

CRAVEN DISTRICT COUNCIL

PLANNING COMMITTEE – SITE VISIT

26th November 2019

AGENDA

Please note that the Committee will visit the following sites on Tuesday 26 November 2019. Members are asked **to meet at 9A Black Abbey Lane, Glusburn, BD20 8RX at 11.50am**, or alternatively at the Belle Vue Square Offices car park **no later than 11.35am**:

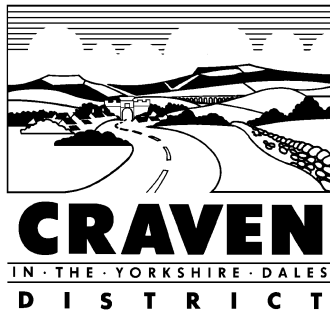
2019/20936/FUL application for the construction of rear decking (retrospective) at 9A Black Abbey Lane, Glusburn, BD20 8RX.

Following the site visit, refreshments will be available at the Belle Vue Square Offices.

Agenda Contact Officer: Vicky Davies
E-mail : committees@cravendc.gov.uk
Tel. 01756 706486
18th November 2019.

Planning Committee Site Visit Procedure

- A. On arrival, the Chairman will call the Members of the Planning Committee, any Ward Representative(s) and others invited to be present to order. The Chairman will explain the purpose of the site visit so that all are aware that it is a fact finding exercise only and that no decision will be taken until the Committee meeting.
 - B. The Chairman will then ask the appropriate officer to describe the proposal to Members, identify relevant features of the site, and raise the principal planning considerations. The Officer may also draw Members' attention to the relevant points regarding objections/observations received.
 - C. The Chairman will then ask any other officer, e.g. Highways Officer, Environmental Health Officer, to address the Members.
 - D. Members will then be invited through the Chairman to ask any questions or seek clarification of facts from the Officers present. Members should not direct these questions to the applicant or others present. Any matters not to hand will be reported at the Committee meeting. Discussion on the merits of the application will not be permitted, and Members should refrain from making comments on the proposal.
 - E. A representative of the Parish or Town Council or Parish Meeting will be invited to advise Members on matters of fact relating to the application site.
 - F. The applicant and others present will not be allowed to speak unless he or she is specifically asked by the Chairman or a senior officer to
 - point out particular matters on site, or
 - to clarify or respond to Member's questions in respect of particular factual matters, relevant to the site of the planning application/planning matter.
- Applicants/agents will be given prior notice of the time and date of the site visit.
- G. When the Chairman considers that the purpose of the site visit has been achieved, (s)he will declare the site visit finished and Members will promptly leave the site.
 - H. Whilst conducting the site visits Members will have due regard to the health and safety of themselves and others and will follow appropriate safety instructions on site, including any guidance on parking and access. Under no circumstances will Members or Officers enter a site without wearing the appropriate safety equipment (if any) required.
 - I. A note will be taken by the appropriate officer of those present at each site visit.
 - J. Members should be aware at all times that site visits mainly take place on privately owned land. They should be careful not to damage any property or do anything that may cause problems for or distress to the landowner.
 - K. Where arrangements have been made for a site visit to take place on land which does not form part of the specific area under consideration/application site, the appropriate officer will have sought the necessary permission from the occupier of that land in writing.



PLANNING COMMITTEE

1.30pm on Tuesday 26th November 2019
Belle Vue Suite, Belle Vue Square Offices, Skipton

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

AGENDA

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

1. **Apologies for absence and substitutes**
2. **Confirmation of Minutes** – 23rd September 2019.
3. **Public Participation** – In the event that any questions/statements are received or members of the public wish to ask questions or address the Committee **in respect of matters not appearing on this agenda**, the public participation session will proceed for a period of up to fifteen minutes.
4. **Declarations of Interest** – All Members are invited to declare at this point any interests they have in items appearing on this agenda, including the nature of those interests.

(Note: Declarations should be in the form of:

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

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

5. **Schedule of Plans** – Attached. The schedule is comprised of the following:
 - (a) Applications to be determined by the Committee.
 - (b) Details of applications determined by officers under the Scheme of Delegation.
 - (c) Enforcement - New complaints registered / complaints closed.

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

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

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Tel. 01756 706486, E-mail committees@cravendc.gov.uk
18th November 2019.

Additional Information

The circulation of materials cannot be accepted during the meeting. Any additional information has to be submitted to the Case Officer in advance of the meeting by 12 Noon on the last working day before the meeting date.

Recording at Council Meetings

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

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

Emergency Evacuation Procedure

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

PLANNING COMMITTEE

23rd September 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 Brown (Application 2019/20401/FUL), Councillor Jaquin (Application 2019/20463/REG3)

An apology for absence was received from Councillor Harbron.

Start: 1.38pm

Finish: 4.53pm

Councillor Place left the meeting at 4.05pm.

Councillor Welch left the meeting at 4.45pm.

Note: The Committee took a brief adjournment at 2.20pm to enable a technical difficulty with the presentation equipment to be rectified and the Committee resumed at 2.30pm and also a comfort break at 4.05pm.

The minutes of the Committee's meetings held on 27th August 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.945

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 2019/20401/FUL Councillor Brown indicated that he had been lobbied in respect of this application. **Application 2019/20463/REG3** The Chairman and Councillors Brown, Heseltine and Pringle indicated that they had been lobbied against this application.

PL.946

PUBLIC PARTICIPATION

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

Application 2019/20401/FUL:

Mr L Binns (for the applicant)

Application 2019/20464/REG3:

Mr G Bell (Skipton Town Council)

Ms S Brown (objector)

Mr S Deegan (for the applicant)

PL.947

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:

2018/19514/LBC Roofing works to make the structure water tight including replacing skylights and installing roof windows on the Western part of Dale End Mill, Lothersdale, Keighley. Approved with Conditions.

2019/20304/FUL 5 No. houses and associated parking/external works on land adjacent to North Parade, Skipton. Approved with Conditions.

2019/20320/MMA Minor material amendment to condition number 2 on application reference number: 2018/19352/FUL granted 15/11/2018. Amendment to design and layout on land to South East of Riparian Court, Riparian Way, Cross Hills, Keighley. Approved with Conditions.

2019/20368/FUL Re-siting of existing stables, horsewalker and implement shed into field 3678 on land to the East of Paget Hall, Paget Hall, 15 Church Street, Gargrave, Skipton. Approved with Conditions.

2019/20429/LBC Alterations to form utility room in garage with replacement internal staircase. Remove garage door and wall up opening to form single door and window. Installation of new window to rear elevation. Replacement of all single glazed timber windows. Remove porch to rear and tank rear wall below path. Alterations to form glazed internal porch. Cragg House, High Bradley Lane, High Bradley, Keighley. Approved with Conditions.

2019/20476/VAR Application to remove condition no. 2 of application reference number 17/2013/14156 granted 13/05/2014. Coach House, Residential Home, Carla Beck Lane, Carleton, Skipton. Approved with Conditions.

2019/20572/FUL Conversion of existing car port / store into self-contained accommodation at Low Barn, Keighley Road, Low Bradley, Keighley. Approved with Conditions.

2019/20586/VAR Application to vary condition 2 (plans) and remove condition 3 (occupation) on previous application referenced 63/2006/6198 granted 02 May 2006 The Maples, Raikeswood Drive, Skipton, BD23 1NA. Approved with Conditions.

2019/20588/FUL Single storey extension to church to provide WC facilities. Glazed doors to existing open porch at St John the Baptist Church, Wennington Road, Low Bentham, LA2 7DD. Approve with Conditions

2019/20595/FUL Replacement of commercial kitchen mechanical ventilation system (retrospective) at the Old Swan Inn, High Street, Gargrave, Skipton. Approved with Conditions.

2019/20596/LBC Replacement of commercial kitchen mechanical ventilation system at the Old Swan Inn, High Street, Gargrave, Skipton. Approved with Conditions.

2019/20599/HH Retrospective single storey rear extension at 1 Pendle Street, Skipton. Approved with Conditions.

2019/20603/FUL 60 foot restaurant trip boat for tourist group dining, commercial company activities, local and tourist dining, exhibitions, product launching, private anniversaries etc. All carried out whilst cruising, not whilst moored. (Resubmission of previously refused application referenced 2019/20099/FUL) Tow Path to the rear of Rendezvous Hotel, Keighley Road, Skipton. Refused.

2019/20607/HH Proposed two storey rear extension and front dormer extension (re-submission of refused application reference 2018/19753/HH) at 17 Pendle Street, Skipton. Refused.

2019/20610/FUL Extension to Skipton Tennis Centre Clubhouse to provide 4 no. indoor tennis courts, together with extensions comprising stores for sports equipment, link corridors, biomass boiler room/wood pellet store and cafe, and additional adjacent car parking. Coulthurst Craven/Sandylands Sports Centre, Engine Shed Lane, Carleton New Road, Skipton. Approved with Conditions.

2019/20613/LBC Installation of a 220m long, 1.8m high metal fence to the north and north-west perimeter Ermysteds Grammar School, Gargrave Road, Skipton. Approved with Conditions.

2019/20614/HH Single storey side extension (retrospective) at 27 Neville Road, Gargrave, Skipton. Approved with Conditions.

2019/20615/CPL Single storey rear extension at Bethany, 7 Mount Pleasant, High Bentham, Lancaster.
Approve Cert. Lawful Devt.

2019/20616/LBC 1) Application for the retention of the already replaced windows and doors and replace remaining UPVC framed windows with timber frames. 2) Installation of Gates to the Westerly Boundary wall adjacent to the property, in order to provide exterior access from the north to the south of the property (and vice versa). Crag End Farm, Sutton-in-Craven, Keighley. Approved with Conditions.

2019/20617/ADV Replacement non-illuminated shop signage and retention of 3 signs and 2 hangings signs at 17 Otley Street, Skipton. Approved with Conditions.

2019/20645/FUL Siting of static caravan at Foredales Farm, Warth Lane, Ingleton, Carnforth. Approved no conditions.

2019/20647/ADV Installation of signage to kiosk and petrol forecourt and canopy at 9 Church Street, Settle. Approved with Conditions.

2019/20651/FUL Proposed increase in height of existing single storey building to provide first floor apartment (Resubmission of previously refused application referenced 2019/20065/FUL) Dolly Tub Launderette, 39 Gordon Street, Sutton-in-Craven, Keighley. Approved with Conditions.

2019/20655/HH Demolition of existing conservatory and roof terrace. Construction of new extension and roof terrace and internal garage conversion at the Copper Coin, Netherghyll Lane, Cononley, Keighley.
Approved with Conditions.

2019/20657/FUL Development of 5 no. detached two storey dwellinghouses on land off Greenfoot Lane, Low Bentham, Lancaster. Approved with Conditions.

2019/20661/CPL Certificate of lawful development (proposed) to enlarge kitchen, wall-up external door and provide 2 no. new windows at 7 Sandholme Close, Giggleswick, Settle. Approve Cert. Lawful Devt

2019/20663/HH Extension of existing store to rear of dwelling 9 Cromwell Street, Skipton. Approved with Conditions.

2019/04592/OHL Application to proposed maintenance works for existing electrical overhead distribution network at Hole House Farm, Silsden, Keighley. Observations made.

2019/20665/FUL New replacement general purpose agricultural and general purpose storage building on site of former agricultural building at Agricultural Building, Far Fence End Farm, Thornton-in-Craven, Skipton. Approved with Conditions.

2019/20668/FUL Proposed replacement dwelling for existing permanent mobile home at Enter Farm, Enter Lane, Ingletgon. Approved with Conditions.

2019/20669/FUL Change of use first floor outbuilding to holiday let accommodation and construction of new porch at Dodge Carr Barn, Thornton Road, West Marton, Skipton. Approved with Conditions.

2019/20671/TPO T1 Lime of MWA Arboricultural report Works – Remove at 32 Brook Street, Skipton.
Refused Tree Work under TPO.

2019/20685/HH Construction of domestic garage at Cornerways, Colne Road, Glusburn, Keighley. Approved with Conditions.

2019/20689/COU Change of use from residential to holiday let (retrospective) at Chandlers Cottage, 26 Victoria Street, Settle. Approved with Conditions.

2019/20690/HH Single storey side and rear extension. Replacement of existing timber door and windows with new UPVC anthracite grey units. 1 The Close, Skipton. Approved with Conditions.

2019/20693/HH Two storey and single storey side extensions and new driveway at 3 Dalacres Crescent, Embsay, Skipton. Approved with Conditions.

2019/20694/FUL Installation of a 220m long, 1.8m high metal fence to the north and north-west perimeter of the school – Ermysteds Grammar School, Gargrave Road, Skipton. Approved with Conditions.

2019/20696/MMA Application for a minor material amendment to vary condition 2 (plans condition) of original planning consent 2018/19713/REM for the removal of 1 no. chimney on each house, change of door & window material, minor door & window alterations to elevations and Plot 3 pitched roof added over first floor rear projection. Land to the West of Lumb Mill Barn, Carr Head Lane, Cowling, Keighley.
Approved with Conditions.

2019/20697/HH Proposed single storey extension and first floor extension to rear of Glenroyd, Holme Lane, Sutton-in-Craven, Keighley. Approved with Conditions.

2019/20702/HH Single storey extensions to the front and rear; conversion of garage to habitable room at 3 Haw Park, Embsay, Skipton. Approved with Conditions.

2019/20706/CPE Application for a Certificate of Lawful Use to establish the existing use of the property is wholly C3 - Dwellinghouse. Tenley Brow, Hellifield, Skipton. Approved Cert. Lawful Devt

2019/20707/VAR Application to amend conditions no. 2 (Lighting Design), condition no.3 (Soft Landscaping) and condition No. 5 (Hard Landscaping) of application reference number 2017/18255/VAR granted 25/10/2017. Toll Bar Gardens, Low Bentham, Lancaster. Approved with Conditions.

2019/20708/FUL New access ramp and other alterations at Youth Rooms, Skipton Baptist Church, Skipton. Approved with Conditions.

2019/20709/HH Single storey side extension at Healthcliffe, Skipton Road, Low Bradley, Keighley. Approved with Conditions.

2019/20712/HH Single storey sunroom extension to the south eastern elevation (retrospective) at Sunningdale House, Main Road Hellified, Skipton. Approved with Conditions.

2019/20713/FUL Partial change of use of existing garage/store to a visitor information point at Skipton Castle Woods, Chapel Hill, Skipton. Approved with Conditions.

2019/20714/HH Convert garage to form family room (Retrospective Application) at 5 High Castle, Rectory Lane, Skipton. Approved with Conditions.

2019/20716/HH Retrospective application for retractable antenna and supporting radio mast to rear. Minimum height of 6m; Maximum height of 10m at 47 Long Meadow, Skipton. Approved with Conditions.

2019/20720/FUL Amendment to Planning Approval 2018/19234/FUL to include revised curtilage, double garage and minor changes to dwelling on land to rear of Mell Brae, Main Street, Rathmell. Approved with Conditions.

2019/20729/HH Proposed replacement rear conservatory and various previously completed alterations including replacement of windows and external doors at Ingleholme, Duke Street, Settle. Approved with Conditions.

2019/20726/CND Application to discharge condition number 7 (Footway Links to Colne Road) to the full planning permission referenced 32/2016/17097 granted on 14 August 2018 at Malsis Hall, Colne Road, Glusburn, Keighley. DOC satisfactory.

2019/20731/HH Conservatory to front elevation at 14 Featherbeck Close, Ingleton, Carnforth. Approved with Conditions.

2019/20732/HH Single storey rear and side extension at 10 Regent Avenue, Skipton, BD23 1AZ. Approved with Conditions.

2019/20733/FUL Four timber camping pods with associated landscaping and access on land adjacent to Stepping Stones, Wigglesworth, Skipton. Application Withdrawn.

2019/20734/FUL Creation of a concrete base and the installation of a wooden storage shed at Ingleborough Community Centre, Main Street, Ingleton, Carnforth. Approved with Conditions.

2019/20738/MMA Minor Material Amendment to proposed alteration to western boundary, addition of 1no. window at first floor to west elevation, addition of 3m wide bi-folding door to garage north elevation at 7 St John's Croft, Cononley, Keighley. Approved with Conditions.

2019/20746/CND Application to discharge condition no. 3 (wall ties) and 4 (stonework sample panel) of listed building consent 22/2017/18116 granted 11 July 2017 at Crag End Farm, Sutton-in-Craven, Keighley. DOC satisfactory.

2019/20748/CND Partial discharge of Condition No. 3 (Materials) of planning approval 2018/19285/LBC) at Glusburn Institute, Institute Street, Glusburn, Keighley. DOC not satisfactory.

2019/20749/TCA T1 Willow - Repollard at 4m. Fruit trees to be reduced down to 2 to 3m in height at Rose Cottage, Colne and Broughton Road, Thornton-in-Craven, Skipton. Approved Tree Works in Conservation Area.

2019/20751/FUL Change of use from A1 to D1 for use as a Podiatry Clinic at 12A Otley Street, Skipton. Approved with Conditions.

2019/20752/HH Removal of existing skylight with installation of 2 velux windows at 28 Main Street, Farnhill, Keighley. Approved with Conditions.

2019/20754/TPO 2 x Sycamore Trees - crown lift to 7m at 12A Park Road, Cross Hills, Keighley. Approved Tree Work under TPO.

2019/20756/HH Demolition of existing conservatory and carport. Erection of single storey sun lounge and carport at rear of Old Manor House, The Green, Clapham, Lancaster. Approved with Conditions.

2019/20761/FUL Extension of existing Unit at Unit 9, Ingleton Industrial Estate, New Road, Ingleton, Carnforth. Approved with Conditions.

2019/20763/TCA Remove 1 no. Sycamore at 9 Heber Drive, East Marton, Skipton. Approved Tree Works in Conservation Area.

2019/20764/FUL Rear extension to create additional warehouse space at the Co-op, 21 High Street, Gargrave, Skipton. Approved with Conditions.

2019/20766/ AGGRES Conversion of existing agricultural barn to 1 No. dwelling (Prior Notification). Re-submission of 2019/20550/AGGRES at Cross Gates Laithe, Pikeber Farm, Wigglesworth. PN Refused and Application Required.

2019/20769/CND Application to discharge Condition 3 (Construction Method Statement) and Condition 4 Highway Improvement) on planning approval referenced 2018/19750/FUL granted 05 December 2018 at Skinner Ground Farm, Old Lane (North), Broughton, Skipton. DOC satisfactory.

