

PLANNING COMMITTEE

27th August 2019

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

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

Ward Representatives : Councillor Heseltine (Application 2019/20603/FUL and 2019/20304/FUL) and Councillor Brockbank (Application 2019/20657/FUL).

An apology for absence was received from Councillor Harbron.

Start: 1.38pm

Finish: 3.55pm

Councillor Welch left the meeting at 3.05pm.

Councillor Place left the meeting at 3.45pm.

Note: The Committee took a brief adjournment at 2.04pm to read additional information in relation to Application 2019/20603/FUL and also a comfort break at 2.55pm.

The minutes of the Committee's meetings held on 30th July 2019 were confirmed and signed by the Chairman.

Minutes for Report

PL.940

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 2019/20603/FUL Members of the Committee had been lobbied for the application by way of additional information supplied by the applicant and circulated at the meeting and/or email with Councillor Heseltine also being lobbied against this application.

Application 2019/20657/FUL Councillor Brown indicated that he had been lobbied about a condition in respect of this application.

PL.941

PUBLIC PARTICIPATION

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

Application 2019/20603/FUL: Mr M Weaving (applicant)

Application 2019/20304/FUL: Mr G Bell (Skipton Town Council)

PL.942

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:

63/2016/17523 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 on land adjacent to Carleton New Road, Skipton. Application Withdrawn

2018/19767/OUT Outline planning application (with all matters reserved other than access) for 6 detached residential dwellings at land off Carla Beck Lane, Carleton in Craven, Skipton. Approved with Conditions.

2018/20010/FUL Proposed first floor flat over ex garage and stables approved under decision 17/2014/14325 for son of applicant (Retrospective Application) at Carleton Biggin Farm, Carleton, Skipton. Application Withdrawn.

2019/20132/FUL Proposed change of use of games room above garage to form a 2 bedroom holiday letting unit at Woodlands, Netherghill Lane, Cononley, Keighley. Refused

2019/20204/LBC To replace existing rotting windows to first floor and 1 ground floor window with like for like units at Sutton House, Ellers Road, Sutton-in-Craven, Keighley. Approved with Conditions.

2019/20227/FUL Subdivision of existing dwelling into 2 no. dwellings including extension, internal alterations and new garage at Gill Head Farm, Robin Lane, High Bentham, Lancaster. Approved with Conditions.

2019/20228/FUL Conversion of the existing stone farm buildings to create one dwelling at Gill Head Farm, Robin Lane, High Bentham. Lancaster. Approved with Conditions.

2019/20262/VAR Application to vary condition 2, 3, 6 and 25 of original planning consent referenced 2018/18950/FUL on a site of former St Monica's Convent, Raikes Road, Skipton. Approved with Conditions.

2019/20297/HH To build a conservatory (Orangery) on the side of the house, Crown Hill Farm, Skipton Road, Cononley, Keighley, West Yorkshire. Approved with Conditions.

2019/20301/LBC Replacement of existing timber windows and doors with powder coated aluminium sliding sash windows and powder coated aluminium doors at Victoria Mill, Belmont Wharf, Skipton. Approved with Conditions.

2019/20329/FUL Retrospective application for construction of 10 no. dwellings including details for drainage, road construction, site investigation and amendments to plot 1 and 10 Allen Green and Son Ltd., North Street, Sutton-in-Craven. Approved with Conditions.

2019/20373/FUL Proposed change of use of lower ground floor from residential to 2 holiday cottages, the Old Saw Mill, Chapel Hill, Skipton. Approved with Conditions.

2019/20416/FUL Construction of 7no. dwellings with associated off street parking and infrastructure (Resubmission of refused application 2017/18569/FUL) land off Skipton Road, Kildwick, Keighley. Approved with Conditions.

2019/20420/CND Application to discharge condition 6 (During Building Works) of planning approval referenced 2016/19878/OUT dated 05/03/2019. Low Paley Green, Paley Green Lane, Giggleswick. DOC satisfactory

2019/20421/HH Detached double garage with home office over at 2 The Park, Bank View, Low Bentham, Lancaster. Approved with Conditions.

2019/20426/OUT Outline application for farm workers dwelling and agricultural building (access applied for with all other matters reserved) at land off Strikes Lane, Sutton in Craven, Keighley. Approved with Conditions.

