
- 4.5 **National Policy**
The National Planning Policy Framework
Planning Practice Guidance
5. Parish/Town Council Comments
- 5.1 Skipton Town Council: No objection.

6. Consultations

- 6.1 **CDC Environmental Health Officer:** Further to the previous refusal, a meeting was held between Environmental Health and Licensing Officers and the applicant with the aim of addressing the reasons for refusal. As a consequence of the meeting, a number of draft conditions were agreed with the applicant. These conditions met the six tests as set out in the NPPF and would have helped mitigate any potential amenity issues identified by the previous refusal.
- 6.2 The key concerns related to the operating hours and noise escaping from the use of the smoking area, the openable barge hatches and side doors, especially when functions such as wedding functions are taking place.
- 6.3 The meeting was considered to be extremely productive as the applicant/agent acknowledged the Council's concerns and mutually agreed to the use of the draft conditions which would assist in mitigating the Council's concerns.
- 6.4 These draft conditions were further agreed by the Police. Following the meeting an email (dated 15.5.2019) was forwarded to the applicant detailing the proposed conditions which as outlined above would have assisted the applicant in addressing the reason for refusal. The email also contained advice with regards to further information necessary to support any future application. As previously outlined above, the use of the conditions and the provision of information with regards to noise mitigation measures was mutually agreed.
- 6.5 It is therefore disappointing that the proposed operation time has been extended to 2am as opposed to being reduced and the information relating to allaying fears about noise escape from the smoking area, barge hatches and side doors has not been supplied.
- 6.6 Therefore, for reasons outlined above the application cannot be supported.
- 6.7 **Canal Rivers Trust:** No comment to make on the proposal. However, if planning approval is granted then it is requested that an informative is imposed advising the applicant that a mooring agreement is required prior to the commencement of operations.

7. Representations

- 7.1 A Site Notice displayed within the surrounding area on the 8th February 2018. In addition, letters of notification were circulated directly to neighbouring properties. As a result of the publicity the Council received 3 letters of representation.

7.2 **Amenity**

Concern over the potential noise nuisance generated by the proposal.

Concern over the potential impact on the residents of the nursing home which lies adjacent to the application site.

Canal boats are not designed to contain noise in the same way as a building can.

No information on the number of times a year the boat would be used.

Concern over the unsociable hours that the boat would be operating.

7.3 **Highway issues**

The existing car park is insufficient to meet the current needs of the hotel which leads to overspill. This then has a negative impact on neighbouring properties accessing the bridge to their residential properties located opposite the Hotel.

7.4 Other

Concern that the mooring of the boat close to the swing bridge which opens 2-3 times an hour would result in a log jam of boats. An obstruction at this point would lead to additional accidents on the canal.

The size of the boat may affect the passing of other boats.

Concern that the boat due to its size would be unable to turn round.

Officer Note: The proposal would not impact on the existing parking arrangements nor result in any odour nuisance as all food would be prepared within the hotel kitchen and then brought to the boat to be consumed.

Where is the electricity supply to charge the batteries on the boat?

7.5 Comments have also been received from the Craven Cruising Club these are summarised below:

Concern that the boat would interfere with other cruising boats when stopping at the bridge –landing to drop off and pick up bridge operating crews. It is suggested that a planning restriction is imposed which does not allow the boat to be moored within 60m of Bridge No. 181.

Proposal makes reference to the transfer of waste water (black & grey) from the boat to the hotel and electrical connection to charge the boat batteries. It is assumed that this will involve arrangement for the pipes and wires etc to cross the tow path. This tow path is used by many walkers and cyclists. It is suggested that a planning restriction is imposed that will ensure that the transfer operations, particularly the Black water transfer, that usually involves a large bore pipe, can be carried out safely without interference to tow path users.

8. Summary of Principal Planning Issues

8.1 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. The NPPF makes clear that, for decision taking, this means:

Approving development proposals that accord with an up-to-date the development plan without delay; or where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless;

The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole;

8.2 Having regard to the relevant national and local planning policies, the site's designation within the CDLP, the representations received and the nature of the development applied for, it is considered that the main issues in this case are:

Principle of development

Amenity issues.

9. Analysis

9.1 **Policy context**

9.2 Paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2 of the NPPF make clear that development proposals are to be determined in accordance with

the development plan unless material considerations indicate otherwise. At the present time, the statutory development plan for Craven comprises the saved policies of the Craven District (Outside the Yorkshire Dales National Park) Local Plan 1999. However, there are no saved policies relevant to the assessment of this proposal. Therefore, the NPPF will provide along with legislation the prevailing policy context under which this application is to be assessed.

9.3 Principle of development.

9.4 The proposal would consist of the mooring of a 60ft x 14ft licensed boat which would travel between Skipton and Kildwick. In terms of the principle of development, the Rendezvous Hotel currently provides accommodation and a number of visitor facilities and functions which is appropriate within the building.

9.5 The proposed licensed boat would deliver a range of uses including wedding parties, executive dining, coach party day trips, family celebration, corporate meeting and entertainment, exhibitions etc. Thus the proposed licensed boat would expand the number of facilities currently available at the Rendezvous Hotel thus ensuring the continued growth and expansion of an existing business. The expansion, adaption and investment by local business is supported by both emerging local plan policies and national planning policy with paragraph 80 states that planning decisions should help create the conditions in which businesses can grow.

9.6 In conclusion, it is considered that the expansion and diversification of the existing business to meet a growing demand for its services accords with the guidance contained within the NPPF and therefore the principle of development is considered acceptable.

9.7 Amenity issues.

9.8 Saved Policy SRC11 is supportive of development associated with canal based recreation subject to developments not having an adverse effect on the character of the canal corridor. This policy is considered to be of relevance as the amenity of the canal is a key consideration with regards to this proposal.

9.9 Emerging Policy ENV11 states that development which would have an adverse impact on the amenity of the canal by virtue of noise, odour or visual impact would not be supported. It is acknowledged that full weight cannot be given to this emerging policy, however, the policy is considered to be particularly relevant to this planning application and can be given some weight in line with the guidance as set out in the NPPF.

9.10 Paragraph 127 (f) of the NPPF advises that decision should ensure that developments create places that are safe, with a high standard of amenity for existing and future users.

9.11 The setting and the character of the Canal varies from a highly rural environment alongside the Rendezvous Hotel travelling towards Kildwick to a more urban environment through Skipton. Another key characteristic of the area is the generally quiet/tranquil atmosphere that exists when moving between the application site and the outer areas of Skipton and in the opposite direction towards Kildwick.

9.12 Located to the south east of the canal is a small hamlet of residential dwellings at a separation distance starting from 36m with a nursing home located to the north at a separation distance of approx. 64m with a further isolated dwelling to the southeast of the application site.

- 9.13 The proposal would not cause any loss of overlooking or privacy as a result of the operational licensed boat. However, whilst the proposal would not result in any unacceptable loss of privacy there remains the issue of noise nuisance.
- 9.14 When visiting the site, it was noted that the area benefits from very low ambient background noise due to screening by the hotel. Although, it is accepted that background noise generated from traffic travelling along the Keighley Road can be heard, this is generally low level and to an extent, rhymical.
- 9.15 Unlike, a physical structure such as the hotel which can be insulated to prevent noise escaping, this is not possible with a canal boat. Therefore, the arrival and departure of 60 people 7 days a week between 8am to 2am who could linger outside of the boat, holding loud conversations, laughing and joking would result in unacceptable sporadic peak noise disturbance which due to its unpredictably, would harm the amenity for local residents and for users of the canal. The provision of amplified music would also give rise to noise problems for nearby residents and other users of the canal. These impacts would not be limited to just adjacent to the hotel but also as the boat travels down into Skipton, through Bradley and down into Kildwick residents along the canal would also be adversely affected by the proposal, thus conflicting with the requirements of the saved Policy SRC11, the NPPF and emerging policy ENV11.
- 9.16 CDC Environmental Health have been consulted with regards to the current proposal and have objected to the proposal for reasons outlined in paragraphs 6.1 to 6.6 of this report.
- 9.17 In conclusion, it is considered that noise generated from the proposal would have an adverse impact on the amenity of the character of the canal and also on neighbouring properties located adjacent to the application site and those located along the cruising route towards Skipton and Kildwick. The difficulties of providing adequate attenuation measures is highlighted by concerns raised by the Council Environmental Health Officer and local residents. Furthermore, it is considered that the adverse effects of the proposal would not be mitigated through the imposition of conditions.

10. Recommendation

10.1 Refuse.

Reasons for Refusal

The mooring and use of a Licenced 60ft boat for functions associated with the Rendezvous Hotel within close proximity to existing residential dwellings would result in an unacceptable impact on the health and quality of life of existing occupants by the way of noise nuisance. The proposal would also have an adverse impact on the tranquil nature of the canal thus negatively impacting on the amenity of the canal for users of the canal. As such, the proposal is contrary to the requirements of saved Policy SRC11 of the Craven District (outside Yorkshire Dales National Park) Local Plan and paragraph 127 (f) of the National Planning Policy Framework which seeks to achieve a high standard of amenity for existing and future users.

Informatives

1. 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.

2. For the avoidance of doubt, this decision relates to the following plans: -

- Location Plan ref P001 dated 10th June 2019
- Site plan dated 24th June 2019
- Route Map dated 24th June 2019



Application Number: 2019/20603/FUL

Proposal: 60 foot restaurant trip boat for tourist group dining, commercial company activities, local and tourist dining, exhibitions, product launching, private anniversaries etc. All carried out whilst cruising, not whilst moored. (Resubmission of previously refused application referenced 2019/20099/FUL)

Site Address: Tow Path To Rear Of Rendezvous Hotel Keighley Road, Skipton

On behalf of: WW Hotels T/A Rendezvous

REPORT TO PLANNING COMMITTEE ON 27th August 2019

Application Number: 2019/20463/REG3

Proposal: Development of site to form 53 residential dwellings with off street parking and all associated works.

Site Address: Land To The North Of Airedale Avenue Skipton

On behalf of: Craven Barnfield Regeneration Ltd

Date Registered: 29th April 2019

Expiry Date: 29th July 2019

EOT Date, if applicable:

Case Officer: Andrea Muscroft

The application is referred to Planning Committee as the application has been made on behalf of the Council.

1. Site Description

- 1.1 The application site is a triangular shaped parcel of land extending to approximately 2.48 hectares in area located to the northeast of Otley Road in the town of Skipton.
- 1.2 The site is currently used as agricultural land and has a grouping of trees along the boundary with the railway line. The land to the east of the site consists of agricultural land, to the south east is a new residential development (Elsey Croft) with more established residential development located to the south, west and north west of the site.
- 1.3 The ground levels of the site fall in a northwards direction with the perimeter marked by drystone wall. Running south to north in the far western section of the site is a non-designated footpath which goes under the railway bridge linking the site with Otley Road.
- 1.4 The application site is located outside of the development limits and also lies adjacent to protected railway track beds as defined by the 1999 Local Plan.
- 1.5 The application site for the majority lies within Flood Zone 1 with the exception of the far NW boundary which lies within Flood Zone 2 as defined by the Environment Agency.
- 1.6 The site has been identified for housing within the Emerging Local Plan (ref: SK089 & SK090).

2. Proposal

- 2.1 The proposal is seeking full planning approval for the construction of 53 dwellings with associated off street parking and associated infrastructure.
- 2.2 The proposed mix for the development would consist of the following:
 - Affordable Housing Provision consisting of 1, 2 or 3 bedroom residential units.
 - Market Housing Provision consisting of 2, 3 and 4 bedroom residential units.

- 2.3 The submitted drawing shows the dwellings being accessed via a new access off Airedale Avenue. Landscaping is proposed throughout the site with a buffer being created between the application site and Wensleydale Avenue.
- 2.4 The proposal would provide a cycle/pedestrian path within the NW area of the site and would provide two play areas.
- 2.5 The proposal has been submitted with the following supporting reports which have been considered by officers and consultees:
- 2.6 Landscape Visual Impact Assessment
Phase 1 GEO – Environmental Assessment.
Phase 2 GEO – Environmental Assessment
Preliminary Ecological Appraisal
Archaeological Desk Based Assessment
Arboriculture Survey Report
Design and Access Statement.
FRA and Drainage Strategy.
Planning Statement.
Residential/Dwelling Units Supplementary Report.
- 2.7 Transport Statement.
3. Planning History
- 3.1 Pre-application advice was sought for the development of this site.
4. Planning Policy Background
- 4.1 Paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that development proposals are determined in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan for Craven comprises the saved policies of the Craven District (Outside the Yorkshire Dales National Park) Local Plan 1999 (the 'CDLP').
- 4.2 The Emerging Local Plan (ELP) that would cover the period up to 2032 has now been submitted for examination. Notwithstanding this, the ELP is not the adopted development plan for the district.
- 4.3 Saved Policies in The Craven District (Outside the Yorkshire Dales National Park) Local Plan (1999).
ENV1 – Development in the Open Countryside.
ENV2 – Requirements for Development in Open Countryside.
T2 – Road Hierarchy
- 4.4 Emerging Local Plan Policies
SP1 – Meeting Housing Need
SP3 – Housing Mix and Density
SP4 – Spatial Strategy and Housing Growth

SP5 – Strategy for Skipton

ENV1 – Countryside and Landscape

ENV3 – Good Design

ENV4 – Biodiversity

ENV5 – Green Infrastructure

ENV6 – Flood Risk

ENV10 – Local Green Space

ENV12 – Footpaths, Bridleways, Byways and Cycle Routes

H2 – Affordable Housing

INF3 – Sport, Open Space and Recreation Facilities

INF4 – Parking Provision

INF6 – Education Provision

4.5 National Policy

The National Planning Policy Framework – NPPF 2019

Planning Policy Guidance

5. Parish/Town Council Comments

5.1 **Skipton Town Council:** Concerns regarding the increased traffic volume that would be created and the impact this would have on road management and pedestrian safety. There are also concerns regarding contractors requiring access to the site through Greatwood area due to height restrictions on the railway bridge on Shortbank Road.

5.2 Councillors note the comments made by neighbouring properties.

6. Consultations

6.1 **CDC Environment Health Officer:** No objection but suggest the use of conditions/informative's with regards to noise, sound, vibration, dust and topsoil.

6.2 **CDC Open Space Officer:** The proposal triggers the policy requirements for development over 10 units with regards to the provision of adequate play and recreational needs.

6.3 Details submitted have been reviewed and it is confirmed that the application is acceptable in relation to SRC2 with the proposed on site POS play area provision of approx. 600m² and subject to an off-site contribution of £62,500 to address the policy requirements and in catchment deficiency in provision for youth and adult provision: playing fields and allotments.

6.4 As the works required to comply with Saved Policy SRC2 are off-site, should the Council be mindful to grant planning permission, the following recommendation is made:

6.5 That members resolve to grant delegated authority to the Strategic Manger for Planning to grant planning permission subject to the applicant first entering into a S106 Planning Obligation to secure the on-site play provision and off- site planning gain contribution.

6.6 It is considered that the S106 agreement is necessary in the interests of residential amenity to ensure adequate provisions of Public Open Space to meet local needs in accordance with the NPPF and saved local plan policy.