2019/20774/HH Alterations to roof at 2 Victoria Buildings, Main Road, Hellifield, Skipton. Approved with Conditions.

2019/20780/TCA 1 x Horse Chestnut Tree - raise crown to reduce shading at the wooded area of the Village Green, Draughton, Skipton. Approved Tree Works in Conservation Area.

2019/20781/TCA 1 x Hornbeam - raise crown because overgrowing garden wall 1 x Salix - raise crown as excessive shading of fruit bushes 2 x Rowan - trim back to encourage healthy growth 3 x Flowering Cherry - raise crown and trim back to encourage healthy growth at The Pines, The Spinney, Draughton, Skipton.
Approved Tree Works in Conservation Area.

2019/20791/ADV 1 bus stop illuminated sign, 1 illuminated fascia sign, 1 illuminated entrance sign, 1 illuminated box sign, 1 non-illuminated reception sign, 1 non-illuminated deliveries sign at Nilorn UK LTD, Station Works, Greens Mill Court, Cononley, Keighley. Approved with Conditions.

2019/20793/HH Proposed single storey extensions & garage conversion at Cawder Cottage, Cawder Lane, Skipton. Approved with Conditions.

2019/20800/CND Application to discharge Condition 3 (Highway), Condition 6 (Materials), (Condition 7 (Roof Tiles), Condition 9 (Off Street Parking), Condition 10 (Boundary Walls - no timber fencing proposed), Condition 11 (Windows and Doors) on planning permission referenced 2018/19794/FUL granted 20.12.2018 at Fourlands House Farm (Barn), High Bentham, Lancaster. Conditions complied with.

2019/20808/CND Application discharge condition 3 (watercourse protection), 4 (window & door details), 5 (hard surfacing) and 6 (landscape scheme) of 2018/19713/REM. Lumb Mill Farm, Carr Head Lane, Cowling, Keighley. DOC satisfactory.

2019/20810/TCA 1 x Leylandi tree – Fell at 11 High Street, Burton-in-Lonsdale, Carnforth. Approved Tree Works in Conservation Area.

2019/20824/NMA Non material amendment to original planning consent referenced 2018/19534/HH for flat roof in place of pitched roof over single storey side extension at 146 Burnside Crescent, Skipton. Approved with Conditions.

2019/20829/NMA Non-material amendment to 53/2016/17250 - Change in roofing material of extension from slate to a hybrid conservatory roof finish - Ultraframe Livinroof. Hill Crest, Stansfield Bridge to Babyhouse Lane, Lothersdale, Keighley. Approved with Conditions.

2019/20831/PNAG New steel portal framed building for storage of agricultural machinery and equipment at East Berwick Barn, Berwick East, Draughton, Skipton. Prior Approval Not Required.

2019/20836/ LSHLD

Single storey rear extension to form kitchen/dining room, measuring 5m beyond rear wall; 3m in height from ground level; 3m in height to eaves from ground level at 6 Burnside Crescent, Skipton. PD HH PA Not Required

2019/20869/CND Application to discharge condition no. 4 (surface water drainage) on planning permission referenced 2018/19672/FUL granted 29.10.2018 on land adjacent to 9 Black Abbey Lane, Glusburn, Keighley. DOC satisfactory.

2019/20901/TCA Crown lift 1 no. Ash & 1 no. Rowan at The Old School House, 4 East Lane, Embsay, Skipton. Approved Tree Works in Conservation Area.

2019/20918/HH Proposed single storey side extension to provide enlarged lounge and bedroom with en-suite, single storey rear extension to provide conservatory, replace main house pitch roof and other external alterations at 15 Fell View, Embsay, Skipton. Application Withdrawn.

b. Applications

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

Permission Granted

2019/20401/FUL Application for a dwelling on land off Netherghyll Lane, Cononley, Keighley BD20 8PB – subject to the conditions listed below and that an informative be included so that North Yorkshire County Council Highways Authority is asked, in consultation with the Planning Manager, for the re-siting further West of the 30mph speed restriction sign in order to achieve appropriate MFS (Manual for Streets) criteria. The actual wording to be formulated by the Planning Manager. (SV)

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 Nos:

P1955/001, 002a, 3a, 5 and 6 received 5th April 2019

P1955/004a, 7a, 8a and 9a received 28th 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 in accordance with the policies contained within the Craven District (outside the Yorkshire Dales National Park) Local Plan and the NPPF.

Before you Commence Development

- 3 Before their first use on site samples of the materials to be used in the construction of the external surfaces of the dwelling and the hard surfacing areas hereby permitted, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

- 4 Prior to the commencement of the development hereby approved protective barrier fencing shall be erected around the existing trees located to the west and south of the proposed house. The fencing shall be erected in accordance with a plan that shall first be submitted to and approved in writing by the Local Planning Authority.

The barrier fencing shall comply with BS 5837 (2012) and within the fenced areas no development, vehicle manoeuvring, storage of materials or plant or the addition of soil shall take place. The fencing shall not be moved and shall remain in place until completion of all of the development work hereby approved .

Reason: To prevent damage to trees during construction work.

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

- (i) separate systems for the disposal of foul and surface water;
- (ii) details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer, including provisions to ensure that the post-development discharge rate does not exceed the pre-development rate (incorporating an appropriate allowance for climate change);
- (iii) details of any necessary flow attenuation measures, including the use of SUDS where appropriate; and
- (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 dwelling is 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 of the National Planning Policy Framework.

- 6 Prior to the occupation of the dwelling hereby approved replacement tree planting shall be undertaken in the areas shown on the approved plans the exact species of which and location for planting shall be as approved by the local planning authority.

All planting shall be subsequently carried out in accordance with the approved details and shall be maintained as such thereafter including the replacement of any dead, diseased or dying tree with the same species to that originally planted.

Reason: In the interests of visual amenity.

Ongoing Conditions

- 7 The residential curtilage associated with the dwelling hereby approved shall be as defined on the approved location plan and for the avoidance of doubt shall not extend westwards or southwards beyond the approved boundary.

Reason: In order to clarify the extent of the approved residential curtilage associated with the approved dwellinghouse.

- 8 Prior to the occupation of the dwelling hereby approved the vehicle parking and turning areas shall be constructed in accordance with the approved plans. once created the parking/turning areas shall be retained and kept clear of any obstruction at all times.

Reason; In order to ensure satisfactory provision of parking in the interests of the safety and general amenity of the development.

- 9 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 45m measured along both channel lines of the major road Netherghyll Lane from a point measured 2m down the centre line of the access road.

The eye height will be 1.05m and the object height shall be 1.05m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In the interests of road safety.

Informatives

1. Bats

The applicant is reminded that under the Habitat Regulations it is an offence to disturb, harm or kill bats. If a bat is found during the development all work should cease immediately and a suitably licensed bat worker employed to assess how

best to safeguard the bat(s). Any works involving the destruction of a bat roost will require a European Protected Species Licence from Natural England.

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.

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.

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. Statement of Positive Engagement:

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

Application 2019/20427/FUL Application for 3 no. new detached dwellings on land off Dick Lane, Cowling, Keighley BD22 0JY 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 The permission relates to the following plans:

- Drawing No. 01 'Proposed Plans and Elevations' received 05th April 2019.
- Drawing No. 02 'Hard and Soft Landscaping with Planting' received 23rd July 2019.
- Drainage Strategy received 12th August 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.

During Building Works

- 3 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.

- 4 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 of existing positive drainage to public sewer and the current points of connection; and
- ii) The means by which the discharge rate shall be restricted to a maximum rate of (3) litres per second.

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

- 5 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:

- a. The details of the access shall have been approved in writing by the Local Planning Authority.
- b. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- c. Any gates or barriers shall be erected a minimum distance of 4.5 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- d. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details shown on the approved plans and maintained thereafter to prevent such discharges.
- e. The final surfacing of any private access within 4.5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

Reason: In accordance with 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 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.

- 6 Notwithstanding any details shown on the approved plans of this permission, within three months of development first taking place a soft 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: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Saved Policy ENV10 of the Craven District (outside the Yorkshire Dales National Park) Local Plan.

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. 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.

5. 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

6. Charging Points

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

7. Wildlife boxes shall be installed around the site, so far as practicable and retained thereafter.

Reason: To promote biodiversity in accordance with guidance contained within the National Planning Policy Framework.

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 – deferred as the Committee was not satisfied with the information provided and significant issues that needed to be addressed. In deferring the application, the Committee requested:

1. North Yorkshire County Council's sustainable Drainage Systems (SUDs) officer be asked to attend the Planning Committee to comment and provide clarification on the effective drainage layout proposed.
2. That the Chief Executive is requested to open up to all Members of the Committee, an invitation issued to Councillor Pringle to discuss an alternative site access from the A65 Ilkley/ Otley Road.
3. North Yorkshire County Council's Highways Officer be asked to attend the Planning Committee to comment and provide clarification on the necessary visibility splays to the Hurrs Road junction and how they will be achieved.
4. That an appropriate person from Jacob's (highway engineers) who produced a report assessing the capacity of the roads around Skipton as part of the Local Plan evidence base be asked to attend to comment on the impact on the local highways network.
5. That a legal opinion is obtained on the request by the Airedale NHS Foundation Trust for a S.106 contribution to provide for unfunded healthcare services under the Town and Country Planning Act (as amended).
6. That clarity is provided regarding the 30% affordable housing contribution and the education provision, in particular as to whether the education contribution is coming from the 30% affordable housing contribution or is it an additional sum.
7. Clarity about the availability/provision of GP facilities for the proposed development.

Application 2019/20785/OUT application for the relocation of allotments and erection of 1 no. two storey house at an allotment site, Cross Haw Lane, Clapham –although the Committee had the amended plans before them the application was deferred to enable consultees to be given further time to consider and respond on the changes to the scheme.

(SV indicates a site visit was held on the morning of the meeting.)

PL.948

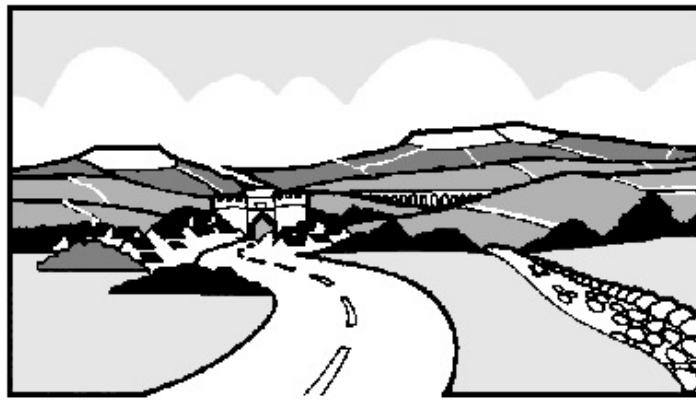
PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 15th August 2019 to 12th September 2019.

Minutes for Decision

- None -

Chairman.



CRAVEN

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D I S T R I C T

PLANNING COMMITTEE AGENDA

DATE: 26th November 2019

INDEX OF PLANNING APPLICATIONS

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2	2019/20936/FUL	Calvert & Woodward	9A Black Abbey Lane, Glusburn.	9 - 14
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REPORT TO PLANNING COMMITTEE ON 26th November 2019

Application Number: 2019/20785/OUT

Proposal: Relocation of allotments and erection of 1 no two storey house.

Site Address: Allotment Site Cross Haw Lane Clapham.

On behalf of: Trustees Of Dr J A Farrer Discretionary Will Trust

Date Registered: 25th July 2019

Expiry Date: 19th September 2019

EOT Date, if applicable: 27th September 2019

Case Officer: Mr David Coates

This application has been referred to Planning Committee by Councillor Lis as objections from the Parish Council and local residents raise objections on matters of planning policy. The Application was deferred at the Planning Committee on 23 September 2019

1. Site Description

- 1.1 The application site is an irregular shaped parcel of land which fronts onto Cross Haw Lane/Old Road on the edge of Clapham. The front area is currently used as allotments with the separate rear area of land being grazed by a pony, but has a concrete hardstanding on which was sited a former grain store shed. The site is bounded by stone walls, although the southern boundary includes partial hedges.
- 1.2 The western side of Cross Haw Lane and Old Road is characterised by a single row of linear development and this application site forms an integral part of it. In particular to Old Road (north of the application site) the rear gardens are of irregular shapes and sizes and project at differing lengths. The application site is outside but adjoins the Yorkshire Dales National Park. The site is also outside the Clapham Conservation Area.
- 1.3 The application site forms part of the Main Built Up Area as part of the adopted Local Plan.

2. Proposal

- 2.1 The proposal is to relocate the current allotments from the eastern end of the site to the western end of the site, and replace it with a 2 two storey house with an attached garage adjacent to the south-west corner of the neighbouring property to the north (Croft House). The western side of the site would become the new allotment area. The submitted design details are for illustrative purposes only.
- 2.2 The proposal is in outline only, with all matters (except access), reserved for future approval.
- 2.3 For clarity the bungalow which formed part of the original submission has been deleted from the scheme. The description has been amended accordingly.
- 2.4 Since the Committee Meeting on 23 September 2019 the Applicant has submitted a revised Application Form to further emphasise that the application has been amended although there is no requirement for them to provide a revised Application Form.

3. Planning History

- 3.1 None relevant

4. Planning Policy Background

- 4.1 The development plan includes the Craven Local Plan adopted in November 2019.
- 4.2 Policy SP4 provides a development hierarchy which incorporates a strategy for Tier 4 settlements such as Clapham.
- 4.3 Policy ENV1 seeks to protect the countryside of the Council's area.
- 4.4 Policy ENV2 seeks to conserve and where appropriate enhance the historic environment including the character and appearance of a Conservation Area.
- 4.5 Policy INF3 seeks to safeguard open space including allotments unless at least equivalent replacement facilities are provided.
- 4.6 The NPPF provides advice on sustainable development; the provision of homes; protecting the natural environment; and protecting the built environment.

5. Parish/Town Council Comments

- 5.1 The Parish Council responded on 20 August 2019 objecting to the proposal on the grounds of the emerging Local Plan should be taken into account; the neighbourhood plan is under consideration and the proposal fails to fall into the identified categories of the Neighbourhood Plan; conflict with the Clapham Conservation Area; Loss of visual amenity with particular reference to the bungalow; the increased use of the access will increase risk of collisions. It concludes that: The Parish Council has formed its view on the application as a whole. Were it to be re-submitted to encompass only the house within the existing allotment boundary, it would be prepared to re-consider.
- 5.2 The Parish Council was re-consulted following receipt of revised plans deleting the bungalow from the scheme. It responded on 5 September 2019 maintaining its objection:

The Parish Council has already submitted objections. These were based on the original plans but the amended plans still refer to two residential units and there is some concern over the red line boundary as depicted.

It is understood that there may be some further amendment required to correct at least one error in the plans.

Given continuing uncertainties, the Parish Council would wish to consider this matter further at its meeting on the 24th of September, 2019. In the interim it would wish its earlier objections to stand.

(Officer Note: For clarity, the revised plans now only refer to 1no. dwelling, because the bungalow has been deleted from the scheme).

6. Consultations

- 6.1 Historic England responded on 12 August 2019 indicating it did not wish to comment on the proposal.
- 6.2 The NYCC Highway Authority was consulted on 5 September 2019 but no response has been received.
- 6.3 The Yorkshire Dales National Park Authority was consulted on 6 August 2019 but no response has been received
- 6.4 The Forest of Bowland AONB was consulted on 6 August 2019 but no response has been received.
- 6.5 The LLFA responded on 7 August 2019 citing that the proposal is not a major development and 'subsequent to the above and noting the development is in flood zone 1 with low flood risk the LLPA has no comments to make on this application'.

7. Representations

- 7.1 A press notice dated 15 August 2019 was placed in the Craven Herald.

- 7.2 A site notice dated 9 August 2019 was erected on site and 11 properties were notified by letter. 29 letters of representation have been received making the following points:
- ☐ Conflict with the emerging Local Plan;
 - ☐ Proposed bungalow outside line of properties;
 - ☐ The proposed neighbourhood plan should be considered;
 - ☐ Need for cheaper accommodation/affordable housing;
 - ☐ Too many new unsold houses in Clapham;
 - ☐ Additional traffic with difficult sight lines;
 - ☐ Inadequate access;
 - ☐ Out of keeping with the character of the area;
 - ☐ Outcome of September meeting of the Parish Council needed;
 - ☐ Impairs Clapham's Conservation Area;
 - ☐ Overshadows existing dwelling.
8. Summary of Principal Planning Issues
- 8.1 The main issues are:
- ☐ The principle of Development
 - ☐ Effect on the landscape character including the National Park
 - ☐ Effect on the character and setting of the Conservation Area
 - ☐ Access
 - ☐ Effect on the living conditions of residents nearby
9. Analysis
- Principle of Development
- 9.1 For clarity, the proposal is to relocate the existing allotments and the erection of 1no, 2 storey dwelling. The application site lies within the main built up area of Clapham
- 9.2 The Local Plan identifies Clapham as a Tier 4 settlement and policy SP4 seeks to support proposals for housing growth which form part of the Main Built Up Area and accord with other relevant local plan policies. As a result, the proposal for residential development is acceptable in principle to the adopted Local Plan subject to criteria and considerations as set out below.
- 9.3 The submitted scheme proposes the construction of a single dwelling on the site of allotments that is shown as open space within the main built up area on inset map 10 of the adopted Plan. Policy INF3, criterion (d)(2) of the Plan seeks to safeguard open space and the loss of which will only be supported if there is a replacement facility, the benefit of which will be at least equal to that being lost in an accessible location nearby. The replacement allotments are approximately 60% larger than the existing allotments and therefore there is no objection in principle to constructing a dwelling on the allotments.
- Landscape Character
- 9.4 The National Park boundary is Cross Haw Lane and Old Road which abuts the application site. National Parks are afforded the highest level of protection as advised in paragraph 172 of the NPPF. In this particular case, housing along Cross Haw Lane/Old Road to the west side of the road is a linear form of built development. The original submitted scheme for 2no. dwelling which included a bungalow would have introduced development projecting towards the west out into the

countryside which would have introduced a detrimental change in the general pattern and grain of development. This would adversely affect the character of the local area and adversely affect the abutting National Park. As a result, the applicant subsequently revised the scheme to delete the proposed bungalow, and re-position the proposed 2 storey house and garage. This revised scheme for 1 no. dwelling is more in line with the general grain of development. The adjacent property (Croft House) has a shorter rear garden than other houses and the proposed dwelling, but this does not detract from the overall built up form of housing in that area. Whilst the garden area does project further west than the adjoining Croft House, but would be less than the garden areas of properties further to the north.