2019/20428/FUL Lodge-style caravan for use as a bistro (Retrospective application) at Rivers Edge Holiday Homes and Lodges, Bentham Road, Ingleton, Carnforth. Approved with Conditions.

2019/20433/FUL Proposed enlargement, improvements to existing buildings, construction of new buildings and amendments to car parking/trailer parking arrangements at Settle Creamery, Southward Industrial Estate, Sowarth Field, Settle. Approved with Conditions.

2019/20460/HH Conversion of existing derelict ancillary building, including side extension sun-room, to form annexe to existing dwelling at St Peters Cottage, Moorber Lane, Coniston Cold, Skipton. Approved with Conditions.

2019/20464/CND Discharge of condition nos. 3 and 8 of planning permission ref: 2018/19386/FUL land east of Laurel Croft, Emsay, Skipton. DOC satisfactory

2019/20466/FUL Proposed outdoor menage and replacement stable block at Quarry House, Babyhouse Lane, Cononley, Keighley, West Yorkshire. Approved with Conditions.

2019/20469/FUL Proposed new stable block, inclusive of feed store and barn area; outdoor manège and associated access track at Greenberfield, Cross Lane, Low Bentham, Lancaster. Approved with Conditions.

2019/20480/HH Dropped kerb crossing for vehicular access at 4 Burnmoor View, Back Gate, Ingleton, Carnforth. Approved with Conditions.

2019/20491/CND 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. 18 Main Street, Ickornshaw, Cowling. DOC satisfactory

2019/20492/CPE Installation of 4 no. roof windows, raising of flat roof to existing rear extension and modification of kitchen window openings at 6 West View, High Hill Grove Street, Settle. Approved Cert. Lawful Development.

2019/20500/ MMA Variation of condition no. 2 (approved plans) of planning approval referenced 2018/19147/FUL given 11th July 2018 at Low Watson House, Clapham, Lancaster. Approved with Conditions.

2019/20501/FUL Erection of an agricultural building and ancillary hardstanding/access track (retrospective) Langber End Lane, Ingleton, Carnforth. Approved with Conditions.

2019/20513/HH Creation of new window opening and installation of bathroom window (frosted glass) to the upstairs bathroom of the house 12 Townhead Croft, Settle. Approved with Conditions.

2019/20524/FUL Extension to existing car park (The access road only is under the consideration of Craven District Council). Thornton Hall, Thornton in Craven, Skipton. Approved with Conditions.

2019/20525/COU Change of use from shop and flat to house at 3 Church Street, Giggleswick. Approved with Conditions.

2019/20528/ADV Installation of replacement of illuminated and non illuminated signs to the exterior of the building and repainting of exterior windows and doors at Black Bull Inn, High Street, Sutton-in-Craven, Keighley. Approved. with Conditions

2019/20529/LBC Installation of replacement of illuminated and non illuminated signs to the exterior of the building and repainting of exterior windows and doors at Black Bull Inn, High Street, Sutton-in-Craven, Keighley. Approved with Conditions

2019/20536/FUL Replacement of existing shop front with new. New shop front to match existing where possible at 17 Otley Street, Skipton. Approved with Conditions.

2019/20544/HH 2 storey extension to side of property at 63 Burnmoor Crescent, Ingleton. Approved with Conditions

2019/20545/REM Approval of the appearance, landscaping, layout and scale as reserved by condition in outline consent referenced 2018/19878/OUT for 1 dwelling at Low Paley Green, Paley Green Lane, Giggleswick. Approved with Conditions.

2019/20546/HH Demolition of existing conservatory and construction of new single-storey side and rear extensions 10 Marina Crescent, Skipton. Approved with Conditions.

2019/20548/CND Application to discharge condition no. 7 (Construction Method Statement) of planning approval referenced 2018/18950/FUL given 22nd June 2018 Site of Former St Monicas Convent, Gargrave Road, Skipton DOC satisfactory.

2019/20549/HH Erection of vestibule extension on front of property at Schiehallion, Croft Road, Ingleton, Carnforth. Approved with Conditions.

2019/20552/HH Proposed single storey side extension and rear two-storey/single storey extension at 7 Sharpshaw Avenue, Skipton. Approved with Conditions.