- 6.7 **CDC Strategic Housing Officer:** The proposal is for the construction of 53 homes which includes 16 – 1, 2 and 3 bed affordable homes, both for rent and shared ownership. This equates to 30% affordable housing as required by the emerging Local Plan on greenfield sites of 11 dwellings and above (unless submission of a financial appraisal demonstrates provision is not viable at this level).
- 6.8 The Council's evidence base (November 2017) demonstrates a need for 126 affordable homes to be provided within the District each year. In addition, the Council holds a register of approximately 150 first time buyer households who cannot afford to rent or buy on the open market and who have expressed a wish to buy a shared ownership property.
- 6.9 The proposal is strongly supported by Strategic Housing.
- 6.10 **CDC Tree Officer:** The proposal involves the removal of some trees, however, none of these have long term potential. It is therefore considered that the landscaping and tree planting plan to be acceptable.
- 6.11 **Environment Agency:** No comments received within the statutory consultation period.
- 6.12 **NYCC Designing Out Crime Officer:** Submitted information has been reviewed. Following a review of the submitted details advice and recommendations have been provided. The applicant/developer is advised that should the proposal be granted approval that they apply for Secured by Design (SBD) accreditation.
- 6.13 **NYCC Highways:** No objections regarding the proposal on highway safety, capacity or amenity highway issues. However, to ensure that the development confirms with national requirements it is recommend that a series of conditions are imposed if planning approval is granted.
- 6.14 **Yorkshire Water:** No objection to proposal subject to the use of appropriate conditions.
- 6.15 **NYCC Heritage and Archaeological Officer:** It is recommended that a Geophysical Survey is undertaken.
- 6.16 **Officer Note:** It is considered that this can be managed through the use of an appropriate condition should be proposal be granted planning approval.
- 6.17 **NYCC Public Rights Officer:** No comment but recommend an informative advising that proposed works do not obstruct the PROW. Applicants are also advised to contact the County Council's Access and Public Rights of Way team for further advice.
- 6.18 **NYCC Suds Officer:** It is recommended that further information is required.
7. Representations
- 7.1 The proposal was advertised in the Craven Herald on the 16th May 2019 and a Site Notice was posted adjacent to the site on the 17th May 2019. In addition, notification letters were circulated to neighbouring properties.
- 7.2 As a consequence of the publicity the Council received 11 letters of representation within the statutory consultation period.
- 7.3 Visual
Unsuitable development.
- 7.4 Amenity
Increase noise.
Loss of outlook.

- 7.5 Officer Note: The loss of an outlook is not a material planning consideration.
- 7.6 Highways
Increase traffic.
Inadequate vehicular access.
- 7.7 Drainage and Flooding
Strain on existing infrastructure.
Footpath under the bridge onto Otley Road regularly floods and this proposal would make the situation worse.
Concern that the development would result in an increase in flooding.
- 7.8 Other
Increased air pollution.
Population not being looked after in what is already an over developed area.
No need for housing.
Adverse impact on local wildlife.
Why no affordable housing being provided by scheme?
Increase pressure on local amenities/services.
The development would will cause the house price to drop of No 11 Airedale Avenue.
- 7.9 Officer Note: The change in house prices is not a material planning consideration.
- 7.10 Observations
Development should incorporate more green energy.
- 7.11 As a consequence of the publicity the Council also received one letter of representation from the NHS Airedale Foundation Trust.
- 7.12 Comments have been summarised below:
The trust is currently operating at full capacity in the provision of acute and planned healthcare. However, a contribution is being sought not to support a government body but rather to enable that body to provide services needed by the occupants of the new homes.
- 7.13 **Officers Note:** There is no policy requirement for financial contributions towards healthcare services.
- 7.14 The above is a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at <https://publicaccess.cravendc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>
8. Summary of Principal Planning Issues
- 8.1 Paragraph 11 of the Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. The NPPF makes clear that, for decision taking, this means:
Approving development proposals that accord with an up-to-date the development plan without delay; or where there are no relevant development plan polices or the policies which are most important for determining the application are out-of-date, granting permission unless;

The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole;

- 8.2 Having regard to the relevant national and local planning policies, the site's designation within the CDLP, the representations received and the nature of the development applied for, it is considered that the main issues in this case are:

Principle of development

Affordable Housing

Open Space

Visual impact

Amenity issues

Highway issues

Drainage & Flooding

Other issues

9. Analysis

9.1 **Policy context**

- 9.2 Paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2 of the NPPF make clear that development proposals are to be determined in accordance with the development plan unless material considerations indicate otherwise. At the present time, the statutory development plan for Craven comprises the saved policies of the Craven District (Outside the Yorkshire Dales National Park) Local Plan 1999. However, there the saved policies referred to above and the NPPF will provide along with legislation the prevailing policy context under which this application is to be assessed.

9.3 **Principle of development.**

- 9.4 The application site lies outside of the development limits defined on the 1999 Local Plan, and accordingly the site lies within the open countryside. Saved Policy ENV1 is therefore of relevance. Saved Policy ENV1 indicates that the Council will protect the character and quality of the open countryside and prevent this from being spoilt by sporadic development. However, this policy does not preclude development in the open countryside.

- 9.5 Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). As the CDLP was adopted in 1999, in instances where conflicts between the Local Plan and the NPPF arise, paragraph 213 of the NPPF makes clear that the policies in the Framework must take precedence. In this instance if it is considered that the objectives of saved Policy ENV1 are broadly compliant with the aims and objectives of the NPPF.

- 9.6 Furthermore, the NPPF also makes allowances for other types of development in rural areas which do not strictly fall within the categories identified in policy ENV1.

- 9.7 In this instance, it is acknowledged that the proposal cannot be considered small scale nor meet the requirements as set out of saved Policy ENV1. As such, the proposal conflicts

with saved Policy ENV1. Notwithstanding this, it does not follow that this is sufficient grounds to resist the principle of development.

- 9.8 As outlined above, it is acknowledged that the application site lies outside but adjacent to the development limits of Skipton, and thus lies in open countryside. However, emerging policy SP4 sets out a 5 tier settlement hierarchy which seeks to direct the majority of development to key service centres and local service centres in urban areas of the District with the greatest accessibility to local services, employment and transport opportunities. Furthermore, emerging policy SP5 identifies the specific preferred sites of which this is one of, that aim to deliver the Councils spatial strategy and deliver the sustainable development that is needed for the district.
- 9.9 As outlined above the site has been identified for housing within the emerging local plan ref: SK089 & SK090 (ref SK090 will be brought forward at a later date), but until adopted carries limited weight. Nevertheless, as a matter of general principle as outlined in the NPPF development should be directed towards the main settlements. However, the development should be considered against Saved Development Plan policies and taking into account the proximity of the site to the town centre and all the facilities available this would not result in isolated dwellings in the countryside for the purposes of the NPPF. In conclusion the development of this site is acceptable in principle for housing, subject to compliance with other LP considerations.
- 9.10 **Affordable Housing Provision.**
- 9.11 The NPPF refers to the social dimension of sustainable development and the need to provide a supply of housing to meet the needs of present and future generations. It goes on to state that local authorities should plan for a mix of housing based on the needs of different groups in the community and identify the size, type, tenure and range of housing that is required in different locations.
- 9.12 There is no adopted policy in the CDLP relating to the provision of affordable housing. However, policy H2 of the ELP seeks affordable housing at a minimum rate of 30% for schemes of 11 dwellings or more.
- 9.13 Despite the absence of an adopted Local Plan policy concerning the provision of affordable housing and the 'limited weight' which can be attached to ELP policy H2, the delivery of affordable housing is an objective of the NPPF and so is a material consideration which must be given significant weight.
- 9.14 The Council's 2017 Strategic Housing Market Assessment (SHMA) identifies a need for 126 affordable homes to be provided within the District each year. While this cannot translate into a policy requirement, it is nevertheless clear that the evidence in the SHMA provides a strong indication of ongoing need for affordable housing in the district.
- 9.15 Details submitted indicate that the proposal will provide 30% affordable dwellings, equal to 16 affordable dwellings, In addition, Craven District Council has negotiated the acquisition of four further affordable homes, subject to the award of Homes England grant. These will be two bedroomed houses offered on a shared ownership basis to first time buyers. Initial shares of between 25% and 75% will be available. These homes will not be included in a s106 agreement as they are additional to those provided by the developer, but will be covered by grant conditions and will meet the NPPF definition of affordable homes. Subject to a successful grant bid, this will bring the percentage of affordable housing delivered on this site to 38%.

- 9.16 CDC Strategic Housing have reviewed the information and have confirmed no objection to the proposal subject to the provision of affordable housing being secured via the applicant entering into a S106 Planning Obligation or appropriate condition.
- 9.17 **Open Space**
- 9.18 CLDP policy SRC2 requires new residential developments to provide local open space “within or close to the site” commensurate with the size and nature of the development.
- 9.19 The application seeks approval for the construction of 53 dwellings. Consequently the proposal triggers the requirements of Policy SCR2 of the Local Plan.
- 9.20 The Council’s Sports officer has been consulted and has confirmed no objection to the proposal subject to an off-site contribution being secured via the applicant entering into a S106 Planning Obligation or appropriate condition.
- 9.21 **Visual impact**
- 9.22 CDLP policy ENV2 sets out four criteria for developments in the open countryside. While the opening text to the policy indicates that policy ENV2 is most directly applicable to development deemed acceptable in principle under policy ENV1 (which is not the case with this development), it contains more detailed general design criteria for developments in the open countryside which are considered to be relevant in assessing the scheme’s layout. Specifically, criteria (1), (2) and (4) of the policy indicate that development within the open countryside will only be permitted where:
- It is compatible with the character of the surrounding area, does not have an unacceptable impact on the landscape and safeguards landscape features including stone walls and hedgerows, worthy of protection.*
- The design of buildings and structures and the materials proposed relate to the setting, taking account of the immediate impact and public views of the development.*
- Services and infrastructure can be provided without causing a serious harmful change to the rural character and appearance of the locality.*
- 9.23 Section 12 of the NPPF highlights the importance of good design and its key role in providing sustainable development. Paragraph 127 states that LPAs should ensure that developments are visually attractive, are sympathetic to local character and history, and establish a strong sense of place.
- 9.24 Paragraph 130 however, does state that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area, taking into account local design standards or style guides. Conversely, where the design accords with clear expectations in plan policies, design should not be used by the decision maker as a valid reason to object to development.
- 9.25 Layout, scale, appearance and landscaping.
- 9.26 The proposed layout follows the principles set out within Saved Policy ENV2 and emerging policy ENV3 with respect to the internal highway network, public open space and the provision of landscape buffer. In addition, the internal layout would ensure that the dwellings did not appear cramped and would be of a similar density compatible with the character of the surrounding residential development.
- 9.27 Dwellings would be arranged with both inward and outward facing aspects to flanking estate roads. This approach would achieve both active frontages to the roadside but also good natural surveillance.

- 9.28 Guidance within the NPPF advises that development should deliver a good mix of both types and size of dwellings. The majority of the new dwellings would be two storeys in height, although taller 3 storey dwellings are proposed to be constructed in the middle of the site. Notwithstanding this, it is considered that these larger dwellings which would be dispersed within the two storey dwellings, combined with the changes in topography would not result in these dwellings appearing as dominant or incongruous features in the wider context of the surrounding area.
- 9.29 The proposed dwellings in terms of their details, fenestration and materials would complement surrounding dwellings, with interest added to the dwellings through a combination of protruding porches, canopies, balconies and facing gables. The proposed dwellings would sit comfortably alongside existing dwellings located within the surrounding area and would not appear incongruous in the context of the site when read as a whole.
- 9.30 The proposed layout of the dwellings would include front garden aspects with rear private amenity areas enclosed by timber fencing. Public open space would be created with an existing stream that runs parallel to the railway line being enhanced. In addition, a public play area would also be created.
- 9.31 The layout, scale, appearance and landscaping of the development would be compatible with the density, character and appearance of the surrounding area. Therefore, for the reasons outlined above it is considered that the proposal does not conflict with saved local plan policies, nor emerging local plan policies or the aims and objectives of the NPPF.
- 9.32 **Amenity**
- 9.33 Paragraph 127 (f) states that planning decisions should create places that are safe, inclusive with a high standard of amenity for existing and future users.
- 9.34 The nearest dwelling to the application site has been identified as No. 20 Airedale Avenue located to the south of the site at a separation distance of approximately 5m between gable to gable of plot 52. This separation distance complies with national guidance with regards to space between dwellings. In addition, this separation distance combined with the orientation of these dwellings would ensure that the occupants of this properties would not experience any unacceptable loss of privacy or any overshadowing. Furthermore, for reasons outlined above the proposed dwelling would not appear overbearing or dominant when viewed from the private amenity areas associated with No. 20 Airedale Avenue.
- 9.35 The next nearest dwelling to the site would be No. 11 Airedale Avenue also located to the south of the site at a separation distance of approximately 12.5m from the side gable of Plot 1. To maintain the privacy of No. 11 the proposed building has been orientated to ensure that the occupants of this property do not experience any unacceptable loss of privacy or amenity as a result of this proposal. Similarly, the proposal would not appear dominant or overbearing.
- 9.36 The next group of dwellings located close to the application site are located on Wensleydale Avenue. The proposed layout shows the creation of a green buffer directly between dwellings on Wensleydale Avenue and the proposed dwellings. As a result of the green buffer, combined with the separation distances and the changes in topography it is not considered that the proposal would have an adverse impact on the privacy or amenity of the occupants of these dwellings.
- 9.37 With regards to the amenity of future occupants of the site it is considered that there is sufficient living accommodation to meet the needs of future residents. In addition, the

separation distances between proposed properties is sufficient to ensure that no future occupants experience any unacceptable loss of privacy.

- 9.38 The layout, spacing, orientation and plot sizes of the development would not have any adverse effects on the privacy or amenity of neighbouring properties through the loss of outlook, overlooking or overshadowing, nor on any future occupants. Therefore, for reasons outlined above it is considered that the proposal does not conflict with the aims and objectives of the NPPF.

9.39 **Highway**

- 9.40 Saved Policy T2 is permissive of development proposal that are appropriate to the highway network where, amongst other things, they do not generate traffic in excess of the capacity of the highway network; any new or greater use of an access onto a primary, district or local distributor road is acceptable in design and road safety; and the highway impact has regard to the surrounding landscape.

- 9.41 Paragraph 108 of the NPPF states that applications for development should ensure that:
- Appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;*
- Safe and suitable access to the site can be achieved for all users; and*
- Any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.*

- 9.42 Paragraph 109 of the Framework indicates that “*development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*”

- 9.43 Access to the development would be off Airedale Avenue and would merge with the main estate roads. Within the site the development would provide 100 parking spaces, visitor parking, turning areas and pedestrian footpaths.

- 9.44 The proposed parking provision is considered acceptable. Furthermore, NYCC Highways have reviewed the internal layout arrangements and have not raised any objections on highway safety grounds.

- 9.45 It is acknowledged that the development would result in an increase in the number of vehicles accessing the road network and that concerns have been raised by local residents about the potential impact on the development on the existing highway network. Whilst it is accepted that the development would give rise to an increase in usage on the surrounding network there is no evidence to demonstrate that the surrounding highway network is unable to accommodate the increased level of traffic. Furthermore, the applicants transport consultants have been in communication with the Highway Authority with regards to ensuring that the development does not adversely affect the existing highway network or on highway safety. As such, NYCC Highways have been consulted with regards to the proposal and have not recommended refusal on the grounds that the development would have significant impacts on the highway network.

- 9.46 In conclusion, it is considered that the proposal would provide a safe and suitable means of access to the site which would not give rise to a serve residual cumulative impact on the capacity of the surrounding highway network. Furthermore, the internal road layout would provide safe movement of vehicles through the site with a suitable level of parking provision provided to ensure that the development would not have an adverse impact on highway

safety. It therefore accords with the requirements of saved Policy T2 of the Local Plan and guidance contained within the NPPF.

9.47 Flooding & Drainage

- 9.48 The majority of the site (which forms the majority of the site area) falls in flood zone 1 (land with a less than 1 in 1,000 or <0.1% annual probability of river/sea flooding). However, the far western part of the site is located in flood zones 2 (land with between a 1 in 100 and 1 in 1000 or 1% - 0.1% annual probability of river/sea flooding) as defined on the Environment Agency's Flood Map.
- 9.49 With regards to this site, flood risk vulnerability classification identifies this proposal as being within the 'more vulnerable' classification where this form of development is considered appropriate subject to the submission of a Strategic Flood Risk Assessment.
- 9.50 The agent has submitted a Flood Risk Assessment and Drainage Strategy in support of the proposal. The document and supportive drawings outline the mitigation measures proposed with surface water drainage and confirms that plots 1-3 would be constructed with finished floor levels set higher to reduce any potential flooding to these plots.
- 9.51 The Council also carried out a sequential test for residential development with regards to the emerging local plan and especially with regards to this site (SK89). The assessment showed that the site was suitable for development thus was included as a preferred site within the emerging local plan. In addition, the Environment Agency has implemented a programme of flood alleviation measures in and around Skipton which would reduce the potential for flooding in the future.
- 9.52 NYCC Suds and Yorkshire Water have also been consulted with regard to the proposal and have not recommended refusal subject to the use of conditions on any approval requiring the submission of details for the disposal of surface and foul water.
- 9.53 In conclusion, it is not considered that the development of this site would result in an unacceptable increase in flooding else were in Skipton and therefore accords with the aims and objective outlined in the NPPF.
- 9.54 Other issues.**
- 9.55 Concerns have been raised with regards to increased air pollution. The Council's Environmental Health team have been consulted and have raised an objection to the proposal with regards to potential increase in pollution.
- 9.56 Concerns have been raised over the potential impact of the development on local wildlife. It is acknowledged that the development would result in the loss of an area of agricultural land. However, it is considered that there would be no unacceptable impact upon the local wildlife sufficient to withhold planning approval.
- 9.57 Concerns have also been expressed with regards to increased pressure on local amenities and services. It is not envisaged that a development of this scale would put significant pressure on local infrastructure and services to withhold planning approval.
- 9.58 Planning Balance and Conclusion**
- 9.59 The application relates to a parcel of agricultural land which lies outside of the development limits for Skipton. Nevertheless, the site has been taken forward in the emerging local plan as a preferred site for housing.
- 9.60 The site lies adjacent to existing residential dwellings, therefore, whilst the proposal would result in the loss of an agricultural field, the relatively close relationship between this

application site and adjacent dwellings would mean that the development would be seen against the backdrop of existing buildings.