- 9.5 Objectors have suggested that the curtilage of the proposed dwelling should be limited to that of the existing allotment site and nothing more. The dwellings to the north of the application site have differing sized gardens and taking account of the nearby pattern of development there is no justification to limit the plot size to that extent as suggested especially as a plot of the size proposed would not appear out of place compared to nearby dwellings. Given that the proposal is now more reflective of the existing built form, it is considered there would no detriment to the character of the local area or to the National Park and is therefore acceptable. The application is in outline and the details of design and materials are reserved for future approval.

Conservation Area

- 9.6 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision makers whereby *'attention shall be paid to the desirability of preserving or enhancing the character or appearance of special that area'*. The NPPF provides advice in paragraphs 193 – 196 on considering potential impacts on heritage assets including Conservation Areas. Policy ENV2 of the adopted Plan 2012-2032 seeks to conserve the historic environment including Conservation Areas and this is consistent with the NPPF. In this particular case and taking account of criterion (b) of Policy ENV2 the proposed dwelling on the eastern part of the site and the relocated allotments to the west it is considered that the development would result in less than substantial harm to the significance of the heritage asset. However, the public benefit from the provision of housing and the allotments available for public use outweighs the less than substantial harm on a site which lies within the main built up area of Clapham.
- 9.7 The applicant has indicated that the site of the former poultry shed is a brownfield site, however the absence of a building for so long which was merely a building constructed of temporary materials, is not considered to be a heritage asset and has not been included in the planning balance. In any event, the site has the general appearance as a paddock and is currently grazed.

Access

- 9.8 The proposal includes a new access in addition to that which serves the dwelling to the south (Hill View). The new access would have a visibility splay of 2m x 43m and have stone setts for the first 5m, and thereafter be a crushed stone track which would also provide access to the existing fields. The Manual for Streets indicates that the Standard Stopping Distance for a 30mph road would be 43m, and the application site is located within the 30mph speed restriction zone. The Highway Authority has not responded but the proposed visibility splay is consistent with The Manual for Streets and can be achieved.
- 9.9 There have been concerns raised about the proposed access and that it is substandard. However, it meets the required standards as set out the Manual for Streets and accordingly, any refusal of planning permission on highway grounds cannot be justified.

Living Conditions

- 9.10 The original submitted scheme included a bungalow which would have been in close proximity to the existing house called Croft House located to the north. The revised scheme no longer includes that bungalow. As a consequence, there would be little or no overlooking of the existing house, which means there would be no adverse detriment to the living conditions of those residents with particular reference to overlooking. The revised scheme now leaves the central portion open and free from development.

- 9.11 Whilst the proposed allotments would be at the western end of the site, they would be behind a proposed stone wall which reduces any harm that the users of the allotments may cause to nearby residents. The new stone boundary wall for the allotments would be approximately 23m from the rear elevation of Croft House at its nearest point. Overall, it is considered that the proposed allotments would generate low levels of noise by the nature of their use, which together being sited behind the stone walls would not give rise to an unacceptable level of disturbance. In any event, the proposed allotments are simply the relocation of existing ones.

Other matters

- 9.12 The proposal for a single dwelling does not trigger any affordable housing provision.
- 9.13 Reference has been made to existing housing elsewhere within the village which is slow to sell, but this is not a planning matter which can be taken into consideration or as a justification for refusal of the scheme.
- 9.14 Although there is a neighbourhood plan which is under preparation, this has not been made or even published and accordingly cannot be considered as part of the development plan for the purposes of determining planning applications for the purposes of section 38(6) of the Planning and Compulsory Purchase Act 2004.

Conclusion

- 9.15 The proposed dwelling and the relocation of existing allotments would not give rise to development which would cause unacceptable harm to the character or appearance of the Conservation Area or the National Park and accords with requirements of the adopted Local Plan Policies SP4, ENV1, ENV2, and INF3 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. Recommendation

- 10.1 Approve with Conditions

Conditions

Time Limit for Commencement

- 1 Application for approval of reserved matters must be made not later than the expiration of three years from 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. 001 Rev A received by the Council on 10 September 2019
Drawing no. 002 Rev A received by the Council on 27 August 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 Local Plan and the National Planning Policy Framework.

During Building Works

- 3 Within six months of the date of this permission a scheme for the timing and relocation of the allotments shall be submitted for the written approval of the Local Planning Authority and shall thereafter be implemented in accordance with the approved scheme

Reason: To ensure compliance with Policy INF3 of the Craven Local Plan 2012-2032 and to ensure continuity of the provision of allotments in Clapham.

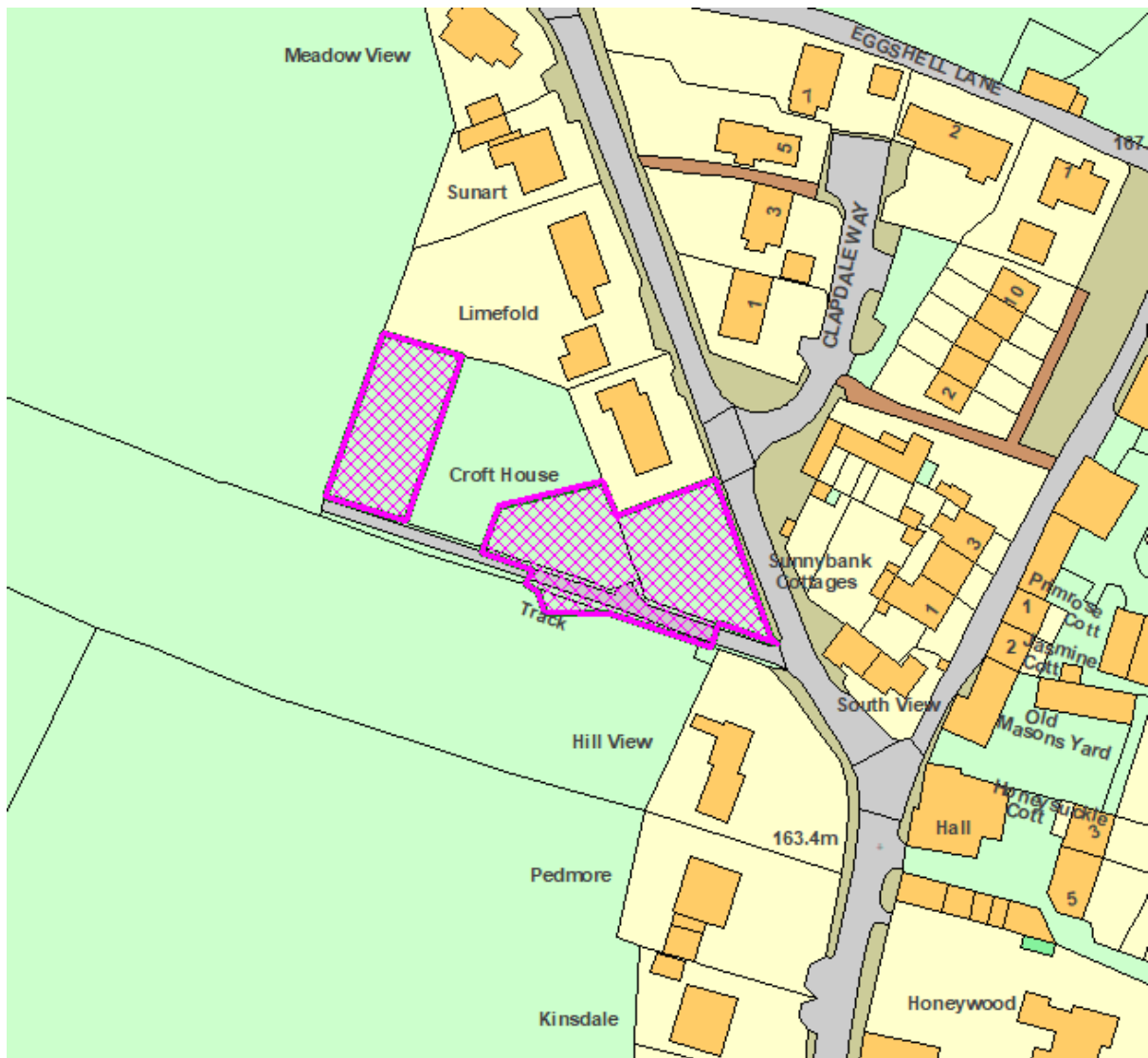
Informatives

1. 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.

2. Statement of Positive Engagement:

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



Application Number: 2019/20785/OUT

Proposal: Relocation of allotments and erection of 1 no two storey house.

Site Address: Allotment Site Cross Haw Lane Clapham.

On behalf of: Trustees Of Dr. J A Farrer Discretionary Will Trust

REPORT TO PLANNING COMMITTEE ON 26th November 2019

Application Number: 2019/20936/FUL

Proposal: Construction of rear decking (retrospective)

Site Address: 9A Black Abbey Lane Glusburn Keighley BD20 8RY

On behalf of: Calvert & Woodward

Date Registered: 12th September 2019

Expiry Date: 7th November 2019

EOT Date, if applicable: 29th November 2019

Case Officer: Mr Joshua Parkinson

This application is presented to the Planning Committee as the decision has been called in by Councillor Barrett and Councillor Wheeler during the 7-day notice period due to concerns about the loss of privacy to the neighbours private amenity space.

1. Site Description

- 1.1 The application site relates to a recently constructed detached dwelling located on Black Abbey Lane, Glusburn. To the rear the property has a modest garden.
- 1.2 The application site is located within a coal development low risk area and a SSSI impact risk zone. Outside of the south-west boundary runs a public right of way (PROW) (Path No. 05.22/31/1).

2. Proposal

- 2.1 The application seeks retrospective permission to retain the rear timber decking and the 3.2m fence panel to its north-east side.
- 2.2 The decking projects 3m from the rear of the dwelling, to a total length of 5.6m. The platform has a height of 1.2m with a 1m balustrade around the perimeter.

Officer note: The initial approval of the dwelling (2018/19672/FUL) granted a raised patio to the rear of the dwelling which projected 1.8m and would sit 0.2m lower than the existing decking.

In addition, a 2m fence has been constructed along the north-east, south-east and south-west boundaries. It is considered that this fencing constitutes permitted development (subject to compliance with the relevant criteria and conditions). Therefore, only the 3.2m panel is the subject of this application.

- 2.3 The application would also regularise additional excavation which has been undertaken within the rear garden.

3. Planning History

- 3.1 2019/20869/CND - 2019/20869/CND | Application to discharge condition no. 4 (surface water drainage) on planning permission referenced 2018/19672/FUL granted 29.10.2018 | Land Adjacent 9 Black Abbey Lane Glusburn Keighley - DOC satisfactory: 12/09/2019.
- 3.2 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. - Split decision: 16/07/2019.

3.3 2018/19672/FUL - Proposed new build detached three-bedroom dwelling - Approved: 29/10/2018.

4. Planning Policy Background

4.1 Craven Local Plan (2012 - 2031) (CLP):

- ENV3: Good Design
- ENV12: Footpaths, Bridleways, Byways and Cycle Routes

4.3 National Planning Policy Framework (as amended February 2019) (NPPF)

4.4 National Planning Practice Guidance (NPPG)

Officer note: The Craven Local Plan 2012 to 2032 was formally adopted by the Council at its meeting on 12th November 2019 and, accordingly, has replaced the Craven District Local Plan 1999 as the statutory, adopted development plan for the District. Therefore, the Craven District Local Plan should guide decision making for the purposes of paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2 of the National Planning Policy Framework.

5. Parish/Town Council Comments

5.1 **Glusburn and Cross Hills PC** - No comments received within statutory period - Expired: 11/10/2019.

6. Consultations

6.1 No technical consultations required.

7. Representations

7.1 Site notice posted: 27/09/2019 - Expired: 18/10/2019.

7.2 Notification letters sent: 10 - Expired: 11/10/2019.

7.3 1 representation of objection received from neighbouring property 11 Black Abbey Lane on 03/10/2019. A summary:

- Close to adjoining properties;
- Development too high - Should be lowered to ground level;
- General dislike of proposal;
- Out of keeping with character of the area;
- Loss of privacy - Direct overlooking of rear of No. 11 and footpath. Boundary fence does not provide any screening;
- Devaluation of property and impact on future saleability of property;

Officer note: Impacts on property values are not material planning considerations.

- Before the application property was constructed there was a high degree of privacy. They chose not to object to the construction of the dwelling despite the negative impact it would have on their privacy. However, the loss of privacy from the decking has reached an unacceptable level;

Officer note: The acceptability of the original dwelling has been assessed and deemed acceptable by the granting of 2018/19672/FUL. This application shall only assess the impact of the decking and fence.

- Position of patio doors has been questioned. However, they are prepared to accept the doors if the decking is reduced to ground level;

Officer note: The initial approval of the dwelling granted floor plans which showed the French doors to the left side. However, the approved elevations showed the French doors to the right side. Planning Enforcement has been informed. However, the patio doors do not form a consideration of this application.

8. Summary of Principal Planning Issues

8.1 Scale, design and visual impact of the proposed development.

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

8.3 Public Right of Way

9. Analysis

Scale, design and visual impact of the proposed development.

9.1 CLP Policy ENV3 states that development should be of a good design. This aligns with the NPPF, paragraph 124 stresses that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development.

9.2 The application seeks permission to retain the property's existing rear decking and the fence panel to its north-east side.

9.3 The existing decking is of a standard timber construction and projects 3m. It was noted on the site visit that the decking appears a respectful addition to the property. Moreover, it matches the timber fences along the north-east, south-east and south-west boundaries (which as concluded within paragraph 2.2 is considered to constitute permitted development (subject to compliance with the relevant criteria and conditions)).

9.4 The fence panel to the north-east side of the decking, whilst of a modest height, does not appear excessively high when viewed within the context of the decking and two storey host dwelling. Moreover, it matches the materials of the other boundary fences and decking. Therefore, it appears a respectful addition.

9.5 On this basis, the decking and fence are considered to be respectful additions to the host dwelling. Therefore, they have not had a significant detrimental impact on the street scene.

9.6 In conclusion, the development is considered to be of a scale and design compatible and proportionate to the existing dwelling. Therefore, the development has not had an unacceptable detrimental impact upon the street scene. Consequently, the development accords with CLP Policy ENV3 and Paragraph 124 of the NPPF.

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

9.7 CLP Policy ENV3 seeks to protect the amenity of existing neighbouring occupiers and future occupiers. Similarly, paragraph 127 of the NPPF states that a high standard of amenity should be ensured for existing and future users.

9.8 The application property is surrounded by residential dwellings in all directions. The nearest properties with the potential to be impacted are 9 and 11 Black Abbey Lane and 14 Washburn Drive.

9.9 It is important to note that as outlined within paragraph 2.2 the decking projects approximately 1.2m further than the previously approved raised patio and is only 0.2m higher.

9.10 11 Black Abbey Lane is located to the south-west of the application site. This neighbouring occupier has objected to the application due to loss of privacy. It was noted on the site visit that this neighbouring dwelling sits at a lower ground level than the application site.

9.11 In terms of privacy, the decking allows raised views toward this neighbouring rear amenity area as seen on a site visit from the site and from the neighbouring properties rear amenity area. However, whilst the decking projects 1.2m further, it is only 0.2m higher than the previously approved raised patio. Moreover, it is considered that this neighbouring rear amenity area is already overlooked by the rear first floor windows of the adjoining property. On this basis, the decking has not had a significantly greater impact on privacy than the previously approved scheme.

- 9.12 With regards to the decking and north-east fence panel, it is considered that in terms of obstruction and overshadowing, the proposed development would be significantly obscured from view by the south-west boundary fence when viewed from 11 Black Abbey Lane. As such the proposed development due to the separation distance and boundary treatment would not have an unacceptable impact on the amenity or privacy of the occupants of this property.
- 9.13 9 Black Abbey is located to the north-east of the application site.
- 9.14 In terms of privacy, it is acknowledged that the decking allows raised views toward the rear amenity area of this neighbouring occupier. However, it is considered that these views are readily available from the rear windows of the application property and are only 0.2m higher than the previously approved patio. Moreover, it is considered that the decking would be used intermittently and that the fence panel to the north-east screens views of this neighbouring properties windows. Therefore, there has not been a significantly greater loss of neighbouring privacy than the previously approved scheme.
- 9.15 In regards to obstruction, the application property sits further south than this neighbouring dwelling. Therefore, whilst the 3.2m fence may obstruct views from the neighbouring rear ground floor windows. It is considered that this has not led to a significantly greater impact than the obstruction caused by the host dwelling.
- 9.16 In reference to overshadowing, it is acknowledged that the fence panel would create an increase during the afternoon. However, this would predominantly impact the top of the neighbouring garden. Therefore, the majority of the neighbouring amenity area would be unaffected. Therefore, the fence panel has not caused a significant detrimental increase in overshadowing.
- 9.17 14 Washburn Drive is located to the south-east of the application site.
- 9.18 In terms of privacy, it is acknowledged that the decking allows raised views toward the rear amenity area of this neighbouring occupier. However, it is considered that these views are readily available from the rear first floor windows of the application property. In addition, the views are only 0.2m higher than the previously approved patio. Moreover, it is considered that the boundary fence along the south-west boundary provides substantial screening. Therefore, there has not been a significant loss of neighbouring privacy.
- 9.19 In terms of obstruction and overshadowing, it is considered that the decking and high fence panel have not caused any significantly greater obstruction or overshadowing than the fence along the south-east boundary of the site.
- 9.20 In conclusion, it is considered the development has not had a significant detrimental impact on the privacy and amenity of any neighbouring properties. Therefore, the proposal accords with CLP Policy ENV3 and Paragraph 127 of the NPPF.

Public Right of Way.