2019/20556/HH Construction of replacement garage and link to house – Sunningdale, Skipton Road, Hellifield, Skipton. Approved with Conditions.

2019/20560/HH Conversion of detached garage to provide additional accommodation at 29 Drovers Walk, Hellifield, Skipton. Approved with Conditions.

2019/20561/HH Single storey side and rear extension with alterations at 2 High Croft, High Bentham, Lancaster. Approved with Conditions.

2019/20563/HH Extensions to dwelling house at 31 Aire Valley Drive, Low Bradley, Keighley. Approved with Conditions.

2019/20567/TCA 1 x Conifer Tree – Remove at 14A Gargrave Road, Skipton. Approved Tree Works in Conservation Area.

2019/20568/HH Proposed single storey rear extension at 9 Hayton Way, Skipton. Approved with Conditions.

2019/20569/FUL 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) Country Harvest Farm Shop, New Road, Ingleton, Carnforth. Approved with Conditions.

2019/20573/FUL Single dwelling (resubmission of undetermined application referenced 2018/19939/FUL) on land to the north of Hayfield View, Green Lane, Glusburn. Approved with Conditions.

2019/20575/ MMA 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 2 Bank View, Doctors Hill, Low Bentham, Lancaster. Approved with Conditions.

2019/20576/CND 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 on land to the north of Kings Mill Lane, (former NYCC depot, Settle). DOC satisfactory.

2019/20577/VAR 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 at Hail Bank, Burton-in-Lonsdale, Carnforth. Approved with Conditions.

2019/20578/CND Application to discharge condition no's 3 (Boundary Treatments) and 5 (Shed Colour) of planning approval referenced 2019/20075/FUL granted 12.04.2019 at Hall Bank, Burton-in-Lonsdale, Carnforth. DOC satisfactory.

2019/20579/HH Proposed conversion of storage building into sun room at Bijou, Church Street, Settle. Approved with Conditions.

2019/20580/HH Erection of side walls, garage door, pedestrian door and side window to enclose existing double car-port to form garage at 1 Bull Copy Cottages, Windy Hill, Ingleton, Carnforth. Approved with Conditions.

2019/20581/HH Single and two storey rear extension and alterations at 4 Princes Crescent, Skipton. Approved with Conditions.

2019/20582/AGRRES Change of use of agricultural building to dwellinghouse (Prior Notification) at Delph Barn, Netherghyll Lane, Cononley, Keighley. PN Refuse and Application Required.

2019/20583/HH To construct an additional floor over the existing single storey extension to the original dwelling house at 1 Hazel Grove Road, Sutton-in-Craven, Keighley. Approved with Conditions.

2019/20584/HH Construction of side extension at 28 Tarn Moor Crescent, Skipton. Approved with Conditions.

2019/20585/FUL Change of land use from agricultural use to use of internment of human ashes only at Tarn Moor Memorial Woodland, Brackenley Lane, Embsay, Skipton. Refuse.

2019/20590/HH Construction of living room extension, single storey at Webster House, Beech Hill Road, Carleton, Skipton. Approved with Conditions.

2019/20623/ADV Application for advertisement consent for Craven sign placed on north side of A6068 to rear of North Yorkshire sign, mounted on existing sign posts. Sign 3, A6068, Cowling. Application Withdrawn.

2019/20627/ADV Application for advertisement consent for Craven sign placed on north side of B6478 East of Longtons Lane, mounted on existing sign post. Sign 7, B6478, Tosside. Application Withdrawn.

2019/20628/ADV Application for advertisement consent for Craven sign placed on west side of Slaidburn Road North of Aikengill Road, mounted on two posts at Sign 8, Slaidburn Road, High Bentham. Application Withdrawn.

2019/20629/ADV Application for advertisement consent for Craven sign placed on south side of B6480 West of Ridding Lodge, mounted on two posts. Sign 9, A6480, Low Bentham. Application Withdrawn.

2019/20631/ADV Application for advertisement consent for Craven sign placed on south side of A65 East of Ireby Road, mounted on existing sign post Sign 11, A65, Ingleton. Application Withdrawn.

2019/20632/ADV Application for advertisement consent for Craven sign placed on north side of A65 south-east of Chelker Reservoir, mounted on existing sign posts. Sign 12, A65 Addingham. Application Withdrawn.