- 9.61 The proposal in terms of design, scale, siting and landscaping would achieve a form of development that would not result in any unacceptable harm to the character and appearance of the surrounding area.
- 9.62 The proposed access to the site via Airedale Avenue is considered safe and suitable for all users. The internal layout would also provide suitable pedestrian and vehicle movement and off street parking. It is acknowledged that the development would see an increase in traffic using the existing road network, however, it is considered that the traffic generated by the development would not have any severe residual effects on the capacity of the surrounding highway network.
- 9.63 It is acknowledged that the development of this site would result in a loss of outlook for some nearby residents. However, the proposal has been design to ensure that there would be no unacceptable loss of privacy or amenity to these adjacent residents or those located further away.
- 9.64 No adverse effects would arise with respect to ecology, flood risk or on protected trees that would significantly and demonstrably outweigh the scheme's benefits. Accordingly, the proposal is considered to represent sustainable development in accordance with relevant policies contained within the Local Plan the aims and objectives of the NPPF.

10. Recommendation

That subject to the completion of a planning obligation in accordance with the provisions of the S106 legal agreement of the Town and Country Planning Act (as amended) to secure contributions/planning obligations towards:

The provision of on-site Affordable Housing

Public Open Space Contributions

Authority is delegated to the Head of Planning to Grant Planning permission subject to the following condition.

If the S106 legal agreement is not signed/completed by the (3 months from the date of the due decision/committee meeting) or the expiration of any further agreed extension of time, then powers be delegated to officers to refuse planning permission based on the unacceptability of the development without the required contributions and undertaking as outlined in the report.

Conditions

Time Limit for Commencement

- 1 The development must be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2 This permission relates to the following plans and documents:

- 01-A-Site Location Plan
- 02-Existing Site Layout
- 03-C-Proposed Site Layout
- 04-Site Block Plans
- 05-Existing Site Sections
- 06-Proposed Site Sections A-A + B-B
- 10-B-Proposed Floor Plans & Elevations Type A
- 11-B-Proposed Floor Plans & Elevations Type B
- 12-B-Proposed Floor Plans & Elevations Type C
- 13-B-Proposed Floor Plans & Elevations Type D
- 14-D-Proposed Floor Plans & Elevations Type E
- 15-D-Proposed Floor Plans & Elevations Type F
- 16-C-Proposed Floor Plans & Elevations Type G
- 17-C-Proposed Floor Plans & Elevations Type H
- 18-C-Proposed Floor Plans & Elevations Type I
- 19-B-Proposed Floor Plans & Elevations Type J
- 20-C-Proposed Floor Plans & Elevations Type K
- 21-B-Proposed Floor Plans & Elevations Type L & M
- 22-B-Proposed Floor Plans & Elevations Type N
- A-Design & Access Statement

Topographical Survey Drawings

- TRI-2477-01-A1 - TriCAD Solutions Ltd
- TRI-2477-02-A1 - TriCAD Solutions Ltd
- TRI-2477-03-A1 - TriCAD Solutions Ltd
- TRI-2477-04-A1 - TriCAD Solutions Ltd
- TRI-2477-05-A1 - TriCAD Solutions Ltd
- TRI-2477-06-A1 - TriCAD Solutions Ltd

Archaeological Desk Based Assessment - On Site Archaeology Ltd

Geophysical Survey - On Site Archaeology Ltd

- Phase I Geo-Environmental Assessment - Paul Waite Associates
- Phase II Geo Environmental Assess - Paul Waite Associates
- FRA and Drainage Strategy - Paul Waite Associates inc drawing 18164 DR 01 P06
18164 PW A 00 XX DR C 5000 PO1 Section 104 Drainage
18164 PWA A 00 XX DR C 5001 PO1 Flood Routing Plan

1001-P03-Impermeable Area Plan - Paul Waite Associates

- 2000-P07-External Works - Paul Waite Associates
- 2001-P01-Retaining Wall Details Sheet 1, 2 & 3 - Paul Waite Associates
- 3000-P06-Earthworks Analysis - Paul Waite Associates
- 4000-P01-Remediation Strategy - Paul Waite Associates

LL01-A - Landscape Plan - Smeeden Foreman

- LL02-A - Landscape Plan - Smeeden Foreman
- Landscape Visual Impact Assessment- Smeeden Foreman
- Aboricultural Survey Report - Smeeden Foreman
- TPP01 - Tree Protection Plan - Smeeden Foreman
- Preliminary Ecological Appraisal - Smeeden Foreman
- LMP01 - Landscape Management Plans

- Transport Statement - AMATP
- Financial Viability Appraisal (Exception Circumstances) - Planning Potential Ltd

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.

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 Yorkshire Dales National Park) Local Plan and the National Planning Policy Framework.

Before you Commence Development

- 3 Prior to commencement of development on the site a Geophysical Survey shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a suitable programme of archaeological investigation is implemented prior to the commencement of any construction works in order to record and advance the understanding of the archaeological significance of the site and to accord with guidance contained within the National Planning Policy Framework.

During Building Works

- 4 Prior to any above ground works, a scheme shall be submitted to and approved in writing by the local planning authority to provide that the buildings are designed and constructed so as to ensure that vibration dose values do not exceed 0.4m/s^{1.75} between 07.00 and 23.00 hours, and 0.26m/s^{1.75} between 23.00 and 07.00 hours, as calculated in accordance with BS 6472-1:2008; entitled Guide to Evaluation of Human Exposure to Vibration in Buildings. The dwellings shall be constructed in accordance with the approved scheme and maintained for the life of the approved development.

Reason: To safeguard the living conditions of residents particularly with regard to the effects of vibration.

- 5 Prior to any above ground works, a scheme for the provision of 4 affordable housing units shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme. Affordable housing shall meet the definition of affordable housing in the nPPF or any future guidance that replaces it. The scheme shall include:

the type, tenure and location on the site of the affordable housing provision to be made.

the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing

the arrangements for the transfer of the affordable housing to an affordable housing provider (or the management of the affordable housing) (if no Registered Provider is involved)

the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and

the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means of which such occupancy criteria shall be enforced;

Reason: To secure the provision of affordable housing on site in accordance with the NPPF.

- 6 No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:
- (i) separate systems for the disposal of foul and surface water;
 - (ii) a detailed drainage strategy to demonstrate that the post-development surface water discharge rate to any soakaway, watercourse or sewer does not exceed the pre-development (greenfield) rate. The drainage strategy shall include details of the peak surface water runoff rate from the development for the 1 in 1 year rainfall event and the 1 in 100 year (+30% climate change allowance) rainfall event, and shall demonstrate that the peak post-development runoff rate does not exceed the peak pre-development greenfield runoff rate for the same event;
 - (iii) details of any necessary flow attenuation measures, including the use of SUDS where appropriate;
 - (iv) details of the measures taken to prevent flooding and pollution of any receiving groundwater and/or surface waters (including watercourses) and any off-site works required to ensure adequate discharge of surface water without causing flooding or pollution (including refurbishment of existing culverts and headwalls or removal of unused culverts where applicable);
 - (v) flood water exceedance routes, both on and off site;
 - (vi) means of access for maintenance and easements (where applicable);
 - (vii) a timetable for implementation, including any phasing of works.

The duly approved scheme shall be implemented before any of the dwellings hereby approved are first occupied, or within any other timescale first agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of and the National Planning Policy Framework.

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

Reason: In the interest of satisfactory and sustainable drainage and to accord with the requirements of the National Planning Policy Framework.

- 8 No construction works within 10m shall commence until measures to protect the 10 inch water main that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority .
The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times.
Furthermore, no trees shall be planted within 5 metres of the centre line of the aforementioned water main.

Reason: In the interest of public health and maintaining the public water supply and to accord with the requirements of the National Planning Policy Framework.

- 9 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage , for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

Reason: To ensure that the site is properly drained and in order to prevent overloading , surface water is not discharged to the foul sewer network and to accord with the requirements of the National Planning Policy Framework.

- 10 During construction works there shall be no:

- a. Light Goods Vehicles exceeding 3.5 tonnes
- b. Medium Goods Vehicles up to 7.5 tonnes
- c. 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 07:00 and 18:00 on Mondays to Fridays and 08:00 to 18:00 on Saturdays.

Reason: To avoid conflict with vulnerable road users and to accord with the requirements of the National Planning Policy Framework.

- 11 There shall be no access or egress between the highway and the application site by any vehicles other than via the existing access with the public highway at Airedale Avenue.

The access shall be maintained in a safe manner which shall include the repair of any damage to the existing adopted highway occurring during construction.

Reason: In the interests of both vehicle and pedestrian safety and the visual amenity of the area and to accord with the requirements of the National Planning Policy Framework.

- 12 Drawings and details to be submitted under one S38 application to be 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:

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

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

c. Full highway construction details including:

- o 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
- o when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
- o kerb and edging construction details
- o 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.

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

- 13 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, within three months of development first taking place a scheme for the construction of all hard surfaced areas of the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the design, construction (including sub layers and surfacing materials) and drainage of all hard surfaced areas, and a timetable for their provision. The hard surfaced areas shall thereafter be delivered in accordance with the duly approved scheme and the timetable contained therein.

Reason: In order to ensure satisfactory treatment of hard surfaced areas and a satisfactory standard of engineering works in the interests of visual amenity in accordance with Saved Policy ENV2 of the Craven District (outside the Yorkshire Dales National Park) Local Plan and guidance contained within the National Planning Policy Framework.

- 14 Within 3 months of development first taking place, details of the height, design, materials and finish of all boundary treatments at the site (the siting of which is shown on the approved plan submitted with application showing siting of boundary wall and fencing shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be constructed in accordance with the duly approved details before the building is first occupied, and retained as such thereafter.

Reason: In the interests of site security and to ensure a satisfactory relationship with the character of surrounding buildings and the street scene in accordance with the requirements of the National Planning Policy Framework.

- 15 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.

Reason: To ensure use of appropriate materials which are sympathetic to the character of the rural area and the site's surroundings in the interests of visual amenity in accordance with the requirements of Craven District (Outside the Yorkshire Dales National Park) Local Plan policy ENV2 and the National Planning Policy Framework.

Before the Development is Occupied

- 16 Prior to the first occupation details of the trespass proof fence (adjacent to Network Rail's boundary minimum approx. 1.8m high) shall be submitted and approved by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the duly approved details.

Reason: To ensure appropriate measures are put in place to safeguard existing network rail infrastructure adjacent to the site and to safeguard the future occupants of these dwellings in accordance with the requirements of the National Planning Policy Framework.

- 17 Prior to occupation, a fully detailed scheme for the sound insulation of the residential buildings against externally generated noise shall be submitted to and approved in writing by the Local Planning

Authority; the approved works shall be implemented prior to the occupation of the buildings and thereafter permanently retained.

The sound insulation works shall be engineered so the dB levels within the residential buildings adhere to BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings (See Table 4, page 24) .

Reason: In order to ensure that no undue disturbance is caused to individual occupants by the transmission of airborne sound and to accord with guidance contained within the National Planning Policy Framework.

- 18 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.

Reason: To ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents. accord with the requirements of the National Planning Policy Framework.

- 19 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: To provide for adequate and satisfactory provision of off street accommodation for vehicles in the interest of safety and the general amenity of the development.

- 20 Prior to the occupation of any dwellings, a management plan for the future maintenance of the open grassed spaces and trees/hedges as shown on the approved drawings (excluding the private amenity spaces associated with each dwelling) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the open grassed areas shall be permanently maintained in accordance with the approved management plan.

Reason: In the interests of visual amenity and residential amenity and to accord with the requirements of Saved Policy ENV2 of the Craven District (outside the Yorkshire Dales National Park) Local Plan and the requirements of the National Planning Policy Framework.

Ongoing Conditions

- 21 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.

Reason: To reduce the risk of flooding and pollution and increase the levels of sustainability of the development.

Informatives

1. A 10" water main is very close (possibly within) the most eastern point of the site; whilst it does not appear to be directly affected by the development the "green infrastructure zone appears to be located

over a small length of the pipe. No ground levels must occur over or close to the pipe and no trees should be planted within 5 meters of its centre-line.

2. 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.

3. Broadband Connectivity

The applicant is advised to undertake early engagement with telecommunication providers to ensure the development benefits from the highest quality broadband connectivity available. Lead times for the provision of broadband services can be in excess of 9 months prior to occupation of the first dwelling.

The District Council has produced a document, "Broadband Connectivity for New Developments in Craven - A Briefing Note for Developers" which provides a general introduction to broadband connectivity in the District. The briefing note is available by emailing edu@cravendc.gov.uk or can be downloaded from the District Council website.

4. Charging Points

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

5. 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 Country 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 the Highway Authority any proposals for alternating the route.

6. 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.

7. Topsoil

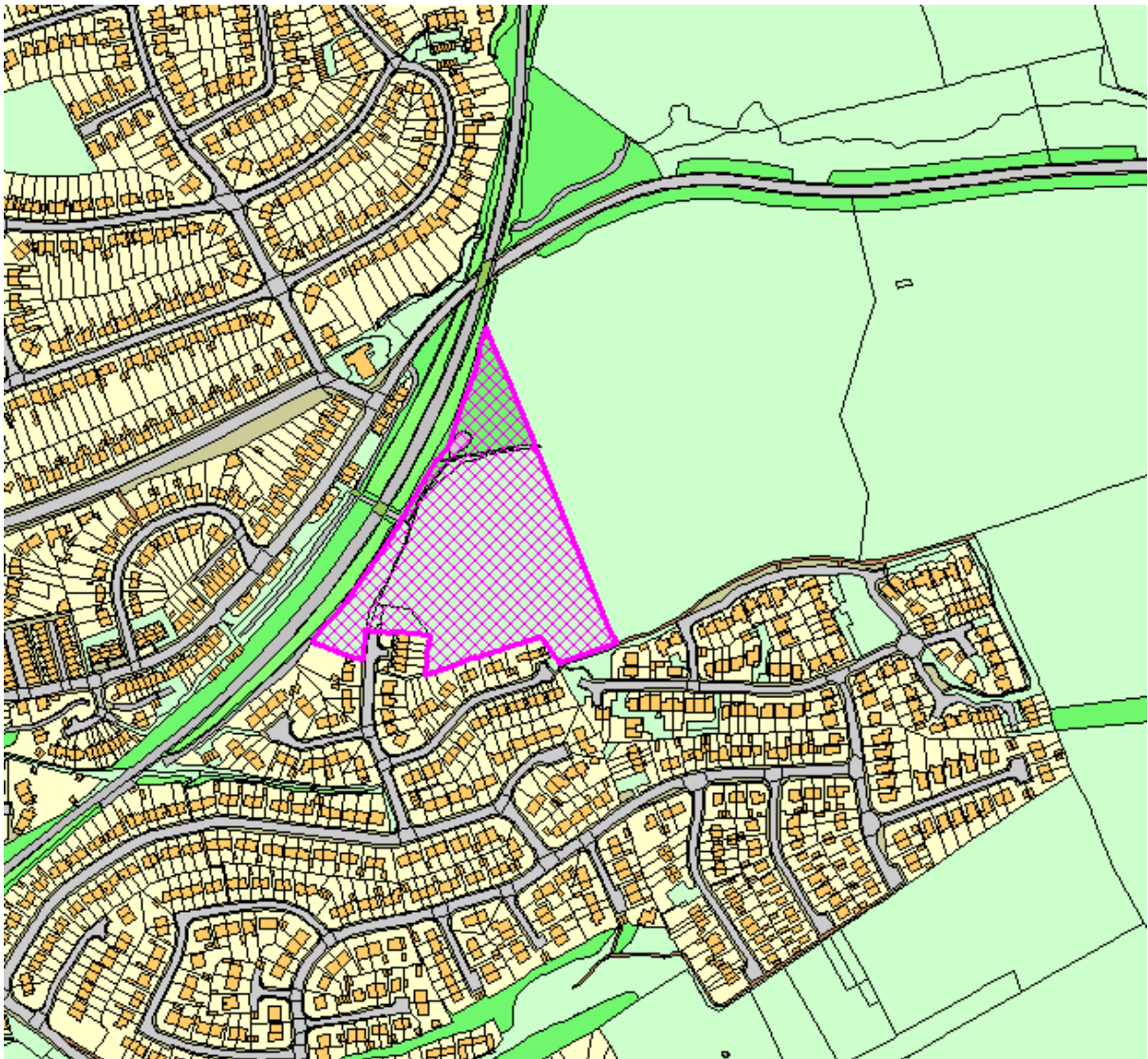
The applicant is advised it is the responsibility of the developer to ensure that any topsoil brought on site is free from metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils as specified in BS 3882: 2015 Specification for Topsoil. Supplier(s) details and confirmation 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.