- 9.21 CLP Policy ENV12 seeks to safeguard and improve the quality, extent and accessibility of local footpaths, bridleways, byways and cycle routes and the networks they form.
- 9.22 Paragraph 98 of the NPPF asserts that planning decisions should protect and enhance PROW's.
- 9.23 An objection has been received stating that the decking allows overlooking of the adjacent PROW which may give rise to feelings of intimidation.
- 9.24 It is considered that the decking's height 0.2m higher than the previously approved raised patio has not had any significantly greater impact. Moreover, the decking may enhance the experience of users of the PROW by creating an increased sense of safety.
- 9.25 In conclusion, the development has not had a significant detrimental impact on the adjacent PROW. Therefore, the development accords with CLP Policy ENV12 and Paragraph 98 of the NPPF.
- 9.26 Conclusion

- 9.27 Paragraph 11 of the NPPF advises that LPA's should be approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- "The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*
- 9.28 On balance, it is considered that the decking and fence appear subserviently designed additions to the host dwelling. In addition, the decking and fence have not had a significantly greater detrimental impact on neighbouring privacy or amenity than the previously approved raised patio would have. Finally, the development has not had a significantly adverse impact on the adjacent public right of way.
- 9.29 Consequently, it is considered that there are no adverse impacts arising from the proposal that would significantly and demonstrably outweigh the overarching presumption in favour of sustainable development contained within paragraph 11 of the NPPF, and therefore planning permission should be granted.
10. Recommendation
- 10.1 Approve with Conditions

Conditions

Approved Plans

- 1 This permission relates to the following plans:

- Site location plan received 5th September 2019;
- Drawing No. SR-21 73-3 "Rear Decking" received 5th September 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 Local Plan (2012 - 2032) and the National Planning Policy Framework.

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.

REPORT TO PLANNING COMMITTEE ON 26th November 2019

Application Number: 2019/21022/MMA

Proposal: Minor material amendment to vary condition no. 2 (Approved Plans) of planning approval referenced 2018/19910/MMA

Site Address: Land Off Matthew Lane Low Bradley Keighley BD20 9DH

On behalf of: The Wooler Property Partnership

Date Registered: 10th October 2019

Expiry Date: 5th December 2019

EOT Date, if applicable: N/A

Case Officer: Andrea Muscroft

The application has been referred to Committee by Councillor Brown due to concerns about the scale and form of the development.

1. Site Description

- 1.1 The application relates to a site covering approximately 0.33ha of land that lies to the west of Matthew Lane, located to the south of the village centre of Bradley. The site was granted planning approval (ref 11/2016/17657) for the construction of four dwellings with associated off street parking by Planning Committee in April 2017.
- 1.2 A further planning permission (ref 2018/19910/MMA) was granted by Planning Committee in December 2018 for a minor material amendment to allow alterations to the overall scale and design of the approved dwellings.
- 1.3 Residential dwellings are located southeast, east and north of the site with agricultural land to the northwest and southwest. Located to the west is the local playground.
- 1.4 The parcel of land slopes southwest towards the Leeds and Liverpool Canal and is devoid of trees, although, there is a mixture of trees/shrubs along the southwest and northwest boundaries.
- 1.5 The site lies within the designated conservation area of Bradley and has also been identified as being within a Low Risk Development Area by the Coal Board.

2. Proposal

- 2.1 Planning permission (ref: 2018/19910/MMA) was granted in December 2018 for amendments to a previously approved residential development on this site. The proposal is seeking a variation to condition 2 of that permission.
- 2.2 **Officer Note:** This application is submitted as a Section 73 application under the Town and Country Planning Act 1990 to vary the plans approved under application 2018/19910/MMA and as listed in condition 2 of that permission, and has the effect, if approved, of creating a second planning permission that would sit alongside the original one.

- 2.3 Condition 2
- The approved plans comprise Plan Numbers
- 5562-07 Rev B Proposed Plot 2 received by Craven District Council on the 9th November 2018
- 5562-08 Rev A - Proposed Site Plan received by Craven District Council on the 9th November 2018.
- 5562-09 - Proposed Plots 3 & 4 Plans & Elevations received by Craven District Council on the 9th November 2018.
- 5562-11 Proposed Site Location Plan received by Craven District Council on the 9th November 2018.
- 2.4 The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.
- 2.5 The amendments sought in this application relate to the following changes
- 2.6 Plot 1
- First floor extension to garden room to provide bedroom.
- First floor extension to rear utility to provide bathroom.
- Insert double window to north elevation of garage.
- 2.7 Plot 2
- First floor extension to garden room to provide bedroom.
- Increase in ridge height of garage, insertion of double window to north elevation and 2no. roof lights to south roof plane.
- Full height windows with Juliet Balcony at first floor level to western elevation.
- 2.8 Plot 3 & Plot 4
- Increase in ridge height of garage, insertion of double windows to south elevation and 2no. roof lights to north ridge plane.
- First floor extension of rear utility to provide bathroom.
- Full height windows with Juliet Balcony at first floor level to western elevation.
- 2.9 **Officer Note:** The proposal is not seeking any changes to the footprint of the dwellings, ridge height of the dwellings, access to the site, internal layout or the plot sizes.
3. Planning History
- 3.1 11/2016/17657 - Proposed development for the construction of four detached dwellings with associated off street parking at land off Matthew Lane, Bradley – Approved by Planning Committee May 2017.
- 3.2 2018/19910/MMA - Minor material amendment to vary condition no. 2 (plans condition) of previous planning approval referenced 11/2016/17657 for the substitution of house types – Approved by Planning Committee December 2018.

4. Planning Policy Background
 - 4.1 Paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that development proposals are determined in accordance with the development plan unless material considerations indicate otherwise. This requirement is reinforced in paragraph 2 of the National Planning Policy Framework.
 - 4.2 The Craven Local Plan to 2032 was formally adopted by the Council at its meeting on 12th November 2019 and, accordingly, has replaced the Craven District Local Plan 1999 as the statutory, adopted development plan for the District. Therefore, the Craven District Local Plan should guide decision taking for the purposes of paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2 of the National Planning Policy Framework.
 - 4.3 Craven Local Plan to 2032
ENV1 – Countryside and Landscape
ENV2 - Heritage
ENV3 – Good Design
 - 4.4 National
The National Planning Policy Framework
Planning Practice Guidance
5. Parish/Town Council Comments
 - 5.1 Bradley Parish Council: Objects to this further amendment to condition 2 of 11/206/17657. This gradual increase in the size of the properties is unacceptable and out of character with the conservation area and leads to over development of this area, which is in a prominent position on entering the village and next to the recreation ground which is a focal point to the village. If CDC is minded to approve, we ask that this application is referred to the Planning Committee for further consideration.
6. Consultations
 - 6.1 Historic England: Thank you for your letter of 11 October 2019 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.
 - 6.2 It is not necessary for us to be consulted on this application again, unless there are material changes to the proposal. However, if you would like detailed advice from us please contact us to explain your request.
 - 6.3 Consultee comments can be viewed via this link:
 - 6.4 <https://publicaccess.cravendc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>
7. Representations
 - 7.1 Site Notice: Expired 8.11.2019
 - 7.2 Press Notice: Expired 7.11.2019
 - 7.3 Notification letters: Expired 1.11.2019
 - 7.4 Responses received: 7 (2 letters from 5 Raines Drive)

7.5 Visual

Proposed amendments will make them different from the original plan and dwellings in the immediate vicinity, so therefore proposal is overdevelopment and out of character with the village.

Impact on views from Matthew Lane down to canal.

Object to the increase in height, length and width of proposed buildings.

7.6 **Officer Note:** Submitted details show no changes to the previously approved footprint, width or overall ridge height of the dwellings. The amendments relate to an increase in height of plots

7.7 Other issues

Objected to the grant of original planning permission and the building on Green Belt

7.8 **Officer Note:** The site is not designated Green Belt land.

Depressing that you seem to disregard the wishes of the Parish Council – our views should be taken into account.

Development should not have been built on conservation land.

Further extensions would have an adverse impact on people's health.

The Parish have not finished the Neighbourhood Plan and requested that the first amendment was deferred – why was this ignored.

7.9 **Officer Note:** The Parish's original comments submitted relating to planning application ref 17657 did ask for a deferral to allow the Parish to continue discussions with the landowner with regards to obtaining the land for both housing and recreational elements. However, as this was a private matter between interested parties the request to defer the application was not considered necessary.

Concern over publicity of application.

7.10 **Officer Note:** The Council circulated 12 notification letters, posted a site notice and published a press notice in the Craven Herald. As such, the Council has complied with its statutory duty with regards to the publicity of this application.

Concern that this would set a precedent for similar development.

7.11 **Officer Note:** This concern is noted, however, each proposal is considered on its own merits with regards to the site constraints as such the proposal would not set a precedent for similar development.

Concern over continual process of revisions which would allow for any type of building to be dramatically increased in scale.

7.12 **Officer Note:** Amendments to development proposals are common, especially when a new site owner decides to pursue a permission previously granted or respond to current viability of a scheme, market forces, or in response to representation. In addition, Government have simplified the proposed by which developers/applicants can revision previously approved development. Finally, there is no mechanism to stop a developer/applicant from submitting revised proposals.

Comments have also been received with regards to impact on local ecology, conflict with local plan and highway implications. These impacts of the proposal have been considered

by Planning Committee previously, with conditions where necessary attached to previous permissions to mitigate any such impacts.

- 7.13 The above is a summary of third party representations received. Full comments can be viewed via the following link:

<https://publicaccess.cravendc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

8. Summary of Principal Planning Issues

- 8.1 Whether the amendments proposed are acceptable and that condition 2 (approved plans) previously imposed on planning permission 2018/19910/MMA can be varied.

9. Analysis

- 9.1 Granting a Section 73 application has the effect of providing the applicant/developer with a new planning permission. It is therefore necessary to ensure that any controls or restrictions imposed via condition on the previous approval, if they remain relevant, are copied across into any new consent granted.

- 9.2 At the present time, condition 3 (materials), 5 (soft landscaping), 6 (tree protection measures), 7 (hard landscaping), 8 (highway access) have been discharged.

- 9.3 Planning permissions 11/2016/17657 and 2018/19910/MMA granted approval for the construction of four detached dwellings. As such, the principle of residential development has been previously been examined and agreed, it will not be revisited in this report.

9.4 **Visual Impact**

- 9.5 The submitted drawings highlight the changes that are proposed which appear to be a result of an evolution of the design from the architect's original vision. The main changes are:

9.6 Plots 1

An increase in height of approx. 2.7m of the garden room roof to the dwelling to form bedroom.

An increase in height of approx. 2.5m of rear porch to allow for larger bathroom.

Insertion of double window to the rear elevation of the garage.

9.7 Plot 2,

An increase in height of approx. 2.7m of the garden room roof to the dwelling to form bedroom.

An increase in height of approx. 1.6m of the garage roof to the dwelling and insert 2no. Roof lights and the insertion of double window to the rear elevation of the garage.

Full height windows with Juliet Balcony at first floor level to western elevation.

9.8 Plots 3 & 4

An increase in height of approx. 2.5m of rear utility to allow for larger bathroom.

An increase in height of approx. 1.6m of the garage roof to the dwelling and insert 2no. Roof lights and the insertion of double window to the rear elevation of the garage.

Full height windows with Juliet Balcony at first floor level to western elevation

- 9.9 **Officer Note:** No changes are proposed to the approved ridge height of the dwellings.

- 9.10 CDC Policy ENV3 indicates that developments should facilitate good design in accordance with guiding principles. Criteria's (a), (b) and (d) are of greatest relevance in this case and require developments to take account of the character and appearance of the local area by:
Development should respond to the context;
Designs should respect the form of surrounding buildings, including density, scale, height, massing and use of high quality materials which should be locally sourced wherever possible;
Development should seek to enhance local distinctiveness through maintaining good aspects.
- 9.11 CDC Policy ENV2 is also of relevance and it seeks to ensure that developments do not have a negative impact on the character and appearance of a conservation area.
- 9.12 The NPPF also seeks to ensure that development does not have an adverse impact the character and appearance of the countryside.
- 9.13 As previously reported to committee on the earlier application for this site, the application site sits within the conservation area of Bradley opposite existing residential dwellings to the north, north east and east of the site, where there is a wide range in the scale, design and aged properties located near to the site.
- 9.14 The potential impact of the development on the conservation area was considered by Planning Committee during the previous two approvals. Notwithstanding this, it is necessary to considered the potential impact on the conservation area with regards to this current proposal.
- 9.15 As outlined above, within Bradley and the surrounding area there is a wide range of properties, of differing styles, ages, scales and materials. As such, the previously approved dwellings were afforded a level of architectural freedom to adopt a form and style which retains the key parameters relating to overall scale, details, materials and soft landscaping.
- 9.16 The dwellings, as approved, retained the approximate footprint of the originally approved dwellings, albeit that the overall height of the garden room and garages would be increased. Whilst the design contrasts with its immediate neighbours, it is not considered that the amendment would have a harmful visual impact on the street scene sufficient to warrant a refusal.
- 9.17 The proposed revisions maintain the ridge height of the previously approved dwellings, with the roof increases restricted to the garden room and garages. Whilst having a material visual impact it is considered that the proposal would not result in a form of development that would be so significantly different from that which was previously approved. As such, they represent a practical evolution of the design that would not compromise the previously approved scheme nor have an unacceptable impact on the existing street scene or on the character and appearance of the conservation area.
- 9.18 Comments have been received with regards to the proposal being considered overdevelopment. These comments are noted, and it is accepted that there is a limit to the number of extensions which can be added to a property. However, what constitutes overdevelopment will vary from site to site.
- 9.19 Accordingly, it is considered that the proposal accords with the requirements of saved Policies ENV2 & ENV3 and guidance contained within the NPPF.
- 9.20 **Impact on amenity.**

- 9.21 CDC Policy ENV3 requirements requires that developments should protect the amenity of existing residents as well as creating acceptable amenity conditions for future occupiers; and need to demonstrate that they will secure a good standard of amenity for all existing and future occupants of land.
- 9.22 Paragraph 127 (f) also seeks to ensure that development creates a high standard of amenity for existing and future users.
- 9.23 The siting of these dwellings and the separation distances between the proposed dwellings and their neighbours was examined at the time of the original submission for the development. The proposed dwellings would be constructed in the locations as approved and so maintains the previously approved separation to neighbours.
- 9.24 It is acknowledged that new windows are proposed to serve the proposed new bedroom and that a double window is proposed to the rear elevation of the garages. However, notwithstanding these proposed windows, it is considered due to the orientation and combined orientation that these proposed openings would not result in any unacceptable loss of privacy than previously considered to the neighbouring properties. Similarly, the separation distances between the proposed dwellings is such that any future occupant would not experience any unacceptable loss of privacy or amenity from the inclusion of these windows.
- 9.25 It is acknowledged that plots 2- 4 would see the introduction of Juliet balconies to the western elevations. However, as outlined above, due to the orientation of the buildings combined with the separation distances the neighbouring properties would not experience any unacceptable loss of privacy. Similarly, any future occupants would also not experience any unacceptable loss of privacy.
- 9.26 Whilst it is acknowledged that the garden room and garages would increase in height, it is not considered that this increase would result in any unacceptable overshadowing or appear overbearing or dominant when viewed from neighbouring properties.
- 9.27 Therefore, the proposed amendments would not have an unacceptable impact on the amenity or privacy of neighbouring properties and would maintain an acceptable level of privacy and amenity for future occupants of the previously approved dwellings. Accordingly, it is considered that the proposal accords with the requirements of policy ENV3 and guidance contained within the NPPF.
- 9.28 **Other issues**
- 9.29 Reference has been made to the emerging Neighbourhood Plan with regards to housing policy. It is considered that due to the documents prematurity that it can be given very limited weight in the decision making process.
- 9.30 **Conclusion and Planning Balance**
- 9.31 This application is submitted as a Section 73 application to vary the approved plans under application 2018/19910/MMA which granted planning approval for amendments to a previous scheme ref 11/2016/17657 granted approval for the construction of four detached dwellings.
- 9.32 The LPA can grant such permission unconditionally or subject to different conditions, or they can refuse the application if they decide the original/previous condition(s) should continue.
- 9.33 In this instance, the changes proposed from that previously approved have a negligible impact on the appearance of the dwellings and thereby on the wider visual amenity of the street scene. The dwellings would be constructed in the locations as approved and whilst

new openings are proposed these would not give rise to any unacceptable loss of privacy or amenity to neighbouring properties or on any future occupiers of these dwellings.

- 9.34 Accordingly, the proposal is considered to comply with the policies contained within the LP, as set out above, and is recommended for approval subject to conditions. These conditions will largely reflect those imposed previously with an updated plans listed, and simplification of other conditions requiring details to be submitted.

10. Recommendation

- 10.1 Approve with Conditions

Conditions

Approved Plans

- 1 The approved plans comprise Plan Numbers

- 5562-07 Rev E Proposed Plot 1 received by Craven District Council on the 2nd October 2019
- 5562-21 -Rev B Proposed Plots 2 Plans & Elevations received by Craven District Council on the 2nd October 2019.
- 5562-08 Rev A - Proposed Site Plan received by Craven District Council on the 9th November 2018.
- 5562-09 -Rev C Proposed Plot 3 Plans & Elevations received by Craven District Council on the 2nd October 2019.
- 5562-22 -Rev B Proposed Plot 4 Plans & Elevations received by Craven District Council on the 2nd October 2019.
- 5562-11 Proposed Site Location Plan received by Craven District Council on the 9th November 2018.

The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: To specify the permission and for the avoidance of doubt.

During Building Works

- 2 The new and verge crossing shall be constructed in accordance with approved details under planning application 2019/2013/CND and retained thereafter.

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.

- 3 The external surfaces of the dwellings and garages shall be implemented in accordance with details approved under application 2019/20133/CND and retained thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with Local Plan Policies and guidance contained within The National Planning Policy Framework.

- 4 The scheme of soft landscaping for the site approved under planning permission 2019/20133/CND shall be implemented in accordance with approved details and retained thereafter.

Any trees or plants that within a period of 5 years die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar species (unless otherwise agreed in writing with the Local Planning Authority).

Reason: To achieve a satisfactory standard of landscaping in the interests of the amenities of the area.

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

The duly approved scheme shall be implemented before any of the 4 dwelling hereby approved are first occupied, or within any other timescale first agreed in writing with the Local Planning Authority.

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

- 6 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 45 metres westerly and 35 metres easterly measured along centre line of the major road Matthew Lane Bradley from a point measured 2 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres or height. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In the interests of road safety.

- 7 The approved barrier fencing erected along the northern boundary under planning application 2019/20133/CND 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 and hedgerow located along the northern boundary during construction works.

