

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/AGRRES 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, Emsay, 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/ LSHLD 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 be 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.cravencd.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@cravenc.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.