8. 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.

9. 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.



Application Number: 2019/20463/REG3

Proposal: Development of site to form 53 residential dwellings with off street parking and all associated works.

Site Address: Land To The North Of Airedale Avenue Skipton

On behalf of: Craven Barnfield Regeneration Ltd

REPORT TO PLANNING COMMITTEE ON 27th August 2019

Application Number: 2019/20304/FUL

Proposal: 5 No. houses and associated parking/external works.

Site Address: Land Adjacent To North Parade Skipton

On behalf of: Craven District Council

Date Registered: 26th March 2019

Expiry Date: 21st May 2019

EOT Date, if applicable: 2nd August 2019

Case Officer: Mr Sam Binney

This application has been referred to Planning Committee under Point 4 of the Scheme of Delegation as the Council is the applicant.

1. Site Description

- 1.1 The application site is located on the eastern side of North Parade opposite the junction of North Parade/Pinhaw Road. Greatwood Primary School is located to the west of site, on the northern aspect of the North Parade/Pinhaw Road junction. To the north, south and south west of the subject site are residential properties that are predominately two storey with a mixture of finishing materials.
- 1.2 The application site slopes steeply downhill from east to west and has a water course flowing through it on its northern side. A Public Right of Way runs east to west through the site.
- 1.3 The application site is situated within the development limits of Skipton but outside of the designated conservation area. The site is located within an area of established residential development.

2. Proposal

- 2.1 The proposal is seeking consent for the construction of five dwellings with off street parking. The dwellings consist of 2 No. 3-bedroom dwellings and 3 No. 2-bedroom dwellings. The off street parking provides 7 parking spaces for residents and 1 communal visitor space.
- 2.2 The proposal is supported by the following documentation: -
 - Site location plan
 - Proposed site layout.
 - Proposed elevations
 - Proposed floor plans

3. Planning History

- 3.1 63/2009/9991 - Outline for the construction of 4 dwellings with approval of the details relating to layout, scale and access – Approved November 2009.

- 3.2 63/2012/12841 - Outline permission for the construction of four new hillside dwellings with associated car parking – Approved September 2012.
- 3.3 63/2016/17338 - Residential development of four 2 bedroom, three person starter homes – Approved November 2016.
- 4. Planning Policy Background
- 4.1 Saved Local Plan Policies:
- 4.2 H3: Residential Development Within The Development Limits of Skipton, and the Named Local Service Centres
- 4.3 SRC12: Protection of Public Rights of Way
- 4.4 T2: Road Hierarchy
- 4.5 Submission Draft Local Plan Policies:
- 4.6 SD1: The Presumption in Favour of Sustainable Development
- 4.7 ENV3: Good Design
- 4.8 ENV12: Footpaths, Bridleways, Byways and Cycle Routes
- 4.9 INF4: Parking Provision
- 4.10 SP1: Meeting Housing Need
- 4.11 SP3: Housing Mix and Density
- 4.12 SP5: Strategy for Skipton – Tier 1
- 4.13 The Emerging Local Plan (ELP) that would cover the period up to 2032 has now been submitted for examination. Notwithstanding this, the ELP is not the adopted development plan for the district.
- 4.14 National Planning Policy Framework.
- 4.15 National Planning Practice Guidance.
- 5. Parish/Town Council Comments
- 5.1 Skipton Town Council: “No objections”.
- 6. Consultations
- 6.1 **CDC Contamination Officer:** No known contaminated land implications.
- 6.2 **CDC Environmental Protection Team:** No objection but recommend conditions regarding construction hours, noise levels, dust, and clean topsoil.
- 6.3 **Northern Gas Networks:** Following the receipt of amended plans, reconsultation was undertaken with Northern Gas Networks. As a consequence of the amended plans and additional information, Northern Gas Networks have withdrawn their objection subject to conditions.
- 6.4 **NYCC Public Rights of Way:** No objection but recommends the use of an informative to protect the route of the way.
- 6.5 **NYCC Highways Authority:** Following the receipt of amended plans, reconsultation was undertaken with the Highway Authority. As a consequence of the amended plans, the Highway Authority have withdrawn their objection subject to conditions.
- 6.6 **Yorkshire Water:** No objection but recommend conditions regarding drainage, water supply, and waste water.
- 7. Representations
- 7.1 Site Notice dated 05th April 2019.
- 7.2 Press Notice published 11th April 2019.

- 7.3 Notification letters sent to 17 neighbouring properties.
- 7.4 1 letter of representation has been received. A summary of the objection is outlined below:

Highways

- Traffic is very busy with cars parked on both sides of the road.

Housing Need

- Area already subject to 105 houses.

Officer's Note: This site already has permission for 4 dwellings. This application, if approved, would be implemented instead of that permission resulting in a net increase of 1 dwelling.

Infrastructure

- The Council should be looking to build a new school and other support facilities.

Health and Safety

- Dangerous application due to the elevated position.
- Potential for an accident due to position by T-junction and primary school.

Flooding

- Stream on the site subject to flooding.

Amenity

- Concern over the impact of construction on existing residents.

Additionally, a comment has been received from the Ramblers Association:

Public Right of Way

- Do not wish to comment on the planning application but will need to be satisfied the diverted route of public right of way will be suitable for use by members of the public and maintained to that standard in future.

8. Summary of Principal Planning Issues

- 8.1 Principle of development.
- 8.2 Visual impact.
- 8.3 Impact of development on the amenity of neighbouring properties.
- 8.4 Highway Issues.
- 8.5 Other issues.

9. Analysis

Principle of development

- 9.1 In addition to the above policy requirements, it is noted that planning permissions have been granted on 3 occasions on this site (63/2009/9991, 63/2012/12841, and 63/2016/17338). The first 2 permissions are outline permissions only and have lapsed. However, permission 63/2016/17338 is a full planning permission which can be implemented up to and including 22nd November 2019. Therefore, this latter permission forms a material consideration for the proposal. The existence of this permission helps to support the proposal insofar as the site is suitable for development in principle.
- 9.2 The overall conclusion in terms of the principle of development is that the application site is within development limits and constitutes small-scale, infilling development and is immediately adjacent to residential development. Additionally, the site is in an accessible and sustainable location where there would be no significant harm caused by the development. Consequently, it is considered that

in principle residential development at this location is capable of forming sustainable development that would be in accordance with the NPPF and is therefore acceptable in principle.

Visual impact

- 9.3 Saved Policy H3 states that residential development should not damage the character of existing residential areas. Housing development should not have an adverse effect on areas or buildings of historic or architectural interest. In addition, the General Development Principles of the Local Plan state that all developments should respect the density, scale, height, proportion, massing and materials of surrounding buildings.
- 9.4 Paragraph 127 of the NPPF states that LPA's should ensure that developments function well and adds to the overall quality of the area, not just for the short term but over the lifetime of the development. It also states that development should be sympathetic to local character and history, including the surrounding built environment and landscape setting. While not preventing or discouraging appropriate innovation or change.
- 9.5 The application site lies on the northern edge of a built up area which is characterised by housing of a suburban character to the north, west and south. However, opposite the site on the eastern side of the application site is agricultural land which is separated from the application site by a post and wire fence. As such the application site visually relates more directly to the existing built-up area and forms a natural continuation of the existing building line.
- 9.6 The proposal would see the construction of a row of five terrace dwellings fronting onto North Parade with off street parking to the north of the proposed dwellings. The design of the dwellings would have a more modern appearance than those in the surrounding area. However, the overall scale and proportions of the dwellings are comparable to those in the locality. Paragraph 127 of the NPPF states that developments should be "visually attractive as a result of good architecture", and are "sympathetic to local character and history...while not preventing or discouraging appropriate innovation or change". Accordingly, it is considered that the proposed row of terrace dwelling would not result in any visual harm to the adjacent dwellings or the character of the surrounding area.
- 9.7 With regards to soft and hard landscaping the proposal is seeking to provide private grassed areas to the sides and rear of these dwellings separated by close-boarded timber fencing on a low stone wall to a total height of 2m. The proposed hardstanding will consist of permeable grass protection grid.
- 9.8 In conclusion, it is considered that the proposed development of this parcel of land for housing would visually relate to the existing character of the area. It is therefore, considered that the proposal meets the aims of the NPPF and requirements of Saved Policy H3 of the Craven District (outside the Yorkshire Dales National Park) Local Plan.

Impact of development on the amenity of neighbouring properties.

- 9.9 Paragraph 127 of the NPPF states that decisions should ensure that developments create places that are safe inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 9.10 The nearest dwellings to the proposed development are No. 48 & 50 North Parade located to the south of the site, on elevated land with a separation distance of approximately 15m. The proposed southern elevation of this row of terrace dwellings would be blank with the exception of a small window at ground floor level to serve a wc. As this would serve a wc the glazing would be obscured and thus ensuring no loss of privacy to the occupants of this dwelling.
- 9.11 Furthermore, due to the positioning of these two properties the proposed terrace dwellings would not appear dominating or overbearing. The proposed dwellings would be positioned to the north of these properties and therefore the development would not result in any unacceptable overshadowing of habitable rooms or private amenity areas to those properties.

- 9.12 The next nearest dwelling would be No. 91 Rombalds Drive located to the west of the site with a separation distance in excess of 20m. It is acknowledged that the proposal would see the introduction of window/door openings facing across toward Rombalds Drive.
- 9.13 It is considered that due to the separation distance combined with the existing level of mutual overlooking the proposal would not result in any unacceptable loss of privacy. In addition, the proposed row of terrace dwellings would not result in any unacceptable overshadowing to the habitable rooms or private amenity spaces of this dwelling.
- 9.14 Finally, to the north the nearest dwelling has a separation distance in excess of 15m. Due to the orientation of this dwelling and the separation distance it is not considered that the proposal would have an unacceptable impact on the privacy or amenity of the occupants of this property.
- 9.15 It is acknowledged that Greatwood Community Primary School is located to the north-west of the site and that the development of this site would result in an increase of overlooking. However, there already exists a mutual overlooking between the school and neighbouring properties on North Parade and Rombalds Drive and it is not considered that this development would result in any unacceptable overlooking for the users and visitors for the school to warrant a refusal, especially when taking into consideration the separation distance between the site and the school.
- 9.16 The positioning of the proposed dwellings will ensure that the occupants do not experience any unacceptable loss of privacy and will not be affected by overshadowing. With regards to living space, it is considered that the proposal would provide an acceptable level of living accommodation.
- 9.17 In conclusion, it is considered that the proposal meets the aims and objectives of saved local plan policies and the NPPF that seek to ensure a high standard of living for existing and future occupants.

Highway Issues.

- 9.18 Saved Policy T2 is supportive of development which is appropriately related to the highway network and does not in particular; generate volumes of traffic in excess of the capacity of the highway network; would not lead to the formation of a new access or greater use of an existing access onto a primary, district or local distributor road unless the access is such that it is acceptable to the Council and its design achieves a high standard of safety; and would have full regard to the highway impact on, and potential for improvement to the surrounding landscape.
- 9.19 Section 9 of the NPPF also provides guidance on transport and land use planning and states: “development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”.
- 9.20 The proposal is seeking to create eight off street parking spaces (including 1 visitor/accessible space) directly off North Parade. This is considered sufficient to meet the requirements of Saved Policy T2 of the Local Plan.
- 9.21 The Highway Authority initially raised an objection to the proposal stating that there is an “*existing speed hump in place with no proposal shown for this to be relocated*” and additionally that “*no turning heads shown in proposed development which could result in vehicles reversing out onto existing highway network to the detriment of highway safety*”.
- 9.22 To address the highways objection amended plans illustrating the turning head within the site and details of the relocation of the speed bump were submitted. The Highway Authority reviewed the amended details and withdrew their objection subject to the attachment of planning conditions principally regarding access, parking areas and the relocation of the speed hump.
- 9.23 For the aforementioned reasons, it is considered that the proposal would not result in conditions prejudicial to highway safety and is in accordance with Saved Policy T2. On this basis, the proposal is acceptable in regard to highway impacts.

Other issues.

9.24 Gas Pipeline

9.25 A gas pipeline runs through the application site although its location was initially a matter of dispute. Following additional surveys by Northern Gas Networks at the site, it was concluded that the line of the gas pipeline correlated with the submissions of the applicant. Amended drawings were then submitted and reconsultation was undertaken. Northern Gas Networks responded withdrawing their initial objection subject to the imposition of conditions.

9.26 For the aforementioned reasons, it is considered that the proposed works will not adversely affect the gas pipeline asset. Therefore, it is considered that the proposal is acceptable in regard to suitable protection of the pipeline.

9.27 Public Right of Way

9.28 Public Right of Way 05.37/12/1 runs through the site in a west-east direction connecting North Parade with agricultural land and Whinny Gill Road to the north-east of the site. The NYCC Public Rights of Way officer was consulted on the application and raised no objection to the scheme but wished for an informative to be placed on any permission to protect the route of the way at all times. In addition to this, Ramblers have stated that they do not wish to comment on the application but will need to be satisfied that the diverted route of the Way will be suitable for use by members of the public and will be maintained to that standard in future. For these reasons, it is considered that the proposal is acceptable in regard to the impact upon the Public Right of Way subject to the aforementioned informative.

9.29 Conclusion

9.30 Paragraph 11 of the NPPF advises that LPA's should be approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

"the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

9.31 In this case it is considered that there would be some benefits arising from the proposal with regards to the provision of 5 dwellings. It is considered that any adverse impacts would not significantly or demonstrably outweigh the benefits of approving the scheme.

10. Recommendation

10.1 Approve with Conditions

Conditions

Time Limit for Commencement

1 The development must be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2 The permission relates to the following plans:

- Drawing No. 001 Rev A received 25th July 2019.
- Drawing No. 002 received 13th March 2019.

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

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 Yorkshire Dales National Park Authority) Local Plan and the National Planning Policy Framework.

Before you Commence Development

- 3 Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority:

- Movement and construction of speed hump and all associated works.

Reason: In accordance with Saved Local Plan Policy T2, paragraph 109 of the National Planning Policy Framework and the interests of the safety and convenience of highway users.

During Building Works

- 4 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,

Once approved, these areas shall be kept available for their intended use at all times that construction works are in operation.

Reason: In accordance with Saved Local Plan Policy T2 and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

- 5 No construction works shall take place within 5 metres of the centre line of the 90mm water main and the 450mm surface water sewer within the site boundary until measures to protect these assets have been submitted to and approved in writing by the Local Planning Authority. Once approved, these protection measures shall be implemented through the lifetime of the construction works.

Reason: In accordance with the aims and objectives of section 8 of the NPPF and in order to protect public health and the public water supply.

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

Reason: In the interest of satisfactory and sustainable drainage.