Before the Development is Occupied

- 8 All of the internal and external site boundaries shall be enclosed in accordance with the details shown on the approved site layout plan. The approved boundary treatments for each dwelling shall be completed prior to the occupation of the dwellings, and all of the approved boundary treatments shall be completed prior to the occupation of the last dwelling on the site.

Reason: In the interests of visual amenity and residential amenity and to comply with guidance contained within The National Planning Policy Framework.

Ongoing Conditions

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 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.

- 10 Notwithstanding the provision of any Town and Country Planning (General Permitted Development) (England) Order 2015 or any order revoking or re-enacting that Order, the areas shown on the approved Site Layout Plan for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

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

Informatives

1. Broadband Connectivity

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

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

2. Hours of Construction

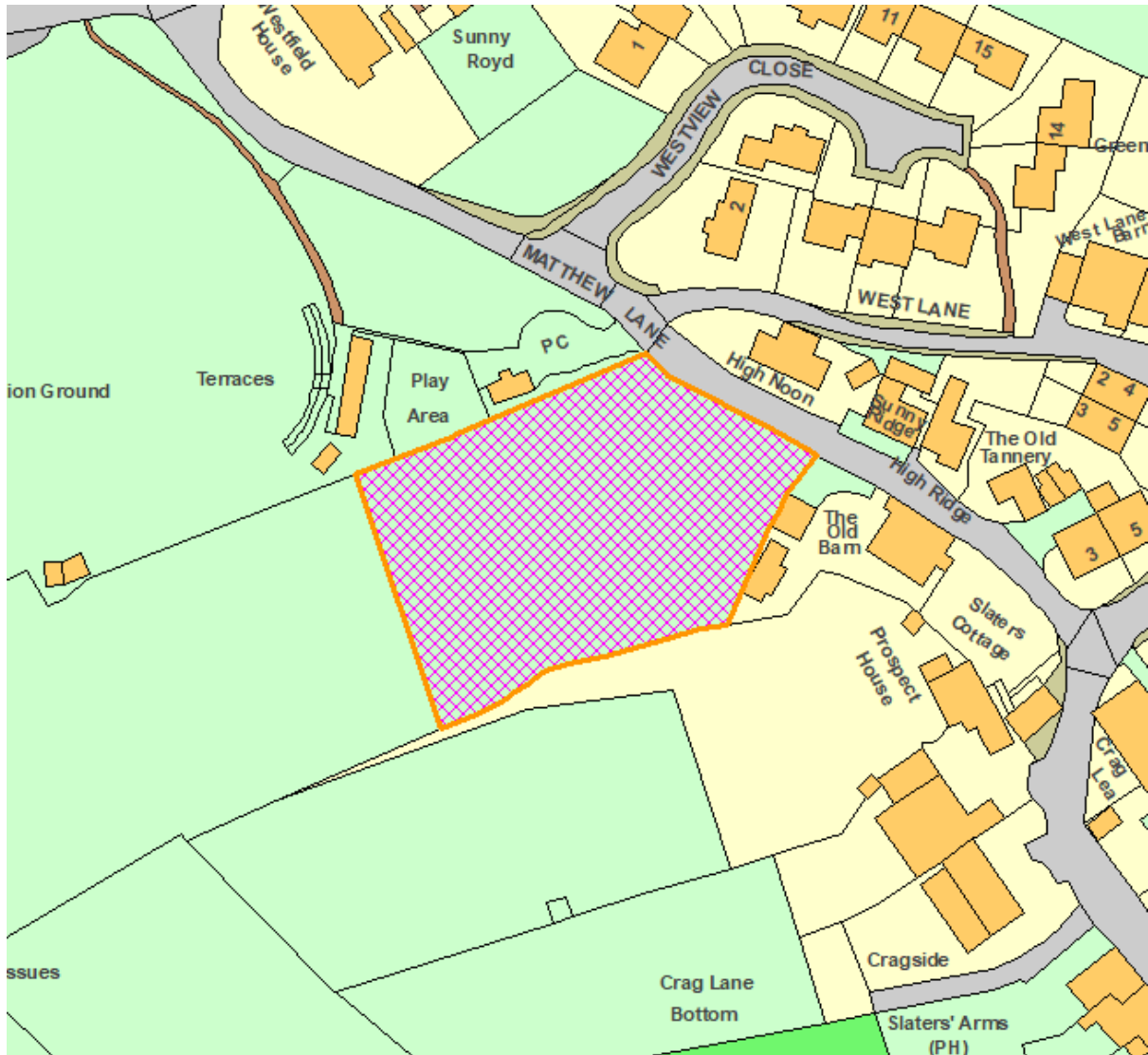
The hours of operation during the construction phase of development and delivery of construction materials or equipment to the site and associated with the construction of the development hereby permitted should be limited to 0730 hours to 1800 hours on Monday to Fridays and 0730 hours to 1300 hours on Saturday. No work should take place on Sundays or Bank/Public Holidays.

3. Charging Points

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

4. Statement of Positive Engagement:

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



Application Number: 2019/21022/MMA

Proposal: Minor material amendment to vary condition no. 2 (Approved Plans) of planning approval referenced 2018/19910/MMA

Site Address: Land Off Matthew Lane Low Bradley Keighley BD20 9DH

On behalf of: The Wooler Property Partnership

REPORT TO PLANNING COMMITTEE ON 26th November 2019

Application Number: 2019/20826/REM

Proposal: This application is now seeking approval for the reserved matters in outline consent referenced 2018/18923/OUT for 28 dwellings (20 market dwellings and eight affordable dwellings). The reserved matters are external appearance, layout, scale and landscaping.

Site Address: Land Off The A65 Crookrise Skipton

On behalf of: RN Woolers and Co Ltd

Date Registered: 5th August 2019

Expiry Date: 4th November 2019

EOT Date, if applicable: 22nd November 2019

Case Officer: Andrea Muscroft

1. Site Description

- 1.1 The application relates to a triangular parcel of land covering approximately 1.26 hectares to the northeast of Skipton. The site currently consists of open grazing land fronting onto the A65 to the north east, the A6131 to the south and a PROW to the north. Located to the south east is a Grade II Listed Milestone.
- 1.2 Located to the northwest of the site is a residential caravan park and directly to the north of the site is a touring caravan site. To the south beyond the A6131 is a parcel of land that has been granted planning approval for a residential development.
- 1.3 The application site was granted outline planning permission ref 2018/18923/OUT for the construction of 28 dwellings. As a consequence, the site has been identified as being an existing housing allocation site ref: SK087.
- 1.4 In addition, the existing land outside of the site to the south and east have been identified as Local Green Space on the adopted local plan ref: SK-LGS51.

2. Proposal

- 2.1 The site benefits from an extant outline planning permission ref: 2018/18923/OUT for a residential development comprising of 28 dwellings with associated off street parking and infrastructure.
- 2.2 The extant outline permission included the principle of development and access as detailed matters. Accordingly, the parameters established under that permission cannot be altered and/or exceeded at reserved matters.
- 2.3 Instead, the current application seeks reserved matters approval pursuant to outline planning permission ref 2018/18923/OUT for the final outstanding matters of “appearance, scale, landscaping and layout”. These matters are defined in the DMPO as follows:

- 2.4 “Appearance means the aspects of a building or place within the development which determines the visual impressions the buildings or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.”
- 2.5 “Layout means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.”
- 2.6 “Scale except in the terms ‘identified scale’, means the height, width and length of each building proposed within the development in relation to its surroundings.”
- 2.7 “Landscaping in relation to a site or any part of a site for which outline planning permission has been granted, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes screening by fences, walls or other means, planting, the formation of banks, terraces and other earthworks, the layout of gardens and the provision of other amenity features.”
- 2.8 The proposal comprises of the following mix:
- 7no. Two Bedroom Dwellings
 - 15no. Three Bedroom Dwellings
 - 5no. Four Bedroom Dwellings
 - 1no. Five Bedroom Dwellings
- 2.9 The proposed dwellings would be two storey in height and consist of terrace, semi-detached and detached dwellings with a mixture of detached and integral garages and off street parking.
- 2.10 **Officer Note:** The means of access to the completed development has been fixed as part of the outline planning permission ref: 2018/18923/OUT (which included access as a detailed matter) and cannot, therefore, be altered at reserved matters stage. The approved access for the residential development is via a new vehicle road onto the A6131.
- 2.11 **Officer Note:** The wider impacts of the proposed residential development on matters such as drainage, SUDS, gas pipe, affordable housing provision and open space contribution have been considered and conditions attached to the outline permission.
3. Planning History
- 3.1 2018/18923/OUT - Outline application for up to 28 dwellings with all matters reserved except access – 2nd May 2018
4. Planning Policy Background
- 4.1 Paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that development proposals are determined in accordance with the development plan unless material considerations indicate otherwise. This requirement is reinforced in paragraph 2 of the National Planning Policy Framework.
- 4.2 The Craven Local Plan 2012 to 2032 was formally adopted by the Council at its meeting on 12th November 2019 and, accordingly, has replaced the Craven District Local Plan 1999 as the statutory, adopted development plan for the District. Therefore, the Craven District Local Plan should guide decision taking for the purposes of paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2 of the National Planning Policy Framework.

4.3 Craven District Council Local Plan 2012 - 2032

ENV2 – Heritage

ENV3 – Good Design

ENV4 – Biodiversity

ENV7 – Land and Air Quality

ENV8 – Water resources, Water Quality and Groundwater

ENV9 – Renewable and Low Carbon Energy

ENV10 – Local Green Space

ENV12 – Footpaths, Bridleways, Byways and Cycle Routes

4.4 National Policy

The National Planning Policy Framework

The Planning Practice Guidance

5. Parish/Town Council Comments

5.1 Skipton Town Council: The committee hope that because this development will be on the junction of two main roads a noise survey will be undertaken.

5.2 **Officer note:** The wider impacts of the proposed residential development on matters such as impacts on amenity with regards to noise have been considered and conditions attached to the outline permission which would mitigate such impacts.

6. Consultations

6.1 **CDC Strategic Housing Officer:** Initially raised concerns with regards to the size of the homes suggesting that plots 23 & 24 are one bed properties and plots 6 & 7 as three bed properties.

6.2 Revised layout – Following receipt of these comments the agent provided a revised site layout plan and the Council's Strategic Housing Officer was re-consulted and provided the following comments;

The applicants have submitted a reserved matters application for 28 dwellings of which 8 are proposed as affordable housing. This equates to 30% affordable housing as required by the Local Plan on greenfield sites of 11 dwellings and above (unless submission of a financial appraisal demonstrates provision is not viable at this level).

The Council's evidence base (The Strategic Housing Market Assessment November (SHMA) 2017) demonstrates a need for 126 affordable homes to be provided within the District each year. Of these homes the SHMA indicates that a split of 75/25 rented to shared ownership is required.

The applicants consulted with Strategic Housing prior to submission of the application and have provided for the following on site:

2 x 1 bed homes @ 67sqm homes

4 x 2 bed homes @ 76 sqm homes

2 x 3 bed homes @ 85 sqm homes

The affordable housing provision on the layout shows the affordable homes to be well integrated with the market housing.

- 6.3 As a result, Strategic Housing have no objection to the application and the proposed provision of affordable housing.
- 6.4 **CDC Sports Officer:** Amended landscape plans and POS management plan have been reviewed and it is confirmed that the 3 plans submitted on the 25th October are satisfactory.
- 6.5 It is noted that there are no signs (indication of public open space) but with there being several on site POS spaces, it is not practical to have signs on every POS space. It is also noted that the plans do not set out:
When the onsite POS would be laid out
Who would manage maintain the site
- 6.6 It is recommended that a pre-occupation condition requiring that the details of when the on-site POS would be laid out and made available for use as well as the full details of the management and maintenance company is provided to the Council. This is to avoid any delay with the current application.
- 6.7 **CDC Tree Officer:** No objection.
- 6.8 **NYCC Public Rights of Way Officer:** No objection but advise the developer/owner that no works are undertaken which will create an obstruction, either permanent or temporary, to the PROW adjacent to the development.
- 6.9 **NYCC Police Officer:** A number of suggestions and observations have been put forward which if acted on would ensure that the development provides a safe and secure environment by reducing the opportunities for crime and anti-social behaviour. This will accord with the core principles and design objectives set out in the National Planning Policy Framework and local policy.
- 6.10 The above is a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at
<https://publicaccess.cravendc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>
7. Representations
- 7.1 Site Notice Date: 23.8.2019 & 30.8.2019
- 7.2 Press Notice Date: 22.8.2019
- 7.3 Notification Letters: 16.8.2019
- 7.4 Number of responses: No third party representations received within the statutory consultation period.
8. Summary of Principal Planning Issues
- 8.1 Having regard to the nature of the development proposed (that it is an application for approval of reserved matters submitted pursuant to an extant outline permission), the main issues for consideration are considered to be:
The developments effects on the character and appearance of the area
The developments impact on the amenity of surrounding occupiers.
9. Analysis
- 9.1 **Impact on character and appearance.**

- 9.2 Whilst the principle of development on this site has been established by the outline permission, it is important to ensure that the appearance, scale, landscaping and layout of the development is sympathetic to the rural character of the site and that it does not conflict with the character and appearance of the surrounding area.
- 9.3 CDC Policy ENV3 indicates that developments should facilitate good design in accordance with guiding principles. Criteria's (a), (b), (i) and (j) are of greatest relevance in this case and require developments to take account of the character and appearance of the local area by:
- Development should respond to the context;
- Designs should respect the form of surrounding buildings, including density, scale, height, massing and use of high quality materials which should be locally sourced wherever possible;
- Developments should be accessible and inclusive to everyone;
- Developments should be permeable and make getting around easier.
- 9.4 CDC Policy ENV10 requires that Local Green Spaces (LGS) are protected from incompatible development that would adversely impact on their own character.
- 9.5 Paragraph 127 of the NPPF outlines six principles of good design, with paragraph 130 indicating that "permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.
- 9.6 It is acknowledged that to the west of the site is a large residential caravan park and therefore the scale of development on this site is single storey. However, dwellings beyond the caravan park and properties to the south are for the majority two storey in scale.
- 9.7 Therefore, the proposal has sought to follow the vernacular style typical within Skipton in terms of overall form and materials with proposed buildings two storey in height but with a range of different external appearances. The external walls of the dwellings would follow the vernacular style with full stone surrounds for windows and doors and externally constructed using Yorkshire Stone under Blue Slate Roofs. Gardens would be enclosed by timber fencing with additional soft landscaping throughout the site. Boundaries fronting towards the A6131 and A65 would consist of drystone walls with existing trees located along the boundaries to be retained.
- 9.8 Details submitted show the dwellings arranged with aspects facing onto estate roads. This approach would achieve both active frontages and good natural surveillance.
- 9.9 The proposed dwellings in terms of their detailing, fenestration and materials would complement the surrounding area, with interest added to the dwellings through a combination of facing gables.
- 9.10 The proposed internal layout of the dwellings would include front garden aspects with rear private amenity areas enclosed by timber fencing. In addition, to the far northern corner is an area of public open space. The internal layout would ensure that dwellings do not appear cramped and would be of a similar density compatible with the character and appearance of similar residential developments in Skipton.
- 9.11 Whilst the proposed dwellings would be viewed against a back drop of open countryside to the east, the proposed dwellings would be seen against the backdrop of existing caravans located on adjacent land to the north west of the site and further residential dwellings beyond to the west and southwest. Longer range views from outside the site, include those available from a PROW ref 05.37/29/1 located to the east of the site, would be partially

screened by a combination of existing trees/shrubs along the eastern boundary and through additional planting throughout the site.

- 9.12 It is considered when considering the proposed and existing landscaping of the site in combination with the finished scale and appearance of the dwellings, the dwellings would be seen as a modest extension to the eastern edge of Skipton, and would not appear unduly prominent or incongruous features in the landscape. Furthermore, the external appearance of the dwellings in particular to their scale, roof profile, fenestration and materials would be sympathetic to the rural character of the site and its surroundings.
- 9.13 Nor would the proposal result in any visual harm to the Grade II listed milestone which is located outside of the site and screened from the development by the existing trees and shrubs.
- 9.14 In conclusion, it is considered that the proposal has been designed to ensure that it is assimilated sympathetically into the surrounding landscape within the parameters established by the outline permission.
- 9.15 **Impact on amenity.**
- 9.16 CDC Policy ENV 3 states that development should protect the amenity of existing residents as well as creating acceptable amenity conditions for future occupiers. The policy also states developments should be able to demonstrate that they will secure a good standard of amenity for all existing and future occupants of and buildings.
- 9.17 In addition, criterion (f) to paragraph 127 of the NPPF requires that developments “*promotes health and well-being, with a high standard of amenity for existing and future users*”.
- 9.18 The closest neighbouring residential accommodation is located to the west of the site within Overdale Caravan Park. There would be a minimum separation of approximately 9.6m at the nearest point between the caravan park and residential development. Side windows in relation to plots 1 – 4 would serve the bathroom and thus the proposed first floor window would be obscure glassed. Windows and door openings to the front would front on towards the internal road. It is acknowledged that the rear elevation would also contain window and door openings, however, given the orientation, the separation distance in combination with the new buffer planting along the boundaries the proposal would not result in any unacceptable loss of privacy or amenity to the existing occupants of these caravans.
- 9.19 The next nearest caravans to the application site would be No. 8 and No. 10 The Green which are located approximately 10m at its nearest point. As with plots 1 – 4, plot 5 would see the introduction of windows and door openings to the side elevations of this property. However, due to the orientation of the proposed dwelling combined with the additional planting, it is not considered that the occupants would experience any unacceptable loss of privacy or amenity. Similarly, for reasons outlined above the provisions of windows and doors to the rear elevation would not result in any unacceptable loss of privacy or amenity to the occupants of these caravans. Front openings would face onto internal roads.
- 9.20 The remaining plots would also see front openings facing onto internal roads and rear openings towards either the A65 or A6131 and as such would not result in any unacceptable loss of privacy or amenity.
- 9.21 Turning to overshadowing or appearing overbearing it is considered that the siting, orientation in combination with additional buffer planting and PROW which currently separates the application site from Overdale Caravan Park and the spacing through the site would result in a form of development that would not have an unacceptable impact on the amenity of these existing occupier through loss of outlook or overshadowing.