2019/20597/HH Erection of greenhouse at Dubsyke, Keasden, Clapham, Lancaster. Approved with Conditions.

2019/20598/HH Rear two storey extension to provide for ground floor kitchen extension & the addition of a bedroom at first floor level. 10 Goodenber Road, High Bentham, Lancaster. Approved with Conditions.

2019/20600/VAR 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. Thornton Village Hall, Colne and Broughton Road, Thornton-in-Craven, Skipton. Approved with Conditions.

2019/20601/HH Retrospective application for 1.8m high wall & gates adjacent to the highway at 1 & 2 The Croft, Draughton, Skipton. Approved with Conditions.

2019/20602/HH Proposed rear extension to 74 Clayton Hall Road, Cross Hills, Keighley. Approved with Conditions.

2019/20604/HH Conservatory to rear of 5 Crofters Mill, Sutton-in-Craven, Keighley. Approved with Conditions.

2019/20605/TPO 1 no. Sycamore Tree – Fell at High Bank Cottage, Low Bradley, Keighley. Approved Tree Work under TPO.

2019/20608/HH Form Bay Window to West Elevation with canopy overhang at 27 Aldersley Avenue, Skipton. Approved with Conditions.

2019/20609/HH Proposed internal alterations and construction of new pitched roof over existing garage at 7 Sandholme Drive, Station Road, Settle. Approved with Conditions.

2019/20612/HH Demolition of conservatory and construction of single-storey rear extension, and double-storey side extension at 1 North Parade, Skipton. Approved with Conditions.

2019/20619/ S106 Proposed modification to Section 106 Agreement dated 25 October 2017 relating to planning application 32/2011/11429 (amendment to local connection clause) at Green End, Green Lane, Glusburn, Keighley. Variation to existing S106 Agreement.

2019/20633/HH Proposed attached single storey garage extension and conversion of existing garage to form living accommodation at 7 Rockwood Close, Skipton. Approved with Conditions.

2019/20638/TCA Silver Birch Tree - Crown reduce by up to 8 feet at 85A Main Street, Cononley, Keighley.
Approved Tree Works in Conservation Area.

2019/20641/CND Application to discharge condition no. 7 on listed building consent referenced 2018/19390/LBC granted 31 July 2018 at White House, Chapel Lane, Halton East, Skipton. DOC satisfactory.

2019/20639/HH Proposed two storey side extension at Saltering, Woodside Lane, Cononley, Keighley. Approved with Conditions.

2019/20640/TCA Fell 1 no. Leylandii. Reduce and Reshape 1 no. Holly. Barton Cottage, Duke Street, Burton-in-Lonsdale, Carnforth. Approved Tree Works in Conservation Area.

2019/20642/FUL Proposed internal and external alterations of existing building to form 4 no. flats from existing 3 no. flats. Replacement of existing doors and windows at 11 Highfield Terrace, Craven Street, Skipton. Approved with Conditions.

2019/20649/HH Front entrance alteration to 57 Grassington Road, Skipton. Approved with Conditions.

2019/20650/HH Proposed single storey rear kitchen extension (resubmission of previous refused application referenced 2019/20435/HH) at 2 Sunnybank Villas, Bungalow Road, Glusburn, Keighley. Approved with Conditions.

2019/20653/TCA Fell 1 no. Conifer at Low Fold Barn, The Fold, Lothersdale, Keighley. Approved Tree Works in Conservation Area.

2019/20688/HH Construction of steps to the rear of conservatory at 61 Sharpshaw Avenue, Skipton. Approved with Conditions.

2019/20658/HH Single Storey Rear Extension at The Folly, Spring Rise, Draughton, Skipton. Approved with Conditions.

2019/20659/TCA 1 no. Copper Beech, 1 no. Cherry & 1 no. Holly - Crown lift up to 2m at 10 Main Road, Kildwick, Keighley. Approved Tree Works in Conservation Area.

2019/20660/HH Single storey front extension to provide larger lounge at 42 Meadow Lane, Cononley, Keighley. Approved with Conditions.

2019/20662/TCA Remove 3 no. Conifers at Dale House, Beck Side, Carleton, Skipton. Approved Tree Works in Conservation Area.