- 7 There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to,
- i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and
 - ii) the means by which the discharge rate shall be restricted to a maximum rate of 3.5 litres per second.

Reason: To ensure that no surface water discharges take place until proper provision has been made for its disposal.

- 8 Unless alternative details have first been submitted and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans and retained as such thereafter.

Reason: In accordance with paragraph 127 of the NPPF and 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.

Before the Development is Occupied

- 9 Prior to the occupation of the dwellings hereby approved the part of the access(es) extending 6 metres into the site from the carriageway of the existing highway has been made up and surfaced in accordance with the approved details 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.

Reason: In accordance with Saved Local Plan Policy T2 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

Informative

You are advised that a separate licence will be required from the Local 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.

- 10 No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas shown on the approved plans have been constructed in accordance with the approved plans and 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.

Reason: In accordance with Saved Local Plan Policy T2 and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.

Ongoing Conditions

- 11 No obstruction (including landscape features) shall be located over or within 5 metres of the centre line of the public water main and/or the 450mm public sewer that are laid within the site boundary. No trees shall be planted within 5 metres of the 150mm/100mm foul sewers laid within the site boundary.
- Reason: In accordance with the aims and objectives of section 8 of the NPPF and in order to protect public health and the public water supply.
- 12 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, 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 accordance with paragraph 127 of the NPPF and in order to prevent overdevelopment of the site, to ensure that satisfactory provision of outdoor amenity space for the dwellinghouse is maintained and to safeguard the amenities of the occupiers of adjacent dwellings.
- 13 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any Order revoking or re-enacting that Order), the areas shown on the approved plans for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.
- Reason: In accordance with Saved Local Plan Policy T2 and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.
- 14 Due to the location of the gas pipeline, all tree planting near the gas pipeline must follow the Northern Gas Networks Tree Planting guidelines at all times.
- Reason: In the interests of public safety and to protect the public gas supply.
- 15 No obstruction (including landscape features) shall be located over or within 3 metres of the centre line of the gas pipeline within the site boundary.
- Reason: In the interests of public safety and to protect the public gas supply.
- 16 Unless otherwise approved in writing by the Local Planning Authority, in consultation with Northern Gas Networks, there shall be no additional buildings or structures erected within 3 metres of the gas pipeline (measured from the centre of the pipeline).
- Reason: In the interests of public health and to protect the public gas supply.
- 17 The ground levels within 3 metres of the gas pipeline, other than those shown on the approved plans, shall not be altered unless otherwise approved in writing by the Local Planning Authority in consultation with Northern Gas Networks.
- Reason: In order to allow Northern Gas Networks suitable access to their gas pipeline.

Informatives

1. 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.

2. 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.

3. 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.

4. The applicant shall 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.

Reason: To safeguard the living conditions of nearby residents particularly with regard to the effects of dust.

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. 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.

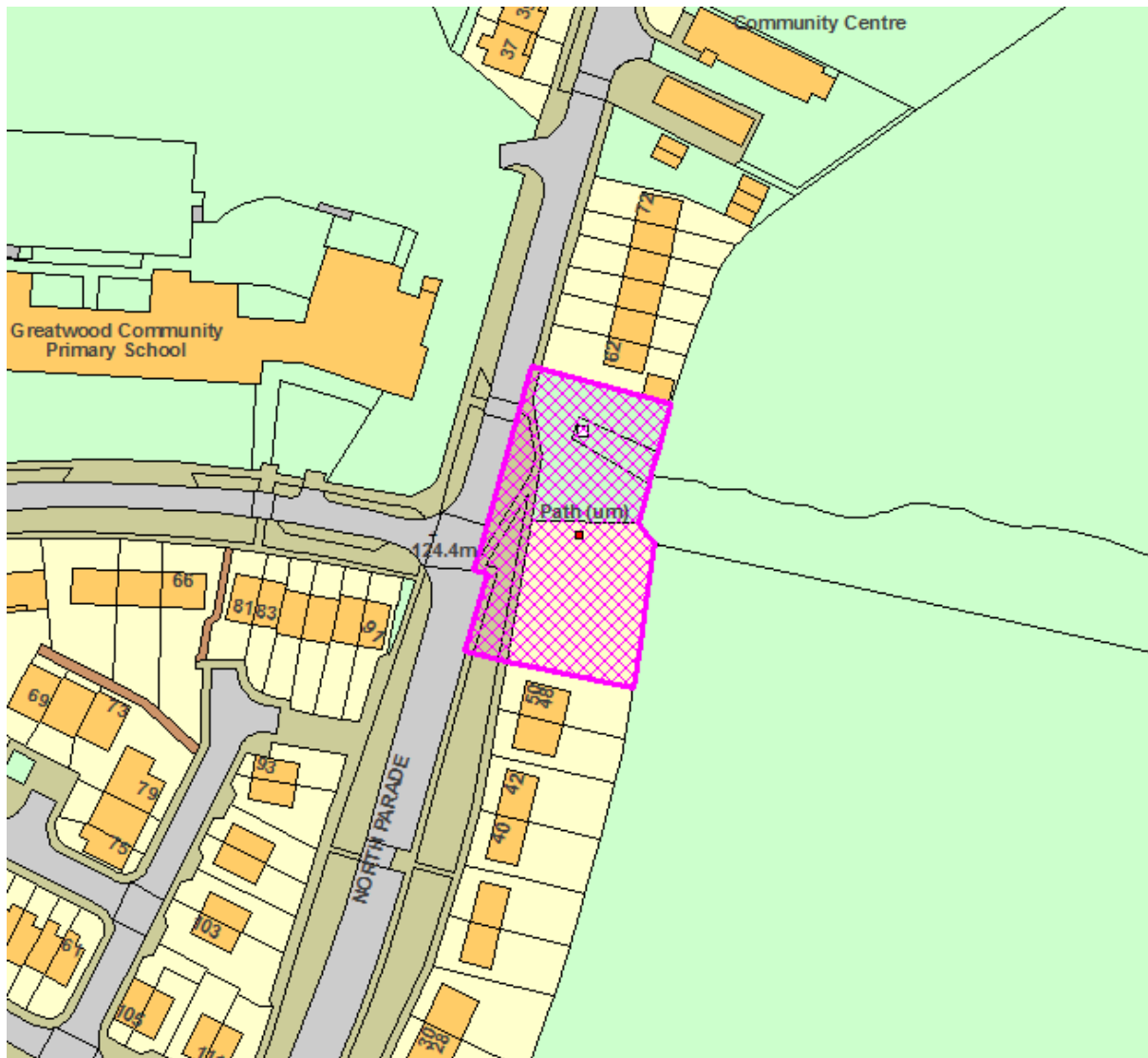
7. Charging Points

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

8. 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 Way 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.

9. Due to the proximity of the gas pipeline to the proposal, the developer needs to have regard to the Northern Gas Networks guidance document titled 'Working Safely near High Pressure Gas Pipelines.'



Application Number: 2019/20304/FUL

Proposal: 5 No. houses and associated parking/external works.

Site Address: Land Adjacent To North Parade Skipton

On behalf of: Craven District Council

REPORT TO PLANNING COMMITTEE ON 27th August 2019

Application Number: 2019/20657/FUL

Proposal: Development of 5 no. detached two storey dwellinghouses

Site Address: Land Off Greenfoot Lane Low Bentham LA2 7ES

On behalf of: SR Design & Build Ltd

Date Registered: 19th June 2019

Expiry Date: 14th August 2019

EOT Date, if applicable: 30th August 2019

Case Officer: Miss Katie Chew

The application has been referred to planning committee by the Planning Manager under Section 9 of the Council's Scheme of Delegation. This is a full application on a site previously approved planning committee for residential development.

1. Site Description

- 1.1 The application site relates to a parcel of land that lies adjacent to Greenfoot Lane in Low Bentham. The application site is a greenfield site (Grade 3 agricultural land) which slopes downhill southwards. It is enclosed by a stone wall along the eastern and northern boundary's and timber post fencing along the western and southern boundaries.
- 1.2 Residential dwellings surround the site in all directions. The centre of the village of Low Bentham is located to the south east. Properties within the surrounding area and beyond comprise of a mixture of terraced, semi-detached and detached dwellings in a variety of ages and styles.
- 1.3 The application site is located outside of the development limits and therefore lies on land classified as open countryside. In addition, a Public Right of Way (Ref: 05.5/7/3) lies along the northern boundary of the site.

2. Proposal

- 2.1 The application seeks planning permission for the construction of 5 no. detached two storey dwellinghouses.
- 2.2 The properties will consist of 2 three bedroomed dwellings and 3 4 bedroomed dwellings. 13 car parking spaces are to be provided for vehicles of the occupiers of the proposed dwellings.
- 2.3 The proposal can be broken down into:
- 2.4 Plot 1: This plot will be two storeys in height and will have 4 bedrooms. This dwelling is to be located to the north of the application site and will provide 1 integral car parking space. 2 off street car parking spaces are also provided to the east of this dwelling.
- 2.5 Plot 2: This plot will be two storeys in height and will have 4 bedrooms. This dwelling will be located to the east of the site and will provide 1 integral car parking space. 2 off street car parking spaces are also provided to the north of this property.
- 2.6 Plot 3: This plot will be two storeys in height and will have 3 bedrooms. This dwelling is to be located to the west of the application site and will provide 1 integral car parking space and 1 external off street space to the east.

- 2.7 Plot 4: This plot will be two storeys in height and will have 3 bedrooms. This dwelling is to be located to the south west of the application site and will provide 1 integral car parking space and 1 external off street space to the east.
- 2.8 Plot 5: This plot will be two storeys in height and will have 4 bedrooms. This dwelling will be located to the south east of the application site and will provide 1 integral car parking space. 2 off street parking spaces are also provided to the west of the property.
- 2.9 Materials include Burlington blue/grey slate with grey clay ridge tiles, black powder coated aluminium gutters and downpipes, local natural random stonework with stone quoins, heads and cills and off-white rough silicone based render. Windows and doors are to be made from heritage green powder coated aluminium and will be double glazed. Boundary treatments will include the existing 1.2m high post and wire stock proof fencing to the south and west, and natural local drystone walling to the north and east.
- 2.10 Some cut and fill will take place on the site to enable dwellings to be built on flat land however, this will not be major works and the topography of the land will remain somewhat sloped.
- 2.11 Soft landscaping is proposed in the form of shrub planting throughout the site, hawthorn hedging to the boundary and beech hedging within the properties gardens, as well as turfed lawns.
- 2.12 The agent has also confirmed within their submitted supplementary design statement that the site already contains all required service connections.
- 3. Planning History
- 3.1 08/2015/16248 – Outline application for the development of 4 dwelling houses, all matters reserved except access. Approved 25th November 2015.
- 3.2 08/2006/6768 – Alteration and extension of existing storage building to provide office/warehouse and formation of new vehicular access. Withdrawn 31st January 2007.
- 4. Planning Policy Background
- 4.1 Submission Draft Local Plan (2018)
- 4.2 National Planning Policy Framework (as amended February 2019)
- 4.3 Planning Practice Guidance (2012)
- 4.4 Saved Local Plan Policies ENV1, ENV2 and T2 of the Craven District (Outside the Yorkshire Dales National Park) Local Plan.
- 5. Parish/Town Council Comments
- 5.1 Bentham Parish Council – Comments received 25th July 2019. The Council has no objections to this proposal.
- 6. Consultations
- 6.1 NYCC Highways – Comments received 25th July 2019. The design standard for the site is MFS and the anticipated speeds shown as anticipated on the submitted drawings are accepted, there are therefore no objections to the proposals. A condition and an informative are recommended which relate to Section 278 Agreements and the approval of details for site works in the highway.
- 6.2 Environmental Agency - No comments received within statutory timescales.
- 6.3 NYCC PROW – Comments received 22nd July 2019. No objections to the proposal although an informative is recommended which relates to the obstruction of the PROW.
- 6.4 Legal Services – No comments received within statutory timescales.
- 6.5 Strategic Housing – Comments received 18th July 2019. The site is under 6 units and therefore no affordable housing contributions are required.

- 6.6 CDC Environmental Health – Comments received 8th July 2019, there are no objections to the proposals but informatives are recommended which relate to noise, dust and clean topsoil. Further comments were received 9th July 2019. There are no known contaminated land implications regarding the proposed development.
- 6.7 CDC Trees Officer – Comments received 5th July 2019. No objection to the application however, recommends that protective fencing to BS5837 is provided as a condition.

7. Representations

- 7.1 Site Notice – Expired 2nd August 2019.
- 7.2 Press Notice – Expired 1st August 2019.
- 7.3 Neighbour Letters – Expired 25th July 2019.
- 7.4 1 representation has been received, comments are provided below:

- o Proposed house plot 5 – this house to be built close to the current wall boundary which is retained. A bedroom window is shown on the first floor of the east elevation, the view from this window directly overlooks no. 14 Greenfoot Lane, can this window be removed or obscure glass used. A larger south facing window is already included in the plan for this room.

Officer note: The potential impact of the proposed house on plot 5 on neighbouring properties is discussed further into the report.

8. Summary of Principal Planning Issues

- 8.1 Policy background and principle of development.
- 8.2 Scale, design and visual impact of the proposed development.
- 8.3 Impact of the proposed development upon the privacy and amenity of neighbouring properties.
- 8.4 Highway issues.

9. Analysis

Policy background and principle of development.

- 9.1 In terms of the status of the Submission Draft Craven Local Plan, this document was submitted to the Secretary of State on 27th March 2018. The submission of the Local Plan is at an advanced stage, and therefore weight can be given to it. However, the NPPF (2018) at paragraph 48 sets out that the weight that should be given to draft policies will depend upon ‘the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater weight that may be given)’ and ‘the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)’. Draft Policy ENV1 ‘Countryside and Landscape’, ENV3 ‘Good Design’, SD1 ‘Presumption in Favour of Sustainable Development’, SP3 ‘Housing Mix and Density’, and INF4 ‘Parking Provision’, are all considered to be applicable to this planning application.

Officer note: Under paragraph 214 the policies in the previous Framework (2012) will apply as the LPA has now submitted its draft Local Plan for examination. The weight to be attached to the policies in the emerging plan remains the same under both the old and new Framework.

- 9.2 The draft policies set out above are considered to be applicable to this planning application although there are unresolved objections to some policies and an assessment of the significance of those objections has not yet been made. For this reason it is considered beneficial to adopt a precautionary approach and consider that whilst some weight can be given to those policies that have no outstanding objections the greater weight should remain with the Development Plan and Saved Local Plan Policies. The policies set out in the NPPF will also be considered.

- 9.3 The application site Saved Policy ENV1 is supportive of development in the open countryside subject to meeting certain criteria. These include that development should be small scale and;
- o Clearly benefit the rural economy;
 - o Help to maintain or enhance landscape character;
 - o Be essential for the efficient operation of agriculture or forestry;
 - o Be essential for the needs of the rural community.
- 9.4 The overarching objective of Saved Policy ENV1 is to protect the character and quality of the rural countryside by preventing sporadic, unrestricted development within it. It is considered that this objective is broadly in accordance with the core land-use planning principles in paragraph 170 of the Framework which requires that the intrinsic character and beauty of the countryside is recognised.
- 9.5 In terms of the NPPF there is a presumption in favour of all forms of sustainable development provided the benefits of allowing development are not outweighed by any dis-benefits that may arise. The NPPF also advocates the provision of new housing to meet established housing needs.
- 9.6 Notwithstanding this, the NPPF also makes allowances for other types of development in rural areas which do not fall strictly within the categories identified in saved Policy ENV1. Paragraph 78 of the NPPF recognises that, depending on its location, housing is capable of contributing to the vitality of rural communities by supporting services within neighbouring settlements. With respect to housing in rural areas, the main aim of paragraph 79 is to 'avoid new isolated homes in the countryside unless there are special circumstances', although paragraph 103 of the NPPF also recognises that 'opportunities to maximise sustainable transport solutions will vary from urban to rural areas'.
- 9.7 In this instance, the proposed development fails to meet any of the requirements of saved Policy ENV1 and as such, represents a departure from the Local Plan. Nevertheless, the site does lie adjacent to the recognised development limits for Bentham with residential development in all directions of the application site. The site is also in walking distance of the village where local facilities and services are available. It is therefore considered that the site is in a sustainable location suitable for residential development. The village is also served by public transport that links the village to Ingleton and Lancaster City Centre. Therefore the site has reasonable access to public transport services other than the private car and thus would not result in the introduction of an isolated dwelling in the open countryside for the purposes of paragraph 79 of the NPPF.
- 9.8 Therefore, whilst it is recognised that the proposal does not fall within any of the categories of development acceptable in the open countryside under policy ENV1. It does not follow that this in itself is sufficient grounds to resist the principle of residential development, particularly as there is conflict between the ENV1 and paragraphs 78 & 79 of the NPPF which is supportive of housing in rural areas providing that it would not lead to the introduction of new isolated homes in the countryside.
- 9.9 The site has been identified as being of Grade 3 agricultural land. Paragraph 170 of the NPPF advises that Local Planning Authorities should take account of the economic benefits of the best and most versatile land. The best and most versatile land is defined in Annex 2 of the NPPF as land in grades 1, 2 and 3a of the Agricultural Land Classification. The NPPF advises Local Planning Authorities to seek to use areas of poorer quality land in preference to that of a higher quality. Notwithstanding the fact that the District does not have any Grade 1 and 2 the NPPF does not protect the Grade 3 land from development. Therefore, this land does not fall within any threshold of protection.
- 9.10 Turning to the three dimensions to sustainable development, economic, social and environmental as defined by the NPPF, the proposed development of this site would provide economic benefits associated from new housing development including the provision of construction jobs and from future residents of the proposed dwellings. In addition, the proposal would provide some social benefits and help to support the vitality of the rural community.