- 9.22 In terms of noise, while it is recognised that the residential development would have the potential to create added noise and disturbance from the occupants of the new dwellings in comparison to the current use of the site. However, any noise generated would be inherently residential in character and would be similar to those currently experienced by occupiers of the caravan park. Therefore, it is considered that due to the separation distances and existing and proposed screening between the existing occupants of the caravan park and the proposed dwellings that the proposal would not give rise to any unacceptable effects due to added noise and disturbance.
- 9.23 With regards to future occupants the proposed dwellings are considered to provide sufficient residential accommodation and private amenity space to meet the needs of any future occupants. In addition, due to the orientation and spacing between the dwellings no future occupants of these dwellings would experience any unacceptable loss of privacy or amenity.
- 9.24 In conclusion, the proposed dwelling due to the siting, orientation, screening and separation distance would not adversely impact on the privacy or amenity of the existing occupants of the caravan park. Similarly, the proposal would not have any adverse effect on any future occupants of the dwellings in terms of loss of privacy or amenity.
- 9.25 **Planning Balance & Conclusion**
- 9.26 The application relates to an irregularly shaped area of land covering approximately 1.26 hectares to the northeast of Skipton. Outline planning permission (which included appearance, scale, landscaping and layout as detailed matters) has been granted for a development involving the construction of 28 dwellings with associated off street parking and infrastructure. The current application seeks approval for the remaining reserved matters of 'appearance, scale, landscaping and layout' pursuant to extant outline permission 2018/18923/OUT.
- 9.27 The extant outline permission establishes the principle of development on the site, as well as defining parameters associated with the means of access to it. Accordingly, the only matters to be considered in this application is the external appearance of the development and any potential impacts of neighbouring residents.
- 9.28 The proposed dwellings would be of a similar size and height to other residential developments within and around Skipton and when seen against the context of the adjacent residential caravan park would not have an unacceptable visual impact on the rural character of the site or its surroundings. The appearance of the dwellings in terms of their detailing, fenestration and materials would help assimilate the development into its rural setting. Similarly, the proposed landscaping and layout would provide openness to the development which would not detract from the open character of the countryside.
- 9.29 The proposal is therefore in accordance with the relevant policies of the Craven District Local Plan 2012 to 2032 and the objectives of the National Planning Policy Framework.

10. Recommendation

10.1 Approve with Conditions

Conditions

Approved Plans

- 1 This permission relates to the following plans:

LP 01 Rev B Landscape master plan

Drawing Pack including location plan, site layout plan, House types A elevations and floor plans, House types A elevations and floor plans, House types C1 elevations and floor plans, House types C2 elevations and floor plans, House types C3 elevations and floor plans, House types D elevations and floor plans, House types E elevations and floor plans, Garage for plot 17 and 22 elevations and floor plans, Garage for plot 10 and 12 elevations and floor plans, Garage for plot 14 and 15 elevations and floor plans, Garage for plot 21 and 20 elevations and floor plans, Garage for plot 4 and 5 elevations and floor plans, Bin storage elevations and plan.

Reason: For the avoidance of doubt.

During Building Works

- 2 The soft landscaping hereby approved shall be carried out in strict accordance with the approved plans 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 or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In the interests of visual amenity and to accord with the requirements of saved local plan policies and guidance contained within the National Planning Policy Framework.

- 3 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.

Before the Development is Occupied

- 4 No dwelling on any particular phase shall be occupied until the public open space allocated to that phase has been laid out and made available for its intended purpose. The public open space shall be retained thereafter in accordance with a maintenance scheme which shall have been submitted to and approved by the local planning authority before development commences.

Reason: To ensure that the development makes a proportionate contribution towards the provision and future maintenance of public open space on the site in order to avoid a deficiency in the quantity and quality of recreational open space in the locality and to ensure that the impact of the development on existing recreational open space is adequately mitigated in accordance with the requirements of Craven District Council Local Plan to 2032 policy INF3 and the National Planning Policy Framework.

- 5 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.

- 6 Prior to occupation, a fully detailed scheme for the sound insulation of the residential buildings against externally generated noise shall be submitted to and approved in writing by the Local Planning Authority; the approved works shall be implemented prior to the occupation of the buildings and thereafter permanently retained.

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

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

- 7 Prior to the first occupation of the dwellings details shall be submitted to and approved in writing setting out the programme and timetable for the implementation of the on site Public Open Space it shall include:

Details of a management and maintenance plan after the completion of the development.

The scheme shall be implemented in accordance with the duly approved details and maintained as such thereafter.

Reason: To ensure satisfactory provision of the Public Open Space and its long term maintenance and management for occupants of the development and visual amenity in accordance with local saved plan policies and guidance contained within the National Planning Policy Framework.

Informatives

1. Appendix A - details of previously imposed conditions

Before you Commence Development

4 The approval of the local planning authority shall be sought in respect of the following matters hereinafter referred to as the reserved matters before any development takes place:- the layout, scale, external appearance and landscaping of the development.

Reason: The application is granted in outline only under the provisions of Article 4 of the Town and Country Planning Development Management Procedure Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

5 Any application for approval of reserved matters submitted pursuant to this permission shall include a scheme including details of appropriate easements, standoff and/or building proximity distances for the protection of the following apparatus crossing the site

A 6inch high pressure gas pipeline operated by Northern Gas Networks.

One main water and one main raw water pipe operated by Yorkshire Water.

If the scheme includes the diversion of any apparatus then the applicant shall provide written evidence to the Local Planning Authority confirming that the proposed diversions have been agreed with the relevant statutory undertaker before any development on the affected areas of the site first

takes place. The development shall thereafter be carried out in full accordance with the duly approved scheme.

Reason: To ensure appropriate measures are put in place to safeguard existing water and gas infrastructure crossing the site and to minimise risks to future occupiers of the development from damage to this apparatus in accordance with the requirements of the National Planning Policy Framework.

6 Any application for approval of reserved matters submitted pursuant to this permission shall include a scheme for the provision and future maintenance of public open space on the site. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include the provision of the following elements of public open space within the site

Areas of informal open space including greenspace, landscaping and footpaths the indicative locations of which are shown on drawing no.GA11 Rev A, along with associated seating, signage, litter bins and interpretation boards.

The scheme shall include details of the size, siting, layout, design, a schedule of works and future maintenance arrangements for all elements of the public open space, and a timetable for its provision. The public open space shall be provided in accordance with the details and timetable contained within the duly approved scheme, and shall be maintained as such thereafter for use as public open space.

Reason To ensure that the development contributes towards the provision and future maintenance of public open space in the vicinity of the site in order to avoid a deficiency in the quantity and quality of recreational open space in the locality in accordance with the requirements of Craven District Outside the Yorkshire Dales National Park Local Plan policy SRC2, policy SP5 of the Submission Draft Craven Local Plan, the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2010

7 Any application for approval of reserved matters submitted pursuant to this permission shall include a landscaping scheme containing the following details:

All trees, hedgerows, grassland and any other vegetation on/overhanging the site to be retained
Compensatory planting to replace any trees or hedgerows to be removed as part of the development
The strengthening and/or introduction of landscaping buffers along all boundaries of the site including

but not limited to, the indicative areas shown on drawing no. GA11 Rev A flanking the A65, A6131 and PROW to the north of the site

The introduction of additional planting within the site which forms part of the internal development layout and does not fall within to

The type, size, species, siting, planting distances and the programme of planting of hedges, trees 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: To ensure appropriate strengthening of existing landscaping on the site, to provide adequate screening for parts of the development and to provide biodiversity enhancements in accordance with the requirements of Craven District Outside the Yorkshire Dales National Park Local Plan policies ENV2 and the National Planning Policy Framework.

8 Development shall not commence until a scheme detailing foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail phasing of the development and phasing of drainage provision, where appropriate. Principles of sustainable urban drainage shall be employed wherever possible. The works shall be implemented in accordance with the approved phasing. No part or phase of the development shall be brought into use until the drainage works approved for that part or phase has been completed.

Reason: To ensure the provision of adequate and sustainable means of drainage in the interests of amenity and flood risk.

9 Development shall not commence until a scheme restricting the rate of development flow runoff from the site has been submitted to and approved in writing by the Local Planning Authority. The flowrate from the site shall be restricted to a maximum flowrate of 5 litres per second for up to the 1 in 100 year event. A 40 percent allowance shall be included for climate change effects and a further 10 percent for urban creep for the lifetime of the development. Storage shall be provided to accommodate the minimum 1 in 100 year plus climate change critical storm event. The scheme shall include a detailed maintenance and management regime for the storage facility. No part of the development shall be brought into use until the development flow restriction works comprising the approved scheme has been completed. The approved maintenance and management scheme shall be implemented throughout the lifetime of the development.

Reason: To mitigate additional flood impact from the development proposals and ensure that flood risk is not increased elsewhere.

10 No development shall take place until a suitable maintenance of the proposed SuDS drainage scheme arrangement has been demonstrated to the local planning authority. Details with regard to the maintenance and management of the approved scheme to include; drawings showing any surface water assets to be vested with the statutory undertaker/highway authority and subsequently maintained at their expense, and/or any other arrangements to secure the operation of the approved drainage scheme/sustainable urban drainage systems throughout the lifetime of the development.

Reason: To prevent the increased risk of flooding and to ensure the future maintenance of the sustainable drainage system.

11 No development shall take place until an appropriate Exceedance Flow Plan for the site has been submitted to and approved in writing by the Local Planning Authority. Site design must be such that when SuDS features fail or are exceeded, exceedance flows do not cause flooding of properties on or off site.

This is achieved by designing suitable ground exceedance or flood pathways. Runoff must be completely contained within the drainage system including areas designed to hold or convey water for all events up to a 1 in 30 year event. The design of the site must ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that avoid risk to people and property both on and off site.

Reason: To prevent flooding to properties during extreme flood events and to mitigate against the risk of flooding on and off the site.

12 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 following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority

Detailed engineering drawings to a scale of not less than 1:250 and based upon an accurate survey showing

the proposed highway layout including the highway boundary
dimensions of any carriageway, cycleway, footway, and verges
visibility splays

the proposed buildings and site layout, including levels

accesses and driveways

drainage and sewerage system

lining and signing

traffic calming measures

all types of surfacing (including tactiles), kerbing and edging.

Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing

the existing ground level

the proposed road channel and centre line levels

full details of surface water drainage proposals.

c. Full highway construction details including

typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths

when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels

kerb and edging construction details

typical drainage construction details.

d. Details of the method and means of surface water disposal.

e. Details of all proposed street lighting.

Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.

g. Full working drawings for any structures which affect or form part of the highway network.

h. A programme for completing the works. The development shall only be carried out in full compliance with the approved drawings and details unless agreed otherwise in writing by the Local Planning Authority with the Local Planning Authority in consultation with the Highway Authority.

Reason:: To secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users.

13 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: In the interests of highway safety

14 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 to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements

The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.

The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.

Any gates or barriers shall be erected a minimum distance of 4.5 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.

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

The final surfacing of any private access within 4.5 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.

Provision of tactile paving in accordance with the current Government guidance. 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.

15 There shall be no movement by construction or other vehicles between the highway and the application site except for the purposes of constructing the initial site access until that part of the access extending 20 metres into the site from the carriageway of the existing highway has been made up and surfaced in accordance with the approved details and/or Standard Detail number E6 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 To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

16 There shall be no access or egress by any vehicles between the highway and the application site except for the purposes of constructing the initial site access until splays are provided giving clear visibility of 120 metres westerly and 150 metres easterly measured along both channel lines of the major road A6131 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 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

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

17 There shall be no access or egress by any vehicles between the highway or proposed highway estate road and the proposed vehicular access except for the purposes of constructing the initial site access until visibility splays providing clear visibility of 2 metres x 2 metres measured down each side of the access and the back edge of the footway of the major road have been provided. 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 interests of road safety to provide drivers of vehicles using the access and other users of the public highway with adequate inter-visibility commensurate with the traffic flows and road conditions to accord with Saved Policy T2 of Craven District Outside the Yorkshire Dales National Park Local Plan and guidance contained within the National Planning Policy Framework

18 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

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

An independent Stage 2 Road Safety Audit for the agreed off site highway works has been carried out in accordance with HD19/03 - Road Safety Audit or any superseding regulations and the recommendations of the Audit have been addressed in the proposed works.

The developer's programme for the completion of the proposed works has been submitted to and approved writing by the Local Planning Authority in consultation with the Local Highway Authority.

The required highway improvements shall include

- a. Provision of tactile paving
- b. Provision of 2m wide footway to the site from junction Overdale Park; amendments to white lining on A6131The Bailey

Reason: To ensure that the details are satisfactory in the interests of the safety and convenience of highway users and to accord with Saved Policy T2 of Craven District Outside the Yorkshire Dales National Park Local Plan and guidance contained within the National Planning Policy Framework

19 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 buildings or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- a. tactile paving
- b. vehicular, cycle, and pedestrian accesses
- c. vehicular and cycle parking
- d. vehicular turning arrangements
- e. manoeuvring arrangements
- f. loading and unloading arrangements.

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 Saved Policy T2 of Craven District Outside the Yorkshire Dales National Park Local Plan and guidance contained within the National Planning Policy Framework.

20 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 Saved Policy T2 of Craven District Outside the Yorkshire Dales National Park Local Plan and guidance contained within the National Planning Policy Framework

During Building Works

21 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 conservation 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.

22 During construction works there shall be no:

- a. Light Goods Vehicles exceeding 3.5 tonnes
- b. Medium Goods Vehicles up to 7.5 tonnes
- c. Heavy Goods Vehicles exceeding 7.5 tonnes permitted to arrive, depart, be loaded or unloaded on Sunday or a Bank Holiday nor at any time, except between the hours of 07:30 to 17:00 on Mondays to Fridays and 08:00 to 13:00 on Saturdays.

Reason: To avoid conflict with vulnerable road users.

23 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.

24 Unless otherwise approved 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 details of the routes to be used by HCV construction traffic have been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. Thereafter the approved routes shall be used by all vehicles connected with construction on the site.

Reason: In the interests of highway safety and the general amenity of the area.

Prior to Occupation

25 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.

26 No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas.

- a. have been constructed in accordance with the submitted drawing Ref: Proposed Site Plan
- b. 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.

Ongoing Conditions

27 Notwithstanding the provisions of the Town and Country Planning General Permitted Development England Order 2018, for the time being in force, the garages 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.

2. Standard Notes to Applicant:

1. This consent applies only to that required by the Town and Country Planning Acts and does not include any permission or approval under any other enactment, bylaw or regulation.

2. Your attention is drawn to the attached notes explaining your rights of appeal regarding this decision.

3. The permission to which this notice refers MAY contain the requirement to comply with certain conditions

PRIOR to any works being commenced, as well as conditions to be met DURING and AFTER the completion of the development. You are hereby advised that non-compliance with ANY condition may render this permission invalid and the development itself UNLAWFUL and could lead to enforcement action and/or prosecution. It is YOUR responsibility to ensure that all conditions are complied with. If you are in any doubt as to the requirements established by any condition attached to this permission, you are strongly advised to contact Craven District Council Development Management for clarification prior to the commencement of any works.

4. The approval of details reserved by any conditions discharge of conditions is now treated as a formal application and as such requires a fee. A fee of £34 is applicable for householder applications, including extensions, any ancillary buildings within the curtilage of a dwelling, construction of fences, walls, car parking, etc., and £116 for any other type of development. Any number of conditions relating to a specific application can be considered as one application with the single fee. However, if conditions are submitted individually, then the fee will be applicable for each separate submission. There is a form on-line at www.cravendc.gov.uk/planning. We have 8 weeks in which to make our decision, after this date, you can appeal to the Secretary of State. You should note that if you have had no response within 12 weeks, then the fee has to be refunded.

3 Informatives

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.

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.

Works of repair to the adopted highway as a result of damage caused by construction traffic may include replacing carriageway, kerbs, footways, cycleways and verges to the proper line and level.

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 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.

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.

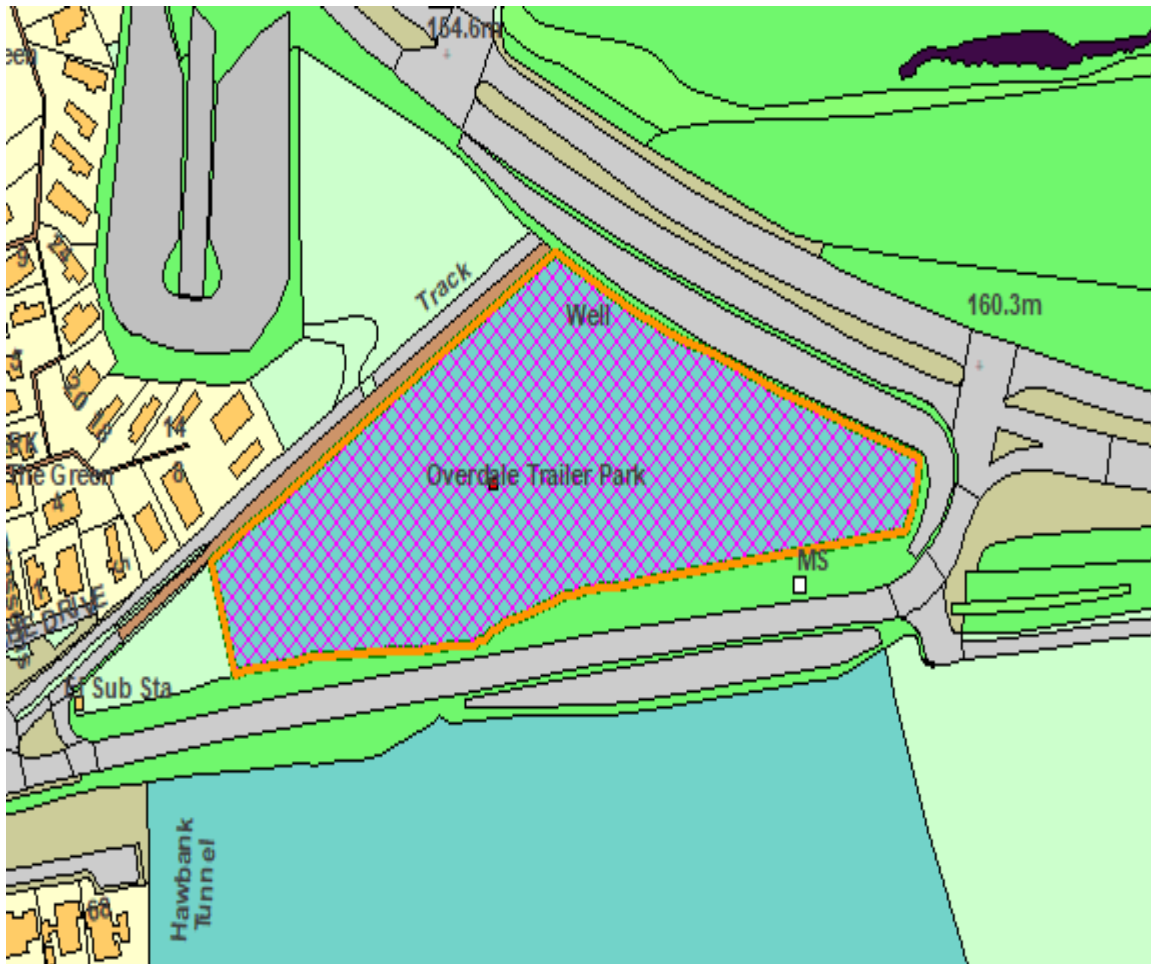
The applicant should ensure that any topsoil brought on site is free from metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils as specified in BS 3882: 2015 - Specification for Topsoil.