2019/20672/TCA Fell two Beech Trees at St. Johns House, Crosshills Road, Cononley, Keighley. Approved Tree Works in Conservation Area.

2019/20674/TPO 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 at Dunbrewin, Main Street, Farnhill, Keighley. Split Decision.

2019/20675/TPO T1 Sycamore - Crown Reduce by 25%. T2 Sycamore - Crown Reduce by 15% at Old Cote Farm, Cam Lane, Thornton-in-Craven. Approved Tree Works in Conservation Area.

2019/20676/CND Discharge condition No. 8 (Materials) of planning approval 2017/18382/VAR. Barn, Low Lane, Holme Lane, Halton East, Skipton. DOC satisfactory

2019/20704/LBC 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. Well House, Bankwell Road, Giggleswick, Settle. Approved with Conditions.

2019/20705/NMA Non material amendment to original planning consent referenced 63/2017/18128 for a new through colour render in white. 1 Raikeswood Drive, Skipton. Approved with Conditions.

2019/20719/NMA Non material amendment to original planning consent referenced 2018/19993/HH for additional uprights to pergola at Longber Barn, Longber Lane, Burton-in-Lonsdale, Ingleton. Approved with Conditions.

2019/20721/TCA 1 x Conifer Tree – Remove at Mews Cottage, Colne and Broughton Road, Thornton-in-Craven, Skipton. Approved Tree Works in Conservation Area.

2019/20725/TCA T1 Ash-Crown lifting at 9 Church Street, Settle. Approved Tree Works in Conservation Area.

2019/20727/CND Application to discharge condition no. 5 (Archaeological Investigation) on planning appeal decision referenced APP/C2708/W/18/3210340 allowed 17 May 2019 on land to the north of Kings Mill Lane, (formerly NYCC depot), Settle. DOC satisfactory.

2019/20728/TCA Tree 1 Beech- Remove at Skipton Castle, The Bailey, Skipton. Approved Tree Works in Conservation Area.

2019/20730/TPO 2 x Ash Trees – fell at Thorlby House, Stirton, Skipton. Approved Tree Work under TPO.

2019/20745/NMA Non material amendment to original planning consent referenced 2019/20438/FUL to refrain from replacing trees after removal (T14 -T16). United Cooperatives late shop, Main Street, High Bentham, Lancaster. Non-material amendment approved.

2019/20757/ PNAG Agricultural Storage Building at Stone Gappe Hall, Lothersdale, Keighley. Prior Approval Not Required.

b. Applications

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

Permission Granted

2019/20304/FUL Application for 5 No. houses and associated parking/external works on land adjacent to North Parade, Skipton – subject to the conditions listed below being amended so that the houses exteriors are of stone (including artificial stone) and render and not wood and that an informative be added to ensure that North Yorkshire County Council as the Highways Authority and the developer are made aware that works may be required to the culvert to prevent surface water from flooding onto the road before development commences. 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 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

AGENDA ITEM 2

- 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.'

2019/20657/FUL Application for the development of 5 no. detached two storey dwelling houses on land off Greenfoot Lane, Low Bentham, LA2 7ES subject to the conditions listed below

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.

Permission Deferred

2019/20463/REG3 Application for the development of a site to form 53 residential dwellings with off street parking and all associated works on land to the north of Airedale Avenue, Skipton – NYCC as local lead flood authority had received significant information and clarification was needed as they were not satisfied with the information that had been provided by the applicant at this stage.

Permission Refused

2019/20603/FUL Application for a 60 feet 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. (Re-submission of previously refused application referenced 2019/20099/FUL) Tow Path to the rear of Rendezvous Hotel, Keighley Road, Skipton.

The reasons for refusal are set out in the officer recommendation at paragraph 10.1 of the officer report.

PL.943

PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 23rd July 2019 to 15th August 2019.

PL.944

ANY OTHER ITEMS

In accordance with Section 100B(4) of the Local Government Act, 1972, the Chairman agreed to hear Members urgent concerns regarding spokespersons addressing the Planning Committee under its public participation scheme as a result of the conduct witnessed during the meeting.

Resolved – That, Democratic Services provide the Chairman with advice to be referred to at the beginning of Planning Committee meetings, so that spokespersons are in no doubt as to rules and formal procedures to be adhered to when addressing the Committee.

Minutes for Decision

- None -

Chairman.