- 9.11 Turning to the environmental dimensions of sustainable development, it is acknowledged that the property would be located outside of development limits, however, the site is located within the middle of existing residential dwellings and is located in close proximity to the arterial road running through Bentham (Low Bentham Road) this road connects the site to surrounding villages and towns. It is considered that the proposals would not provide an isolated home in the countryside and would not have a serious and harmful impact on the environmental dimension of sustainable development with regards to the impact on the landscape character of the area.
- 9.12 In conclusion, the application site is located outside the recognised development limits of Bentham, as defined by the 1999 Local Plan and therefore does represent a departure from the provisions of Saved Policy ENV1 of the Local Plan. However it is located close to the existing built up area of Bentham; it is well connected to services and facilities in Bentham and public transport with neighbouring villages and towns. Therefore, in principle, residential development at this location is capable of forming sustainable development in accordance with NPPF guidance. Due regard should also be given to the fact that permission was granted for the residential development of this site in 2015 although that permission has now expired.

Scale, design and visual impact of the proposed development.

- 9.13 Saved Local Plan Policy ENV2 seeks to ensure that any development that is considered to be acceptable in principle under saved policy ENV1 is:
- Compatible with the character of the area;
 - Does not have an unacceptable impact on the landscape;
 - Has a design and uses materials which relate to the setting;
 - Can accommodate traffic generated satisfactorily;
 - Can provide services and infrastructure without a serious harmful change to the character and appearance of the area.

These are general planning considerations, broadly in line with the NPPF.

- 9.14 The NPPF stresses that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. However, decisions should not attempt to impose architectural styles or particular tastes.
- 9.15 The NPPF states that LPA's should aim to ensure that developments function well and add to the overall quality of the area, optimising the potential of the site to accommodate development. It also states that development should respond to local character and history and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation. It also states that whilst visual appearance and architecture of individual buildings are very important factors, securing high quality and inclusive design go beyond aesthetic considerations. Therefore, LPA's should aim to address the connections between people and places and the integration of new development into the built environment.
- 9.16 Paragraph 130 of the NPPF states that permission should be refused where the development is of a poor design which fails to take the opportunities available for improving the character and quality of an area and how it functions. Furthermore, where the design of a development accords with clear expectations in plan policies, design should not be used as a valid reason to object to development by the decision-maker.
- 9.17 The application proposes five new 3 and 4 bedroomed dwellings within a greenfield site located off Greenfoot Lane in Bentham. The properties are to be two storeys in height, with car parking provided for 13 vehicles in total. The proposed development would sit between existing residential dwellings, with the existing hedging to the west and trees to the south to be retained. New shrubs and hedging are to be planted and permeable tarmac drives constructed, furthermore, all properties are to have garden areas to at least 3 sides of the plot. When looking at the proposed dwellings in comparison with the existing properties located on Greenfoot Lane, it is considered that they are of a similar

scale and massing, albeit the 4 bedroom properties may be slightly larger. However, the majority of the dwellings in the vicinity are 2 storeys in height and vary between semi-detached and detached properties.

9.18 The proposed materials consist of:

- Burlington blue/grey slate with grey clay ridge tiles;
- Black painted timber rafter roof, soffit and verge;
- Black powder coated aluminium gutters and downpipes;
- Local natural random stonework with stone quoins, heads and cills;
- Off-white rough silicone based render; and
- Heritage green powder coated aluminium double glazed windows and doors.

9.19 The proposed housing is traditional in style with a contemporary twist; the materials are considered to complement the existing dwellings in this location and that they would not appear incongruous in this location.

9.20 The proposal is considered to be of a scale and design comparable and proportionate to the existing street scene. For the aforementioned reasons it is considered that the development would not have an unacceptable detrimental impact upon the character and appearance of the area. Therefore the proposal does not conflict with the guidance in the NPPF and Saved Local Plan Policies.

Impact of the proposed development upon the privacy and amenity of neighbouring properties.

9.21 The National Planning Policy Framework states that Local Planning Authorities should seek to achieve a good standard of amenity for all existing and future occupants of land and buildings. The General Development Principles of the Local Plan also states that all development should protect the amenities of neighbouring residents and occupiers.

9.22 The application site is surrounded by residential dwellings in all directions. The nearest dwellings that potentially could be impacted on are 1 West End Barn, Green Head, Cumbrae, 12, 14, 16 & 18 Greenfoot Lane.

9.23 1 West End Barn is located to the north west of the application site; this dwelling is most likely to be impacted by plot 1. Whilst there are windows proposed within the western elevation of plot 1, these properties are separated by an acceptable distance and have buffers consisting of the strip garden/amenity area and driveway related to Green Head and a double single storey garage belonging to 1 West End Barn. For these reasons it is not considered that plot 1 would have any significant impacts in regards to the overshadowing, overlooking or overbearingness on this neighbouring property.

9.24 Green Head is located to the west of the application site; this dwelling is most likely to be impacted by plots 3 & 4. Within the western elevation of plot 3 there are windows at ground floor level within the kitchen and utility, and a door from the utility room and bi-fold doors from the dining room. At first floor level there are windows looking from bedroom 3 and the bathroom. Within the western elevation of plot 4 at ground floor level there are windows looking from the dining room, kitchen and utility. There is also a door leading out from the utility room. At first floor level there are windows looking from bedroom 3 and the bathroom. As bathrooms are not habitable rooms there are no concerns in regards to these windows. At ground floor level the windows should be partially (if not all) screened from view by the existing hedge and proposed fencing. The windows at first floor level will have views over Green Head however, a number of the windows on this property are roof lights, with the main windows being located at ground floor level and therefore the proposed dwellings look out and over the property rather than in it. It should be noted that there are 2 large windows within the front of Green Head which run from first floor to the ground floor. Whilst some overlooking could occur here, it is not clear if these windows are to habitable or non-habitable rooms, there is a minimum separation distance of (approx.) 26m, and Green Head is set at an angle to plots 3 & 4 which does

mean that no direct views into these windows would be possible. It is therefore considered that there are no significant concerns in regards to overlooking, overbearingness or overshadowing in this instance.

- 9.25 Cumbrae is located to the east of the application site; this dwelling is most likely to be impacted by plots 1 & 2. In regards to plot 1 no windows are proposed within the east elevation at first floor level, 3 windows are proposed at ground floor level in this elevation however, these windows will lead into the garage and downstairs WC which are non-habitable rooms. This coupled with the separation distance between plot 1 & Cumbrae and the orientation of both properties, it is considered that there are no concerns in regards to overshadowing, overlooking, or the property being overbearing. Plot 2 is located further south, although windows are proposed within the northern and eastern elevations of the dwelling, given the separation distance between both dwellings and the location and orientation of the properties, it is not considered that there are any concerns in regards to overshadowing, overlooking or overbearingness.
- 9.26 18 Greenfoot Lane is located to the east of the application site; this dwelling is most likely to be impacted by plots 2 & 5. Within the eastern elevation of plot 2 there are windows within the living room at ground floor level and no windows are proposed within the first floor on this elevation. Within plot 5 there are 2 windows at ground floor level of the eastern elevation within the living room, and 1 window within the master bedroom. Given the small amount of windows proposed within the eastern elevations of both these plots, the orientation of and separation distances between the proposed dwellings and this neighbouring property, it is not considered that there are any concerns in regards to overshadowing, overbearingness or overlooking.
- 9.27 16 Greenfoot Lane is located to the east of the application site; this dwelling is most likely to be impacted by plot 5. Within plot 5 there are 2 windows at ground floor level of the eastern elevation within the living room, and 1 window within the master bedroom. Given the small amount of windows proposed within the eastern elevation of this plot, the orientation of and separation distances between the proposed dwelling and this neighbouring property, it is not considered that there are any concerns in regards to overshadowing, overbearingness or overlooking.
- 9.28 14 Greenfoot Lane is located to the east of the application site; this dwelling is most likely to be impacted by plot 5. Within plot 5 there are 2 windows at ground floor level of the eastern elevation within the living room, and 1 window within the master bedroom. A neighbour objection has been submitted in relation to plot 5 and the proposed window within the master bedroom. However, this window is approximately 24m away from no. 14 Greenfoot Lane, this amount of separation is considered to be acceptable, and again given the small amount of windows proposed within the eastern elevation of this plot, and its orientation to no. 14, it is not considered that there are any concerns in regards to overshadowing, overbearingness or overlooking.
- 9.29 12 Greenfoot Lane is located to the east of the application site; this dwelling is most likely to be impacted by plot 5. Within plot 5 there are 2 windows at ground floor level of the eastern elevation within the living room, and 1 window within the master bedroom. Given the small amount of windows proposed within the eastern elevation of this plot, the orientation of and separation distances between the proposed dwelling and this neighbouring property, it is not considered that there are any concerns in regards to overshadowing, overbearingness or overlooking.
- 9.30 Taking the above into consideration, it is officer's opinion that the amenity of the occupiers of neighbouring properties will not be significantly impacted by the proposals. It is therefore considered that the proposed development would not result in any unacceptable impacts on neighbouring properties privacy or amenity in accordance with the requirements of the National Planning Policy Framework and the general development principles of the Local Plan.

Highway Issues

- 9.31 The application proposes to create 2 new vehicle accesses along the eastern part of the application site. One of the new entrances will be located towards the top of the site and will provide access to both plots 1 & 2. The second entrance will be located further down into the site and will provide access to plots 3, 4 & 5.

9.32 Saved Local Plan Policy T2 permits development proposals provided that they are appropriately related to the highway network, do not generate volumes of traffic in excess of the capacity of the highway network, do not lead to the formation of a new access or greater use of an existing access onto a primary, district or local distributor road unless the access is such that it is acceptable to the Council and its design achieves a high standard of safety, and has full regards to the highway impact on, and potential for improvement to the surrounding landscape.

9.33 The NPPF policy requirement is that permission should only be refused on highway grounds if the impacts of granting permission are shown to be severe. In this case it is not considered that the impact of the development would be severe in terms of highway safety grounds. NYCC Highways have reviewed the submitted information and have no objections to the proposals, and have provided conditions and informatives to help mitigate any potential concerns that may arise. Therefore, it is considered that the proposal is in line with the policy requirements of Saved Policy T2 of the Local Plan and the guidance contained within the NPPF and is therefore considered to be acceptable in terms of highway safety.

9.34 Conclusion

9.35 Paragraph 11 of the NPPF advises that LPA's should be approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

9.36 On balance, it is considered that there are no adverse impacts arising from the proposal that would significantly and demonstrably outweigh the overarching presumption in favour of sustainable development contained within paragraph 11 of the NPPF, and therefore there are no grounds to withhold planning approval.

10. Recommendation

10.1 Approve with Conditions

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 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2 This permission relates to the following plans:

- Proposed Site Plan - Drawing No. 467-010, received 19th June 2019;
- Ecological Appraisal by Envirotech, received 19th June 2019;
- Soft Landscaping - Reference 25/04/19, received 19th June 2019;
- Existing Site Sections - Drawing No. 467-002, received 19th June 2019;
- Proposed Site Sections - Drawing No. 467-011, received 19th June 2019;
- Proposed House Type Plot 1, Floor, Elevs & Section - Drawing No. 467-020, received 19th June 2019;

- Proposed House Type Plot 2, Floor, Elevs & Section - Drawing No. 467-021, received 19th June 2019;
- Proposed House Type Plot 3, Floor, Elevs & Section - Drawing No. 467-022, received 19th June 2019;
- Proposed House Type Plot 4, Flood, Elevs & Section - Drawing No. 467-023, received 19th June 2019;
- Proposed House Type Plot 5, Flood, Elevs & Section - Drawing No. 467-024, received 19th June 2019;
- Existing Site Survey/Site Location Plan - Drawing No. 467-001, received 19th June 2019;
- Arboricultural Impact Assessment prepared by Yew Tree, received 19th June 2019;
- United Utilities Map-SafeDig, received 19th June 2019;
- Drainage Strategy for SR Joinery ref: L35677/RAM Issue 01, received 19th June 2019;
- Levels and Retaining Structures - Drawing No. L35677-A1-01 A, received 19th June 2019;
- Surface and Foul Water Drainage - Drawing No. L35677-A1-02, received 19th June 2019;
- Proposed Highway Junctions, General Arrangements and Sections - Drawing No. L35677-A1-03 A, received 19th June 2019.

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 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:

(i) 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) General arrangement and sections.

Reason: To ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

- 4 Before the commencement of the development hereby approved, barrier fencing shall be erected around the existing trees to the south of the application site in compliance with 'BS5837 (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 trees during construction works.

Ongoing Conditions

- 5 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.

Informatives

1. 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.
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.

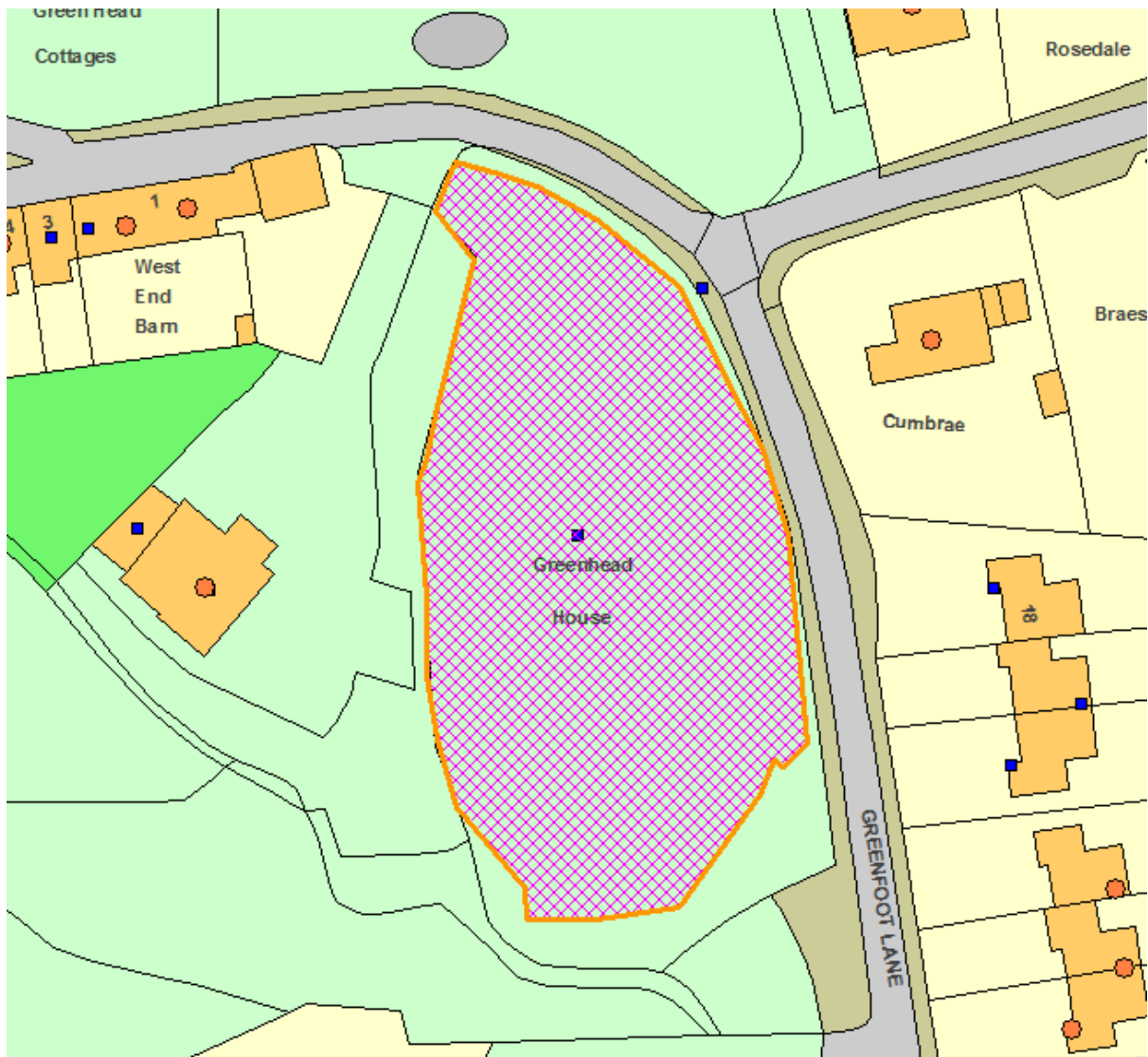
3. During construction there is a potential for noise nuisance to nearby residential properties.