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.

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

4. 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 paragraphs 186 and 187 of the NPPF.

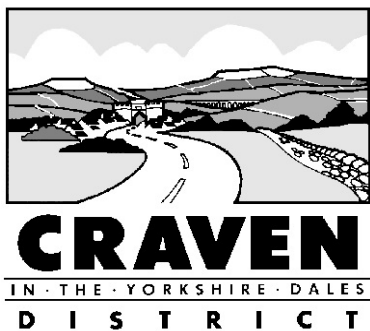


Application Number: 2019/20826/REM

Proposal: This application is now seeking approval for the reserved matters in outline consent referenced 2018/18923/OUT for 28 dwellings (20 market dwellings and eight affordable dwellings). The reserved matters are external appearance, layout, scale and landscaping.

Site Address: Land Off The A65 Crookrise Skipton

On behalf of: RN Woolers and Co Ltd



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

(Main Switchboard) Telephone: 01756 700600

Craven District Council - List of Planning Decisions 13 September to 15 November 2019

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

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19242/CND	Snell Developments Ltd	Land Behind Church Meadow Lane Cononley Keighley BD20 8LS	Application to discharge condition No.s 3, 4, 5 and 8 of planning appeal decision reference APP/C2708/W/15/3004588 (21/2014/14583)	DOC satisfactory	19.09.2019
2018/19441/VAR	Keyhaven Homes Limited	Land At North Parade Skipton BD23 2ST	Variation of condition 17 of outline application reference 63/2012/13167 granted 13th March 2013 to require highway improvement works to be approved before the occupation of 30 dwellings instead of prior to the commencement of the development.	Approve with Conditions	01.11.2019
2018/19467/FUL	Cross Hills Tennis Club	Cross Hills Tennis Club Keighley Road Cross Hills	Installation of floodlights to the courts playing area.	Approve with Conditions	04.10.2019
2019/20107/FUL	Mr Adrian Dickinson	Pyes Mill Station Road High Bentham	Change of use of existing commercial workshop and stores to form 5 no. live/work units and 2. no offices, including partial demolition of existing buildings.	Approve with Conditions	13.11.2019
2019/20172/MMA	Candelisa Ltd	Station Works Cononley Lane Cononley Keighley BD20 8LN	Application to vary condition no. 2 (Approved Plans) of planning approval references 21/2016/17019 & 2018/19329/VAR.	Approve with Conditions	08.11.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20208/CND	Mrs Gemma Ferguson	Reservoir House Cononley Road Glusburn Keighley BD20 8LW	Application to discharge condition no's 5 (lightwell) and 6 (embankment) of full planning permission referenced 2018/18887/FUL.	DOC satisfactory	04.10.2019
2019/20395/HH	Giggleswick School	2 Ivy Fold Church Street Giggleswick Settle BD24 0BH	- Infilling of opening in front garden wall and making good of unauthorised works - Retrospective permission for infilling of opening in rear garden wall - Installation of new timber gate and access steps - Removal of post and rail fence	Approve with Conditions	30.10.2019
2019/20396/LBC	Giggleswick School	2 Ivy Fold Church Street Giggleswick Settle BD24 0BH	- Infilling of opening in front garden wall and making good of unauthorised works - Retrospective permission for infilling of opening in rear garden wall - Installation of new timber gate and access steps - Removal of post and rail fence	Approve with Conditions	30.10.2019
2019/20401/FUL	Mr & Mrs Naylor	Land Off Netherghyll Lane Cononley Keighley BD20 8PB	Proposed dwelling	Approve with Conditions	25.09.2019
2019/20427/FUL	Ryan Homes And Developments	Land Off Dick Lane Cowling Keighley BD22 0JY	Proposed 3 no. new detached dwellings	Approve with Conditions	25.09.2019
2019/20418/HH	Mr Graham Pettiford	63 Burnside Avenue Skipton BD23 2DA	Side and rear extension	Approve with Conditions	18.10.2019
2019/20493/HH	Mr & Mrs Carr	Blossom Barn Birkwith Lane Low Bentham Lancaster LA2 7DF	First floor bedroom extension and single storey side extension to house and swimming pool extension to rear of garage	Refuse	15.11.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20506/CND	Housing 21	Former High Bentham CP School Main Street High Bentham Lancaster LA2 7JU	Application to discharge condition no. 2 (Drainage) of planning approval referenced 2019/20534/VAR	DOC satisfactory	24.09.2019
2019/20522/HH	Mr Jed Charmer	3 Harley Close Low Bentham Lancaster LA2 7HD	Conversion of garage including raising roof to accommodate a new bedroom and en suite on new 1st floor	Approve with Conditions	19.09.2019
2019/20530/FUL	Build-a-kit Properties LTD	Land Adjacent To 10 Park Lane Terrace Park Lane Carleton Skipton BD23 3DL	Creation of 1 no. 3 bedroomed, 2 and a half storey family dwelling with vacant land adjacent to No. 10 Park Lane Terrace.	Application Withdrawn	24.09.2019
2019/20532/FUL	Embsay Children's Centre	Embsay Childrens Centre Pasture Road Embsay Skipton BD23 6RQ	Construction of new single storey building in curtilage of existing centre	Refuse	13.11.2019
2019/20539/CND	Casey Group	Site Of Former St. Monica's Convent Raikes Road Skipton	Application to discharge condition no. 7 (Materials) of original planning reference 2019/20262/VAR.	DOC satisfactory	01.11.2019
2019/20562/CND	R N Wooler & Co Ltd	Land Off Shires Lane Embsay Skipton BD23 6RR	Application to discharge condition no's 3 (materials), 6 (SUDS maintenance arrangements) and 24 (Ball Strike Report) of original planning permission referenced 26/2015/16284 granted 9th October 2015.	DOC satisfactory	28.10.2019
2019/20566/FUL	Mr Gary Baines	Land West Of Mell Brae Main Street Rathmell Settle	Erection of a detached dwelling and garage	Approve with Conditions	13.09.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20594/FUL	Mr & Mrs David and Annette Moss	Land At Thorlby House Stirton BD23 3LQ	Erection of new dwelling together with new tree planting and landscaping	Refuse	18.09.2019
2019/20606/FUL	Mrs Sarah Brook	Albion Inn 27 Otley Street Skipton BD23 1EL	To build a fence on the roof terrace	Approve with Conditions	04.11.2019
2019/20619/S106	Home Group	Green End Green Lane Glusburn Keighley BD20 8RU	Proposed modification to Section 106 Agreement dated 25 October 2017 relating to planning application 32/2011/11429 (amendment to local connection clause)	Variation to existing S106 Agreement	23.10.2019
2019/20634/FUL	Mrs Louise Halliday	Devonshire House Farm Lothersdale Keighley BD20 8EU	Demolition of existing garage and erection of a dwelling.	Approve with Conditions	06.11.2019
2019/20656/FUL	Mr Cowgill	Garden Plot Opposite Bethal Chapel Lothersdale Keighley BD20 8HB	Proposed 1 No. three-bedroom dwelling.	Application Withdrawn	17.10.2019
2019/20677/FUL	Ms S Stephenson	3 Commercial Court Yard Duke Street Settle BD24 9RH	Change of use and alterations to convert former store to residential dwelling	Approve with Conditions	21.10.2019
2019/20680/FUL	Mr & Mrs J Wilson	Runley Mill Lane Settle BD24 9LF	Proposed erection of 2 agricultural / cattle buildings	Approve with Conditions	30.10.2019
2019/20683/FUL	Mr M Down	Stott Fold Farm Cowling Hill Lane Cowling Keighley BD22 0LR	Conversion of barn to two dwellings, including partial demolition, reconstruction and associated works (Resubmission of previously refused application referenced 2018/19827/FUL)	Approve with Conditions	23.10.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20684/LBC	Mr M Down	Stott Fold Farm Cowling Hill Lane Cowling Keighley BD22 0LR	Listed Building Consent for conversion of barn to two dwellings, including partial demolition, reconstruction and associated works	Approve with Conditions	23.10.2019
2019/20686/HH	Mr A Booth	Stainton Cotes Farm Moorber Lane Coniston Cold Skipton BD23 4EN	Construction of a new hot tub and enclosing structure and replacement first floor bridge link and decking area to the rear of the existing dwelling.	Approve with Conditions	27.09.2019
2019/20687/LBC	Mr A Booth	Stainton Cotes Farm Moorber Lane Coniston Cold Skipton BD23 4EN	Listed Building Consent for the construction of a new hot tub and enclosing structure and replacement first floor bridge link and decking area to the rear of the existing dwelling.	Approve with Conditions	27.09.2019
2019/20691/FUL	The Whitcut Consultancy	Craven Heifer Inn Grassington Road Skipton BD23 3LA	Erection of ice cream and snack bar and outdoor children's play area.	Refuse	15.10.2019
2019/20692/FUL	Susan Houlker	Buckstone Livery Buck Stone Lane Sutton-in-craven Keighley BD20 7BD	Change of use of land to site 3 holiday lodges	Approve with Conditions	25.09.2019
2019/20699/HH	Mr & Mrs K Bristow	Woodthorpe Cottage Cold Cotes Clapham Lancaster LA2 8HZ	Extension of existing living accommodation into adjoining garage and store/workshop	Approve with Conditions	14.11.2019
2019/20700/LBC	Mr & Mrs K Bristow	Woodthorpe Cottage Cold Cotes Clapham Lancaster LA2 8HZ	Listed building consent for extension of existing living accommodation into adjoining garage and store/workshop	Approve with Conditions	14.11.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20703/FUL	Mr D Lampkin	Mill House Bell Busk BD23 4DU	Change of use from domestic store to distillery	Approve with Conditions	27.09.2019
2019/20718/VAR	Ermysteds Grammar School	Portacabin Classroom Ermysteds Grammar School Gargrave Road Skipton	Application to vary condition no. 2 of planning approval referenced 63/2011/11683 and condition 1 of planning approval referenced 63/2016/17155 to allow the portakabins to remain on the school site and be used for teaching (resubmission of previously refused application referenced 2019/20449/VAR).	Approve with Conditions	18.09.2019
2019/20722/FUL	Mr Peter Fawcett	Land To West Of Mearbeck Farm Site West Of The A65 Hellifield	Erection of an agricultural building with a new access track	Approve with Conditions	08.10.2019
2019/20723/CND	Casey Group	Site Of Former St. Monica's Convent Raikes Road Skipton BD23 1NT	Application to discharge condition no. 10 (Landscape) on planning approval referenced 2018/18950/FUL granted 22 June 2018	DOC satisfactory	27.09.2019
2019/20736/VAR	Yorkshire Housing	Land To The South Of Burnside Crescent Skipton North Yorkshire BD23 2BJ	Minor material amendment to conditions no. 2 (approved plans) and condition 10 (affordable housing) of original approval reference no. 2018/19736/MMA granted 30/10/2018 .	Approve with Conditions	22.10.2019
2019/20737/VAR	Yorkshire Housing	Land To The South Of Burnside Crescent Skipton	Application for variation of condition numbers 2 and 17 (i) of application reference number: 2018/19754/MMA	Approve with Conditions	22.09.2019
2019/20740/FUL	Miss Horsfall	Garage Stainton Cotes Moorber Lane Coniston Cold Skipton BD23 4EQ	Conversion of garage to a dwelling	Approve with Conditions	05.11.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20741/CND	Dalesview Developments	Former Allotments And Garages Broughton Road Skipton BD23 1SZ	Application to discharge condition no. 18 (soft landscaping), 19 (hard landscaping) and 21 (trespass proof fence) on planning application referenced 2017/18656/FUL granted 14 December 2017	DOC satisfactory	23.10.2019
2019/20698/VAR	Daleshead Veterinary Group	Land At The Vets Station Road Settle	Application to vary condition no. 2 (drawings) on previous planning approval reference 2017/18706/FUL granted 06 April 2018	Approve with Conditions	28.10.2019
2019/20771/HH	Mr David Townson	Chestnut House Holme Lane Halton East Skipton BD23 6EH	Removal of existing cedar greenhouse and replace with a cedar summerhouse.	Approve with Conditions	18.09.2019
2019/20765/HH	Mr & Mrs Thomas	Gill Top Farm Ellers Road Sutton-in-Craven Keighley BD20 7BH	Extension to dwelling and replacement of old garage with a new garage	Approve with Conditions	30.09.2019
2019/20767/HH	Mr & Mrs K Heyes	25 Skipton Road Gargrave Skipton BD23 3SA	Demolition of existing side elevation garage and kitchen to construct new 2 storey side extension and single storey rear extension . Also layout changes to existing floor plans at both ground and first floor levels.	Approve with Conditions	03.10.2019
2019/20772/FUL	Mr & Mrs Thomas	Gill Top Farm Ellers Road Sutton-in-Craven Keighley BD20 7BH	Conversion of barn to form one dwelling, construction of double garage and demolition of agricultural buildings	Approve with Conditions	15.10.2019
2019/20775/FUL	The Church Of England Diocese Of Leeds	Land West Of The Vicarage Kirkgate Kildwick Keighley BD20 9BB	Erection of two detached dwellings	Refuse	27.09.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20777/FUL	Mrs Sally Woodhead	Moss Bar Farm Colne Road Cowling Keighley BD22 0NA	Change of use of field from agricultural to dog walking field secured by fencing	Approve with Conditions	04.10.2019
2019/20778/ADV	Mrs Sally Woodhead	Moss Bar Farm Colne Road Cowling Keighley BD22 0NA	2 Sign Boards mounted on posts at entrance to business from the road.	Approve with Conditions	03.10.2019
2019/20784/HH	Mrs Tina Tetley	3 Greenroyd Court Sutton-in-craven Keighley BD20 7NY	Garage conversion.	Approve with Conditions	13.09.2019
2019/20786/FUL	Screwfix Direct Limited	Unit 1 And 2 Union Business Park Snaygill Industrial Estate Skipton BD23 2QR	Part change of use and sub-division to form 2 no. Class B2 (General Industrial) units and 1 no. Class B8 (Storage or Distribution) unit, together with associated external alterations	Approve with Conditions	02.10.2019
2019/20788/HH	Mr & Mrs Stephen Donne	7 Tarn Moor Crescent Skipton BD23 1LT	Proposed front porch & rear / side extensions to existing dwelling	Approve with Conditions	13.09.2019
2019/20789/MMA	Rombalds Builders Limited	Methodist Church Main Street Farnhill Keighley BD20 9BJ	Minor material amendment to original planning consent referenced 2018/19003/FUL for formation of decking area and boundary screen fencing to north west elevation.	Approve with Conditions	16.10.2019
2019/20790/FUL	Yorkshire Housing	7B Chapel Street & 4A-6A High Street Chapel Street Settle BD24 9HS	Replacement of existing windows and doors to new timber windows and doors	Approve with Conditions	18.09.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20792/FUL	Mr D Clements	In Grounds Of 10 Grassington Road Skipton BD23 1LL	Proposed new dwelling house	Approve with Conditions	25.10.2019
2019/20794/CND	Mr M Pickard	Land Off Rook Street Lothersdale Keighley BD20 8EH	Application to discharge condition no's 3 (water supply, 5 (highway), 6 (pws protection), 7 (boundary treatments), 8 (external services) and 12 (windows and doors) on planning approval referenced 2017/18596/FUL granted 22 July 2019	DOC satisfactory	01.11.2019
2019/20796/HH	Mrs Joanne Gath	3 Park View Park Lane Carleton Skipton BD23 3DN	Re-render exterior walls of property.	Approve with Conditions	25.09.2019
2019/20797/FUL	Mr Hoggatt	28 Coach Street Skipton BD23 1LH	Remove rear Juliet balcony and replace with a cantilevered balcony	Approve with Conditions	14.10.2019
2019/20798/FUL	The Woodland Trust	Footbridge Near 3 Wood Grove Skipton Castle Woods Chapel Hill Skipton	Replacement of existing pedestrian footbridge and other alterations.	Approve with Conditions	15.10.2019
2019/20799/HH	Mr James Mitton	7 East View Kendal Road Hellifield BD23 4EU	Retrospective extension of stone shed to form garage	Approve with Conditions	14.10.2019
2019/20801/FUL	Mr Jack Edmondson	High Gooda Cottage Westhouse Ingleton LA6 3NZ	Permission for the siting of a static caravan for a Temporary Agricultural Worker's Dwelling adjacent to Westhouse Lodge Farm. to include mains water and electricity supply as well as septic tank for waste water	Temporary Consent Issued	25.10.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20802/HH	Mr & Mrs David & Allonby	2 Lower Crikle Barn East Marton Skipton BD23 3JD	Single storey rear extension	Approve with Conditions	18.09.2019
2019/20803/FUL	Mr Deano Wright	80 High Street Skipton BD23 1JJ	Change of use from retail unit to bar and external painting	Approve with Conditions	10.10.2019
2019/20806/LHSH LD	Mr Michael And Mrs Deborah Greenwood	41 Broughton Road Skipton BD23 1TE	To extend the existing kitchen extension measuring 3.25 metres beyond the rear wall; 3.5 metres from ground level; 2.8 metres in height to eaves from ground level (Prior Approval Notification).	PD HH PA Not Required	25.09.2019
2019/20807/CND	Mr R P Johnson	Low Paley Green Paley Green Lane Giggleswick Settle BD24 0DY	Details for the discharge of Conditions 2 (site levels), 3 (materials), 4 (boundary treatment) and 5 (landscape scheme) on planning permission referenced 2019/20545/REM granted 19.07.2019	DOC satisfactory	19.09.2019
2019/20809/CND	Mrs Marian Wilby	Goosebutts Bark Lane Eastby Skipton BD23 6SL	Application to discharge Condition 4 (Materials) and Condition 5 (Landscape Scheme) on planning approval referenced 2018/19078/FUL granted 01.08.2018	DOC satisfactory	15.10.2019