Operating times for construction should be limited to:

- 08:00am to 18:00pm Monday to Friday
- 08:00am to 13:00pm Saturday
- No Sunday or Bank Holiday working.

4. 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 Way 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.
5. 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.
6. The applicant/developer is advised that in the interests of promoting sustainable travel opportunities electric vehicle charging points should be provided.
7. 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 (as amended 2018) of the NPPF.

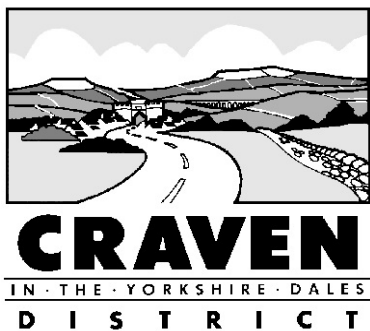


Application Number: 2019/20657/FUL

Proposal: Development of 5 no. detached two storey dwellinghouses

Site Address: Land Off Greenfoot Lane Low Bentham LA2 7ES

On behalf of: SR Design & Build Ltd



Development Management
 Craven District Council
 1 Belle Vue Square
 Broughton Road
 SKIPTON
 North Yorkshire
 BD23 1FJ

(Main Switchboard) Telephone: 01756 700600

Craven District Council - List of Delegated Planning Decisions 19 July & 14 August 2019

The undermentioned decision notices are available to view online at <https://publicaccess.cravendc.gov.uk/online-applications/>

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
63/2016/17523	Dalesway Construction Ltd	Land Adjacent To Carleton New Road Skipton North Yorkshire BD23 2AZ	Proposed new car park (up to 180 spaces), improvements to sports pitch including improved playing surface and marking out of pitch, site access and associated ancillary works.	Application Withdrawn	08.08.2019
2018/19767/OUT	Mr & Mrs R J Mason	Land Off Carla Beck Lane Carleton In Craven Skipton BD23 3BU	Outline planning application (with all matters reserved other than access) for 6 detached residential dwellings.	Approve with Conditions	01.08.2019
2018/20010/FUL	Mr Maurice Barker	Carleton Biggin Farm Carleton Skipton BD23 3HU	Proposed first floor flat over ex garage and stables approved under decision 17/2014/14325 for son of applicant (Retrospective Application)	Application Withdrawn	30.07.2019
2019/20132/FUL	Mr & Mrs Bateman	Woodlands Netherghyll Lane Cononley Keighley BD20 8PB	Proposed change of use of games room above garage to form a 2 bedroom holiday letting unit.	Refuse	05.08.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20204/LBC	Mrs Margaret Redpath	Sutton House Ellers Road Sutton-in-Craven Keighley BD20 7ND	To replace existing rotting windows to first floor and 1 ground floor window with like for like units.	Approve with Conditions	08.08.2019
2019/20227/FUL	Adam Carr Builders Ltd	Gill Head Farm Robin Lane High Bentham Lancaster LA2 7AQ	Subdivision of existing dwelling into 2 no. dwellings including extension, internal alterations and new garage	Approve with Conditions	08.08.2019
2019/20228/FUL	Adam Carr Builders Ltd	Gill Head Farm Robin Lane High Bentham Lancaster LA2 7AQ	Conversion of the existing stone farm buildings to create one dwelling	Approve with Conditions	09.08.2019
2019/20262/VAR	Casey Group Ltd	Site Of Former St. Monica's Convent Raikes Road Skipton	Application to vary condition 2, 3, 6 and 25 of original planning consent referenced 2018/18950/FUL.	Approve with Conditions	05.08.2019
2019/20297/HH	Mr James Naylor	Crown Hill Farm Skipton Road Cononley Keighley BD20 8NH	To build a conservatory (Orangery) on the side of the house.	Approve with Conditions	31.07.2019
2019/20301/LBC	Victoria Mills Skipton (Management)	Victoria Mill Belmont Wharf Skipton BD23 1RL	Replacement of existing timber windows and doors with powder coated aluminium sliding sash windows and powder coated aluminium doors	Approve with Conditions	14.08.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20329/FUL	Pinnacle View Homes Ltd	Allen Green And Son Ltd North Street Sutton-in-craven BD20 7PL	Retrospective application for construction of 10 no. dwellings including details for drainage, road construction, site investigation and amendments to plot 1 and 10.	Approve with Conditions	09.08.2019
2019/20373/FUL	Mr Nick Osborn	The Old Saw Mill Chapel Hill Skipton BD23 1UL	Proposed change of use of lower ground floor from residential to 2 holiday cottages	Approve with Conditions	12.08.2019
2019/20416/FUL	David Hill Planning Ltd	Land Off Skipton Road Kildwick Keighley BD20 9BB	Construction of 7no. dwellings with associated off street parking and infrastructure (Resubmission of refused application 2017/18569/FUL)	Approve with Conditions	01.08.2019
2019/20420/CND	Mr RP Johnson	Low Paley Green Paley Green Lane Giggleswick Settle BD24 0DY	Application to discharge condition 6 (During Building Works) of planning approval referenced 2016/19878/OUT dated 05/03/2019.	DOC satisfactory	19.07.2019
2019/20421/HH	Mr & Mrs Christopher Wade	2 The Park Bank View Low Bentham Lancaster LA2 7DZ	Detached double garage with home office over	Approve with Conditions	29.07.2019
2019/20426/OUT	Mr T Priestley	Land Off Strikes Lane Sutton-in-Craven Keighley BD20 7BJ	Outline application for farm workers dwelling and agricultural building (access applied for with all other matters reserved).	Approve with Conditions	02.08.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20428/FUL	Leisure Resorts Ltd	Rivers Edge Holiday Homes And Lodges Bentham Road Ingleton Carnforth LA6 3HR	Lodge-style caravan for use as a bistro (Retrospective application).	Approve with Conditions	01.08.2019
2019/20433/FUL	Arla	Settle Creamery Southward Industrial Estate Sowarth Field Settle BD24 9AF	Proposed enlargement, improvements to existing buildings, construction of new buildings and amendments to car parking/trailer parking arrangements.	Approve with Conditions	13.08.2019
2019/20460/HH	Miss L Beardshall	St Peters Cottage Moorber Lane Coniston Cold Skipton BD23 4EA	Conversion of existing derelict ancillary building, including side extension sun-room, to form annexe to existing dwelling	Approve with Conditions	07.08.2019
2019/20464/CND	Snell Developments Ltd	Land East Of Laurel Croft Embsay Skipton BD23 6RF	Discharge of condition nos. 3 and 8 of planning permission ref: 2018/19386/FUL.	DOC satisfactory	06.08.2019
2019/20466/FUL	Rachel Swarbrick	Quarry House Babyhouse Lane Cononley Keighley BD20 8EF	Proposed outdoor menage and replacement stable block	Approve with Conditions	23.07.2019
2019/20469/FUL	Mr & Mrs Christopher and Lucy Wainwright	Greenberfield Cross Lane Low Bentham Lancaster LA2 7ES	Proposed new stable block, inclusive of feed store and barn area; outdoor manège and associated access track	Approve with Conditions	30.07.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20480/HH	Mrs Louise Dutton	4 Burnmoor View Back Gate Ingleton Carnforth LA6 3BL	Dropped kerb crossing for vehicular access	Approve with Conditions	25.07.2019
2019/20491/CND	Mr Eric Mangham	18 Main Street Ickornshaw Cowling North Yorkshire	Application to discharge Condition no. 9 (Privacy Screen) 1.8m high wooden fence using feather edge boards with concrete fence posts and gravel boards Condition no. 11 (Landscaping) Annual plant to be used in existing planter in wall on top of gabions to the front (North) of the property. Perennial and Annual plants eg Hosta, Penstemon, Daisy, Lavender, Lupins to be used in planted area between patio and boundary fence to the rear (South) of the property. Tarmac parking & turning area to the front (North), leading to sides (West) and (East) as attached illustration. Indian stone paving flags to be used for rear patio as per attached illustration.	DOC satisfactory	26.07.2019
2019/20492/CPE	Mr & Mrs Horsman	6 West View High Hill Grove Street Settle BD24 9QW	Installation of 4 no. roof windows, raising of flat roof to existing rear extension and modification of kitchen window openings.	Approve Cert. Lawful Devt	14.08.2019
2019/20500/MMA	Mr Mike Godson	Low Watson House Clapham Lancaster LA2 8HE	Variation of condition no. 2 (approved plans) of planning approval referenced 2018/19147/FUL given 11th July 2018.	Approve with Conditions	23.07.2019
2019/20501/FUL	Mr John Dugdale	Langber End Lane Ingleton Carnforth LA6 3DT	Erection of an agricultural building and ancillary hardstanding/access track (retrospective)	Approve with Conditions	25.07.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20513/HH	Mr Stephen Robinson	12 Townhead Croft Settle BD24 9LG	Creation of new window opening and installation of bathroom window (frosted glass) to the upstairs bathroom of the house	Approve with Conditions	24.07.2019
2019/20524/FUL	Mr C Harrison	Thornton Hall Thornton In Craven Skipton BD23 3TJ	Extension to existing car park (The access road only is under the consideration of Craven District Council).	Approve with Conditions	19.07.2019
2019/20525/COU	Mr Richard Taylor	3 Church Street Giggleswick Settle BD24 0BE	Change of use from shop and flat to house.	Approve with Conditions	26.07.2019
2019/20528/ADV	Mr BEETHAM	Black Bull Inn High Street Sutton-in-craven Keighley BD20 7LP	Installation of replacement of illuminated and non illuminated signs to the exterior of the building and repainting of exterior windows and doors.	Approve with Conditions	07.08.2019
2019/20529/LBC	Mr Beetham	Black Bull Inn High Street Sutton-in-craven Keighley BD20 7LP	Installation of replacement of illuminated and non illuminated signs to the exterior of the building and repainting of exterior windows and doors.	Approve with Conditions	07.08.2019
2019/20536/FUL	Bean Loved	17 Otley Street Skipton BD23 1DY	Replacement of existing shop front with new. New shop front to match existing where possible.	Approve with Conditions	01.08.2019
2019/20544/HH	Mrs Jean Wilson	63 Burnmoor Crescent Ingleton Carnforth LA6 3BS	2 storey extension to side of property	Approve with Conditions	05.08.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20545/REM	Mr RP Johnnson	Low Paley Green Paley Green Lane Giggleswick Settle BD24 0DY	Approval of the appearance, landscaping, layout and scale as reserved by condition in outline consent referenced 2018/19878/OUT for 1 dwelling.	Approve with Conditions	19.07.2019
2019/20546/HH	Ms Sally Boardman	10 Marina Crescent Skipton BD23 1TR	Demolition of existing conservatory and construction of new single-storey side and rear extensions	Approve with Conditions	01.08.2019
2019/20548/CND	Casey Group	Site Of Former St Monicas Convent Gargrave Road Skipton BD23 1PJ	Application to discharge condition no. 7 (Construction Method Statement) of planning approval referenced 2018/18950/FUL given 22nd June 2018.	DOC satisfactory	23.07.2019
2019/20549/HH	Mr Aiden Dawson	Schiehallion Croft Road Ingleton Carnforth LA6 3BZ	Erection of vestibule extension on front of property	Approve with Conditions	05.08.2019
2019/20552/HH	Mr Atkinson	7 Sharphaw Avenue Skipton BD23 2QL	Proposed single storey side extension and rear two-storey/single storey extension	Approve with Conditions	08.08.2019
2019/20556/HH	Mr Ian Alexander	Sunningdale Skipton Road Hellifield Skipton BD23 4HX	Construction of replacement garage and link to house	Approve with Conditions	26.07.2019
2019/20560/HH	Mr & Mrs G Holt	29 Drovers Walk Hellifield Skipton BD23 4DW	Conversion of detached garage to provide additional accommodation	Approve with Conditions	25.07.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20561/HH	Mr & Mrs Plimmer	2 High Croft High Bentham Lancaster LA2 7FE	Single storey side and rear extension with alterations	Approve with Conditions	22.07.2019
2019/20563/HH	Mr & Mrs Ian Saxelby	31 Aire Valley Drive Low Bradley Keighley BD20 9HY	Extensions to dwelling house	Approve with Conditions	23.07.2019
2019/20567/TCA	Mr Sam Woolley	14A Gargrave Road Skipton BD23 1PJ	1 x Conifer Tree - Remove	Approve Tree Works in Conservation Area	25.07.2019
2019/20568/HH	Mrs Hemalatha Shanmugam	9 Hayton Way Skipton BD23 1DQ	Proposed single storey rear extension	Approve with Conditions	23.07.2019
2019/20569/FUL	Leisure Resorts Ltd	Land At Country Harvest Farm Shop New Road Ingleton Carnforth	Change of use of land for the siting of a holiday lodge style static caravan for sales display purposes for a period of 3 months (beginning of August to end of October 2019)	Approve with Conditions	30.07.2019
2019/20573/FUL	Skipton Properties Ltd	Land To North Of Hayfield View Green Lane Glusburn BD20 8RT	Single dwelling (resubmission of undetermined application referenced 2018/19939/FUL)	Approve with Conditions	01.08.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20575/MMA	Mr Steve Parry	2 Bank View Doctors Hill Low Bentham Lancaster LA2 7DZ	Variation of condition no. 2 of application reference number: 2018/19994/HH granted 22/02/2019 to allow a change in roof pitch to lessen overall impact of development by substitution of amended drawing 449.050C	Approve with Conditions	25.07.2019
2019/20576/CND	Skipton Properties Ltd	Land North Of Kings Mill Lane (Former NYCC Depot) Settle	Application to discharge condition no. 4 (DID-116673 05 Drainage Management and Maintenance Plan DID-116673 06 Technical Note) on planning appeal decision referenced APP/C2708/W/18/3210340 allowed 17 May 2019	DOC satisfactory	26.07.2019
2019/20577/VAR	Mr Leigh Marshall	Hall Bank Burton-in-Lonsdale Carnforth LA6 3LW	Variation of condition no. 5 of application reference number 2019/20075/FUL granted 12/04/2019 to extend time period for the treatment of external surfaces.	Approve with Conditions	25.07.2019
2019/20578/CND	Mr Leigh Marshall	Hall Bank Burton-in-Lonsdale Carnforth LA6 3LW	Application to discharge condition no's 3 (Boundary Treatments) and 5 (Shed Colour) of planning approval referenced 2019/20075/FUL granted 12.04.2019	DOC satisfactory	19.07.2019
2019/20579/HH	Mr & Mrs U Tamsons	Bijou Church Street Settle BD24 9JG	Proposed conversion of storage building into sun room	Approve with Conditions	29.07.2019
2019/20580/HH	Mrs Marion Swales	1 Bull Copy Cottages Windy Hill Ingleton Carnforth LA2 7AJ	Erection of side walls, garage door, pedestrian door and side window to enclose existing double car-port to form garage	Approve with Conditions	29.07.2019
2019/20581/HH	Mr S Baldwin	4 Princes Crescent Skipton BD23 1HH	Single and two storey rear extension and alterations	Approve with Conditions	23.07.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20582/AGRRES	Mrs Calida Crabtree	Delph Barn Netherghyll Lane Cononley Keighley BD20 8PB	Change of use of agricultural building to dwellinghouse (Prior Notification)	PN Refuse and Application Required	29.07.2019
2019/20583/HH	Mrs Sue Chatfield	1 Hazel Grove Road Sutton-in-craven Keighley BD20 7QT	To construct an additional floor over the existing single storey extension to the original dwelling house.	Approve with Conditions	31.07.2019
2019/20584/HH	Mrs J Kaur	28 Tarn Moor Crescent Skipton BD23 1LT	Construction of side extension	Approve with Conditions	23.07.2019
2019/20585/FUL	Tarn Moor Memorial Woodland	Tarn Moor Memorial Woodland Brackenley Lane Embsay Skipton	Change of land use from agricultural use to use of internment of human ashes only.	Refuse	01.08.2019
2019/20590/HH	Mr Gareth Lewis	Webster House Beech Hill Road Carleton Skipton BD23 3EN	Construction of living room extension, single storey.	Approve with Conditions	25.07.2019
2019/20623/ADV	Craven District Council	Sign 3 A6068 Cowling	Application for advertisement consent for Craven sign placed on north side of A6068 to rear of North Yorkshire sign, mounted on existing sign posts.	Application Withdrawn	25.07.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20627/ADV	Craven District Council	Sign 7 B6478 Tosside	Application for advertisement consent for Craven sign placed on north side of B6478 East of Longtons Lane, mounted on existing sign post	Application Withdrawn	25.07.2019
2019/20628/ADV	Craven District Council	Sign 8 Slaidburn Road High Bentham	Application for advertisement consent for Craven sign placed on west side of Slaidburn Road North of Aikengill Road, mounted on two posts	Application Withdrawn	25.07.2019
2019/20629/ADV	Craven District Council	Sign 9 A6480 Low Bentham	Application for advertisement consent for Craven sign placed on south side of B6480 West of Ridding Lodge, mounted on two posts	Application Withdrawn	25.07.2019
2019/20631/ADV	Craven District Council	Sign 11 A65 Ingleton	Application for advertisement consent for Craven sign placed on south side of A65 East of Ireby Road, mounted on existing sign post	Application Withdrawn	25.07.2019
2019/20632/ADV	Craven District Council	Sign 12 A65 Addingham	Application for advertisement consent for Craven sign placed on north side of A65 south-east of Chelker Reservoir, mounted on existing sign posts	Application Withdrawn	25.07.2019
2019/20597/HH	Mr Michael Robins	Dubseyke Keasden Clapham Lancaster LA2 8EY	Erection of greenhouse	Approve with Conditions	12.08.2019
2019/20598/HH	Mr Daniel Briggs-Calvert	10 Goodenber Road High Bentham Lancaster LA2 7JD	Rear two storey extension to provide for ground floor kitchen extension & the addition of a bedroom at first floor level.	Approve with Conditions	13.08.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20600/VAR	Mr Steven Briggs	Thornton Village Hall Colne And Broughton Road Thornton In Craven Skipton BD23 3TJ	Application to vary condition no. 3 (Materials) of planning approval referenced 69/2016/17186 from pre-commencement to post commencement to allow materials to be approved	Approve with Conditions	22.07.2019
2019/20601/HH	Mrs Shirley Nazer	1 & 2 The Croft Draughton Skipton BD23 6DZ	Retrospective application for 1.8m high wall & gates adjacent to the highway.	Approve with Conditions	08.08.2019
2019/20602/HH	Mr & Mrs Thompson	74 Clayton Hall Road Cross Hills Keighley BD20 7TB	Proposed rear extension.	Approve with Conditions	01.08.2019
2019/20604/HH	Mr Mrs Batchelor	5 Crofters Mill Sutton-in-craven Keighley BD20 7EW	Conservatory to rear	Approve with Conditions	07.08.2019
2019/20605/TPO	Mr David Butterfield	High Bank Cottage Mill Lane Low Bradley Keighley BD20 9EE	1 no. Sycamore Tree - Fell	Approved Tree Work under TPO	01.08.2019
2019/20608/HH	Mr John Lambert	27 Aldersley Avenue Skipton BD23 2LA	Form Bay Window to West Elevation with canopy overhang	Approve with Conditions	26.07.2019
2019/20609/HH	Mr & Mrs K Peacock	7 Sandholme Drive Station Road Settle BD24 0AA	Proposed internal alterations and construction of new pitched roof over existing garage	Approve with Conditions	05.08.2019
2019/20612/HH	Mr Craig Docherty	1 North Parade Skipton BD23 2SS	Demolition of conservatory and construction of single-storey rear extension, and double-storey side extension.	Approve with Conditions	01.08.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20619/S106	Home Group	Green End Green Lane Glusburn Keighley BD20 8RU	Proposed modification to Section 106 Agreement dated 25 October 2017 relating to planning application 32/2011/11429 (amendment to local connection clause)	Variation to existing S106 Agreement	12.08.2019
2019/20633/HH	Mr & Mrs Adam Ellison	7 Rockwood Close Skipton BD23 1UG	Proposed attached single storey garage extension and conversion of existing garage to form living accommodation	Approve with Conditions	08.08.2019
2019/20638/TCA	Mr Keith Young	85A Main Street Cononley Keighley BD20 8LJ	Silver Birch Tree - Crown reduce by up to 8 feet.	Approve Tree Works in Conservation Area	25.07.2019
2019/20641/CND	Chatsworth Settlement Trustees	White House Chapel Lane Halton East Skipton BD23 6EH	Application to discharge condition no. 7 on listed building consent referenced 2018/19390/LBC granted 31 July 2018	DOC satisfactory	29.07.2019
2019/20639/HH	Mr & Mrs Townsend	Saltering Woodside Lane Cononley Keighley BD20 8PE	Proposed two storey side extension	Approve with Conditions	14.08.2019
2019/20640/TCA	Mr Taylor	Barton Cottage Duke Street Burton In Lonsdale Carnforth LA6 3LG	Fell 1 no. Leylandii. Reduce and Reshape 1 no. Holly.	Approve Tree Works in Conservation Area	25.07.2019
2019/20642/FUL	Chartford Housing	11 Highfield Terrace Craven Street Skipton BD23 2AS	Proposed internal and external alterations of existing building to form 4 no. flats from existing 3 no. flats. Replacement of existing doors and windows.	Approve with Conditions	07.08.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20649/HH	Mr & Mrs Paul Watt	57 Grassington Road Skipton BD23 1LL	Front entrance alteration	Approve with Conditions	12.08.2019
2019/20650/HH	Mr & Mrs Throup	2 Sunnybank Villas Bungalow Road Glusburn Keighley BD20 8PY	Proposed single storey rear kitchen extension (resubmission of previous refused application referenced 2019/20435/HH)	Approve with Conditions	07.08.2019
2019/20653/TCA	Mr Jacek Piergies	Low Fold Barn The Fold Lothersdale Keighley BD20 8HD	Fell 1 no. Conifer	Approve Tree Works in Conservation Area	25.07.2019
2019/20688/HH	Mr & Mrs T Mostyn	61 Sharphaw Avenue Skipton BD23 2QJ	Construction of steps to the rear of conservatory.	Approve with Conditions	07.08.2019
2019/20658/HH	Mr & Mrs Geoff Storey	The Folly Spring Rise Draughton Skipton BD23 6DY	Single Storey Rear Extension	Approve with Conditions	14.08.2019
2019/20659/TCA	Mr Frank Swinton	10 Main Road Kildwick Keighley BD20 9BD	1 no. Copper Beech, 1 no. Cherry & 1 no. Holly - Crown lift up to 2m.	Approve Tree Works in Conservation Area	25.07.2019
2019/20660/HH	Mr & Mrs E Lowe	42 Meadow Lane Cononley Keighley BD20 8NB	Single storey front extension to provide larger lounge.	Approve with Conditions	13.08.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20662/TCA	Mr Colin Livingston	Dale House Beck Side Carleton Skipton BD23 3ET	Remove 3 no. Conifers	Approve Tree Works in Conservation Area	25.07.2019
2019/20672/TCA	Mr Doug Clark	St Johns House Crosshills Road Cononley Keighley BD20 8LA	Fell two Beech Trees	Approve Tree Works in Conservation Area	25.07.2019
2019/20674/TPO	Mr Colin Shackleton	Dunbrewin Main Street Farnhill Keighley BD20 9BW	T4 Sycamore - Crown reduce by 4m and remove lower 2 limbs. T5 Sycamore - Remove T6 Sycamore - Crown reduce by 4m T10 & T11 Beech - Crown reduce by 4m	Split Decision	01.08.2019
2019/20675/TPO	Mr Richard Greenwood	Old Cote Farm Cam Lane Thornton In Craven Skipton BD23 3SX	T1 Sycamore - Crown Reduce by 25%. T2 Sycamore - Crown Reduce by 15%.	Approve Tree Works in Conservation Area	01.08.2019
2019/20676/CND	Mr & Mrs Ellison	Barn Low Lane Holme Lane Halton East Skipton BD23 6EH	Discharge condition No. 8 (Materials) of planning approval 2017/18382/VAR.	DOC satisfactory	12.08.2019
2019/20704/LBC	Mrs Rosie Scott	Well House Bankwell Road Giggleswick Settle BD24 0AP	Retrospective LBC for retention of replacement of first floor single glazed sash window with Ventrolla double glazed sash window to the north-west (rear) elevation.	Approve with Conditions	14.08.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20705/NMA	Mr Alan Jowett	1 Raikeswood Drive Skipton BD23 1NA	Non material amendment to original planning consent referenced 63/2017/18128 for a new through colour render in white.	Approve with Conditions	30.07.2019
2019/20719/NMA	Mr & Mrs Irving	Longber Barn Longber Lane Burton In Lonsdale Ingleton LA6 3LA	Non material amendment to original planning consent referenced 2018/19993/HH for additional uprights to pergola.	Approve with Conditions	19.07.2019
2019/20721/TCA	Miss Jessica Dyson	Mews Cottage Colne And Broughton Road Thornton In Craven Skipton BD23 3ST	1 x Conifer Tree - Remove	Approve Tree Works in Conservation Area	01.08.2019
2019/20725/TCA	C/O The Cooperative Group	9 Church Street Settle BD24 9JD	T1 Ash-Crown lifting	Approve Tree Works in Conservation Area	01.08.2019
2019/20727/CND	Skipton Properties Ltd	Land North Of Kings Mill Lane (Former NYCC Depot) Settle	Application to discharge condition no. 5 (Archaeological Investigation) on planning appeal decision referenced APP/C2708/W/18/3210340 allowed 17 May 2019	DOC satisfactory	23.07.2019
2019/20728/TCA	Mr Sebastian Fattorini	Skipton Castle The Bailey Skipton BD23 1AW	Tree 1 Beech- Remove	Approve Tree Works in Conservation Area	01.08.2019
2019/20730/TPO	Mr Paul McGee	Thorlby House Stirton Skipton BD23 3LQ	2 x Ash Trees - fell.	Approved Tree Work under TPO	01.08.2019

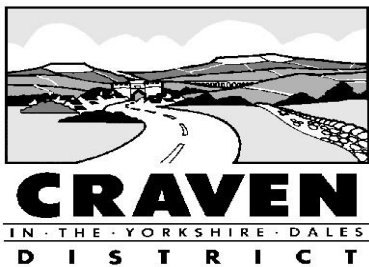
Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20745/NMA	Co-op Estates	United Co Operatives Late Shop Main Street High Bentham Lancaster LA2 7HE	Non material amendment to original planning consent referenced 2019/20438/FUL to refrain from replacing trees after removal (T14 -T16).	Non-material amendment approved	05.08.2019
2019/20757/ PNAG	Mr Mrs Richard McAlpine	Stone Gappe Hall Lothersdale Keighley BD20 8EE	Agricultural Storage Building	Prior Approval Not Required	12.08.2019

Planning Committee Report of New Cases Registered **For Period 23-07-2019 to 15-08-2019**

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03123/2019	Additional pitch has been placed on the lower side of the road	Langcliffe Caravan Park Langcliffe Road To Langcliffe Place Caravan Park Langcliffe Settle BD24 9LX	Settle And Ribble Banks
ENF/03119/2019	Works have allegedly started on site prior to S106 being agreed	Former Allotments And Garages Broughton Road Skipton BD23 1SZ	Skipton West
ENF/03124/2019	Removal of an old stone gate stoop	2 Greenfield Place Binns Lane Glusburn Keighley BD20 8JH	Glusburn
ENF/03125/2019	Alleged unauthorised porch	20 Crag View Road Skipton BD23 2SA	Skipton South
ENF/03128/2019	Alleged unauthorised bollards	14A Victoria Street Skipton BD23 1JE	Skipton North
ENF/03129/2019	1) Rear elevation constructed with the patio doors nearest the footpath and the window nearest to number 9 2) Construction of raised decking to the rear	Rowan House 9A Black Abbey Lane Glusburn Keighley	Glusburn
ENF/03130/2019	Conversion of 2 dwellings into 3 - (Properties 1, 2 and 3 Main Street)	Mell Brae Main Street Rathmell Settle BD24 0LH	Settle And Ribble Banks

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03126/2019	Neglected Roundabout	A6131 Roundabout Keighley Road Skipton	Aire Valley With Lothersdale
ENF/03127/2019	1) Conversion of garage to living space 2) Property being used as a holiday cottage	1 St Aidans Court Gisburn Road Hellifield Skipton BD23 4BQ	Hellifield And Long Preston
ENF/03131/2019	Development due to start before conditions from Yorkshire Water and NYCC Highways have been complied with.	Land To The South Of Burnside Crescent Skipton	Skipton West
ENF/03132/2019	Potential works being undertaken without permission - (Planning Approval ref: 22/2016/16577 expired 23 May 2019)	Hallen Hill Farm Piper Lane Cowling Keighley BD22 0NS	Cowling
ENF/03133/2019	Large amount of surface water run off	Site Adjacent To Bankwell Road Giggleswick Settle BD24 0AP	Penyghent
ENF/03136/2019	1) Large amount of HGV and Heavy Planting Equipment accessing site via Green Lane 2) Dirt and other materials being left on road.	Land On The East Side Of Green Lane Glusburn BD20 8RT	Glusburn
ENF/03135/2019	Excavation works being carried out further towards 13 High Croft	Former High Bentham CP School Main Street High Bentham Lancaster LA2 7JU	Bentham
ENF/03138/2019	1) Alleged extension of site curtilage 2) Construction works happening outside of approved operating hours	Gallaber Park Gallaber Long Preston Skipton BD23 4QF	Hellifield And Long Preston
ENF/03137/2019	Alleged abandoned trailer outside the property's domestic curtilage.	18 West Lane Embsay Skipton BD23 6RN	Embsay-with-Eastby

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03139/2019	Alleged unauthorised access track	Access Track Off Shop Lane Cowling Keighley	Cowling



Planning Enforcement
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Planning Committee Report of Cases Closed
For Period 23-07-2019 to 15-08-2019

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/03097/2019	19th June 2019	7th August 2019	Breach Resolved	Allegation that ancillary accommodation is being let on a commercial basis.	3 Earl Crag View Cowling Keighley BD22 0NG	Cowling
ENF/03120/2019	22nd July 2019	7th August 2019	Breach Resolved	Alleged unauthorised use - generator and chainsaw for logging business	Land To The East Of Craven View The Acres Sutton-in-craven Keighley	Sutton-in-Craven
ENF/03119/2019	24th July 2019	6th August 2019	No Breach	Works have allegedly started on site prior to S106 being agreed	Former Allotments And Garages Broughton Road Skipton BD23 1SZ	Skipton West
ENF/03126/2019	29th July 2019	7th August 2019	Breach Resolved	Neglected Roundabout	A6131 Roundabout Keighley Road Skipton	Aire Valley With Lothersdale