2019/20812/VAR	The Frying Yorkshireman Ltd	26 - 28 High Street Gargrave Skipton BD23 3RB	Variation of condition number 3 on application reference number 30/2015/15375 granted 26/02/2015 to allow an extension of the opening hours to 0800-2200 Monday to Saturday and 1000 till 2200 on Sunday.	Approve with Conditions	08.10.2019
2019/20814/FUL	Airedale Chemical Co Ltd	Airedale Mills Unit 1C Skipton Road Cross Hills Keighley BD20 7DS	Raising of existing roof level to part of an existing chemical warehouse/processing building with office accommodation.	Approve with Conditions	01.10.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20817/HH	Mr & Mrs David Molyneux	3 Woodlands Drive Skipton BD23 1QU	Conversion of half of existing double garage into domestic workshop	Approve with Conditions	18.09.2019
2019/20815/FUL	Ms Jessica Moran	Adjacent 3 New Road Settle BD24 9AG	Proposed B2 industrial unit	Approve with Conditions	27.09.2019
2019/20818/HH	Mr & Mrs M Heppenstall	Beckansgill Henbusk Lane Newby Nr Clapham Lancaster LA2 8HR	Proposed extension to front and new porch to side of existing dwelling to include other associated internal and external alterations.	Application Withdrawn	23.09.2019
2019/20819/FUL	Mr Robert Wade	Agricultural Building New Laithe Farm Station Road Cross Hills Keighley BD20 7DT	Proposed agricultural building	Approve with Conditions	14.10.2019
2019/20820/HH	Mr Michael Boyce	12 Lords Close Giggleswick Settle BD24 0EG	Erection of garden shed	Approve with Conditions	03.10.2019
2019/20821/CND	Leisure Resorts Ltd	Rivers Edge Holiday Homes And Lodges Bentham Road Ingleton Carnforth LA6 3HR	Application to discharge condition number 4 (Commercial Waste Storage) on planning permission referenced 2019/20428/FUL granted 01 August 2019	DOC satisfactory	16.09.2019
2019/20822/CPL	Mrs Julie Dalziel	Brock A Bank House Keasden Clapham Lancaster LA2 8EY	Application for a Certificate of Lawful Development for proposed detached single dwelling as shown as Building B on attached plans	Approve Cert. Lawful Devt	25.09.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20823/FUL	Mr Michael Knights	1 Bishopdale Court Assembly House Kirkgate Settle BD24 9EB	The proposal is for a change of use from a bedsit flat, to provide a base for a beauty therapist (currently mobile).	Approve with Conditions	08.10.2019
2019/20827/HH	Mr & Mrs Robert Milburn	139 Burnside Crescent Skipton BD23 2BY	Proposed single storey rear extension	Approve with Conditions	13.09.2019
2019/20828/HH	Mr & Mrs Cox	5 Shires Lane Embsay Skipton BD23 6RR	Proposed single storey rear extension.	Approve with Conditions	27.09.2019
2019/20832/HH	Mr James Tod	54 Kings Mill Lane Settle BD24 8FD	Insert south facing window in the ground floor garden room	Approve with Conditions	01.10.2019
2019/20833/CPE	Mr Raymond Gardt	The Bungalow Studfold Farm Barden Road Eastby Skipton BD23 6SR	Non-compliance with condition 5 of outline planning approval 5/26/138 for agricultural worker's dwelling	Approve Cert. Lawful Devt	26.09.2019
2019/20835/AGRRES	Mr Ralph Leeming	Agricultural Building To East Of Lawkland Green Lawkland Lancaster	Change of use from agricultural building to 1 no. dwelling (Prior Notification)	PN Refuse and Application Required	23.10.2019
2019/20837/AGRRES	Mr Michael Binns	Curlew Barn Lothersdale Keighley	Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3).	PN Refuse and Application Required	01.10.2019
2019/20838/FUL	Mr M Dodgson	4, 6 & 8 Chapel Street Settle BD24 9HS	Alterations and change of use from offices and dwelling to create 5no. 1 bed flats.	Approve with Conditions	31.10.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20839/FUL	Mr Kevin Dodgson	Land At End Of Manor Close Burton In Lonsdale Carnforth LA6 3NE	Proposed detached dwelling on land at end of Manor Close (previous lapsed permission ref 15/2011/11808)	Approve with Conditions	24.10.2019
2019/20840/CND	Skipton Properties Ltd	Land North Of Kings Mill Lane (Former NYCC Depot) Settle	Application to discharge condition no. 9 (material) on planning appeal decision referenced APP/C2708/W/18/3210340 allowed 17 May 2019	DOC satisfactory	01.10.2019
2019/20842/VAR	Susan Wallace	New Laithe Cottage Church Road Thornton In Craven Skipton BD23 3TS	Application for removal of condition number 4 (agricultural occupancy) on planning permission reference number 5/69/108/A.	Refuse	04.10.2019
2019/20843/HH	Mr T Marshall	Bentham Hall Main Street High Bentham Lancaster LA2 7HS	Proposed demolition of existing utility room, and construction of garden room and glazed link.	Approve with Conditions	04.10.2019
2019/20844/HH	Mr Steve Parry	2 Bank View Doctors Hill Low Bentham Lancaster LA2 7DZ	Retrospective application for erection of a lean-to roof single storey rear extension and erection of garden store	Approve with Conditions	03.10.2019
2019/20845/LBC	Mr Steve Parry	2 Bank View Doctors Hill Low Bentham Lancaster LA2 7DZ	Retrospective listed building consent for erection of a lean-to roof single storey rear extension and erection of garden store	Approve with Conditions	03.10.2019
2019/20846/CND	Leisure Resorts Ltd	Rivers Edge Holiday Homes And Lodges Bentham Road Ingleton Carnforth LA6 3HR	Application to discharge condition number 3 (Noise Management Plan) on planning permission referenced 2019/20428/FUL granted 01 August 2019	DOC satisfactory	17.09.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20848/FUL	Mr & Mrs A Taylor	Land Adjacent To Sansbury Place Duke Street Settle BD24 9AS	Demolition of 3 no. detached domestic garages & construct new 1 bedroom detached bungalow	Application Withdrawn	03.10.2019
2019/20850/TCA	Mr Simon Ward	4 Victoria Terrace Ings Lane Low Bradley Keighley BD20 9DN	Remove 1 no. Ash & 1 no. Hawthorn	Approve Tree Works in Conservation Area	20.09.2019
2019/20852/TPO	Mr Richard Dixon	1 Main Road Hellifield Skipton BD23 4HX	Remove 1 no. Sycamore	Refuse Tree Work under TPO	04.10.2019
2019/20853/CND	Mr & Mrs Ellison	Barn Low Lane Embsay Skipton BD23 6EH	Application to discharge condition number 3 (sewerage treatment plant), 4 (bat & owl mitigation), 5 (visibility splays), 6 (closing off existing access) and 7 (access) on planning approval referenced 2017/18382/VAR granted 09 November 2017	DOC satisfactory	20.09.2019
2019/20854/CND	Snell Developments Ltd	Land East Of Laurel Croft Embsay BD23 6RF	Application to discharge condition no's 10 (drainage) and 11 (sewage disposal) of planning approval referenced 2018/19386/FUL granted 27.09.2018	DOC satisfactory	30.09.2019
2019/20865/TCA	Mrs Heather Baugh	The Coach House Church Road Thornton In Craven Skipton BD23 3TU	Tree 1 Birch - Reduce height by 40%. Tree 2 Variegated Maple - Reduce height and spread by 1.5 m.	Approve Tree Works in Conservation Area	20.09.2019
2019/20866/TCA	Mr ~Andrew Stepan	Windyridge Church Road Thornton In Craven Skipton BD23 3TU	Remove 1 no. Ash, 1 no. Sycamore & 1 no. Spruce	Approve Tree Works in Conservation Area	20.09.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20855/MMA	Mr Mark Telford	Land Off Smithy Croft Smithy Croft Road Gargrave Skipton North Yorkshire BD23 3SL	Minor Material Amendment to condition no. 2 (approved plans) on planning permission reference number 2018/20016/FUL granted 11/04/2019. To avoid the potential of flooding raise lower ground level by 200mm and increase floor to ceiling height of lower ground floor by 200mm (previously garage). With the overall effect of raising the ridge by 400mm.	Approve with Conditions	08.10.2019
2019/20857/AGRRES	Mrs Calida Crabtree	Delph Barn Netherghyll Lane Cononley Keighley	Change of use of agricultural building to dwellinghouse (Prior Notification)	PN Refuse and Application Required	04.10.2019
2019/20858/TCA	Mrs Cathy Emmott	1 Station Villas Station Road Hellifield Skipton BD23 4HL	Remove 1 no. Copper Beech	Approve Tree Works in Conservation Area	20.09.2019
2019/20859/OUT	Mr & Mrs J T And L Brennand	Land Off Swires Lane / Woodside Lane Cononley BD20 8PE	Outline application with all matters reserved for erection of 7 No. two storey dwellings and replacement stable block	Refuse	08.10.2019
2019/20862/HH	Mr & Mrs Clayton	Gamsghyll Barn Cowling Keighley BD22 0LD	Proposed rear dormer and proposed front porch extension.	Approve with Conditions	15.10.2019
2019/20863/HH	Mr C Outhwaite	5 Barrel Sykes Settle BD24 9JT	Demolition of existing garage and construction of 2 storey side extension and single storey rear extension.	Approve with Conditions	24.10.2019
2019/20864/HH	Ms Anne Marie Merifield	20 Regent Road Skipton BD23 1AU	Single storey rear glass room	Approve with Conditions	31.10.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20872/LBC	ABI Design Ltd	Old White Bear Inn Keighley Road Cross Hills Keighley BD20 7RN	Relocation of gas meter.	Approve with Conditions	10.10.2019
2019/20875/HH	Mrs C Hayden	6 High Gate Croft Cononley Keighley BD20 8JQ	Construction of single storey extension to rear	Approve with Conditions	16.10.2019
2019/20876/MMA	Mr Sam Persson	Land Adjacent To Dove Cote Gardens Kildwick Grange Kildwick	Minor material amendment to planning permission 2019/20102/FUL	Approve with Conditions	18.10.2019
2019/20877/FUL	Mr David Parsons	Browside Farm Woodside Lane Cononley Keighley BD20 8PE	Change of use and conversion of existing mixed use ancillary residential building (garage/accommodation) and commercial office at Browside Farm to C3 single dwelling use.	Approve with Conditions	14.10.2019
2019/20882/TCA	Leeds & Yorkshire Housing Association	Delaney Court Settle BD24 9HU	T4 - Lime - Crown lift to 5m above road.	Approve Tree Works in Conservation Area	20.09.2019
2019/20884/HH	Mr Neil Hunter	56 Raikeswood Drive Skipton BD23 1LY	Single storey rear extension and rebuilding of garage.	Approve with Conditions	08.10.2019
2019/20943/TCA	Ermysteds Grammar School	Ermysteds Grammar School Gargrave Road Skipton BD23 1PL	Trees 1 _ 2 self seeded Goat Willows - Remove	Approve Tree Works in Conservation Area	04.10.2019
2019/20886/HH	Ms Eve Wright	17 Hammerton Drive Hellifield Skipton BD23 4LZ	Conversion of previously partitioned integral garage to form day room. Retention of fences and decking to rear of property.	Approve with Conditions	24.10.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20888/HH	Mr & Mrs R Polkinghorne	19 Town Head Avenue Settle BD24 9RQ	Single storey rear extension to provide sunroom including alterations to reposition patio and replace north-west kitchen window with new doorway	Approve with Conditions	28.10.2019
2019/20890/FUL	Mr & Mrs Vincent Wilkinson	Caravan Parkfield Nurseries Chapel Hill Skipton BD23 1UH	Amendment to approved scheme with the addition of dormer windows, repositioning and increase the build area.	Approve with Conditions	25.10.2019
2019/20892/HH	Mrs Anne Peckover	10 Brooklands Terrace Skipton BD23 2BD	Proposed full renovation & extension of existing dwelling	Approve with Conditions	22.10.2019
2019/20896/HH	Mr & Mrs A Stevenson	Southlands House Hesley Lane Rathmell Settle BD24 0LA	Proposed extension to existing dwelling and associated alterations.	Approve with Conditions	22.10.2019
2019/20897/TPO	Ms Ann Sheldon	1 Beanlands Drive Glusburn Keighley BD20 8PZ	Tree 1 Lime - Fell	Refuse Tree Work under TPO	04.10.2019
2019/20898/FUL	Mr James Lay	Land North Of Crow Nest Barn Crow Nest Road Austwick Lancaster	Use of land for siting of a commercial poly tunnel.	Approve with Conditions	01.11.2019
2019/20900/CND	Mr Duncan Morrison	Greenways Newby Cum Clapham LA2 8HS	Application to discharge condition no. 3 (materials) on planning permission referenced 18/2016/16930 granted 27 June 2016	DOC satisfactory	17.09.2019
2019/20902/FUL	Procter Property Ltd	Hidden Henry Henry Street Skipton BD23 2SY	3 new window openings	Approve with Conditions	07.11.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20907/FUL	Mr M Nadeem	Room 8 St Andrews Church Hall Newmarket Street Skipton BD23 2JE	Change of use of room from office to taxi control office within St Andrews Church Hall and installation of back-up aerial to rear of building.	Approve with Conditions	29.10.2019
2019/20910/CND	Mr Matt Hough	Halstead Hall Thornton In Lonsdale Ingleton Carnforth LA6 3PD	Application to discharge condition no. 3 (external materials), no. 6 (watching brief), no. 7 (photographic survey), no. 9 (details) on planning permission referenced 2018/19683/FUL granted 10 January 2019	DOC satisfactory	07.10.2019
2019/20911/CND	Mr Matt Hough	Halsteads Hall Thornton In Lonsdale Ingleton Carnforth LA6 3PD	Application to discharge condition no. 3 (external materials), no. 5 (watching brief), no. 6 (photographic survey), no. 8 (full details) on planning permission referenced 2018/19684/LBC granted 07 December 2018	DOC satisfactory	03.10.2019
2019/20913/FUL	Mr Roger Gasson	Fleet Farm Cottage Pad Cote Lane Cowling Keighley BD22 0FA	Change of use of agricultural land to extend an access track to serve an existing dwelling, and the demolition of portal barn to construct a garage and shed (Retrospective)	Approve with Conditions	31.10.2019
2019/20915/HH	Mr Tony Stephens	Rantree Farm Clapham Lancaster LA2 8EZ	Proposed new rear extension to existing dwelling including replacing existing timber windows and doors	Approve with Conditions	07.11.2019
2019/20923/PNAG	Mr Stuart Fort	High Malsis Farm High Malsis Malsis Lane Sutton-in-craven Keighley BD20 8DU	Agricultural portal frame shed (prior notification)	PN Refuse and Application Required	27.09.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20922/FUL	Tarn Moor Memorial Woodland	Land East Of Craven Heifier Inn On Brackenley Lane Embsay Skipton	Change of land use from agricultural use to use of internment of human ashes only	Approve with Conditions	29.10.2019
2019/20930/HH	Mrs Alice Helliwell	Spout House Main Street Farnhill Keighley BD20 9BP	Construction of summerhouse and shed	Approve with Conditions	18.10.2019
2019/20931/AGRRES	Mr & Mrs M & L Hall	Agricultural Building Raygill Farm Raygill Lane Lothersdale Keighley	Notification for prior approval for proposed change of use of agricultural building to 3 dwellings	PN Refuse and Application Required	29.10.2019
2019/20926/TCA	Mrs Sarah Constantine	32 Church Street Gargrave Skipton BD23 3NE	Tree 1 Weeping Silver Birch - Fell	Approve Tree Works in Conservation Area	04.10.2019
2019/20934/OUT	Mr Anthony Foster	Land Adjacent To Ryefield House Skipton Road Low Bradley Keighley BD20 9EF	Outline planning application for two dwellings with all matters reserved apart from access	Approve with Conditions	15.11.2019
2019/20937/HH	Mrs Suzie Brown	58 Princes Drive Skipton BD23 1HW	Construction of first floor extension over existing garage	Approve with Conditions	29.10.2019
2019/20938/OHL	Northern Powergrid	Booth House Booth Bridge Lane Thornton In Craven Skipton BD23 3TQ	Notification under Regulation 5 The Overhead Lines (Exemption) Regulations 2009 for the diversion of 160m of overhead cables to address safety clearance issues at Booth House.	No Observations	16.10.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20940/CND	Mr James Sands	1 Main Street Cross Hills Keighley BD20 8TA	Application to discharge condition no. 3 (colour) on planning permission 2019/20496/FUL granted 20 June 2019	DOC satisfactory	16.09.2019
2019/20959/NYCC	North Yorkshire County Council	Land At Halton East Quarries Ltd Halton East Skipton BD23 6AD	Consultation on planning application for the purposes of the Erection of a weighbridge (105 sq. metres) and additional car parking (enter sq. metres)	No Observations	17.09.2019
2019/20960/NYCC	North Yorkshire County Council	Land At Greatwood Community Primary School Pinhaw Road Skipton BD23 2SJ	Consultation on planning application for the purposes of the part retrospective planning application for the retention of an existing prefabricated classroom unit 3928 (86 sq. metres including link corridor) for a further 3 years	No Observations	17.09.2019
2019/20946/TCA	Mr Stephen Cohen	Beeches Barn Dale End Lothersdale Keighley BD20 8EL	Plum (T1) - fell and replant with replacement plum tree.	Approve Tree Works in Conservation Area	24.10.2019
2019/20944/VAR	Mr Jonny Newiss	Land At 42 East Lane Embsay Skipton BD23 6QD	Application for variation of condition number 2 (Approved Plans) and 3 (Balcony Level) of previously approved application referenced 2017/18725/FUL granted 17 April 2018	Approve with Conditions	29.10.2019
2019/20945/CPL	Mr D Gorman	Green Ways Glusburn Bridge Colne Road Glusburn Keighley BD20 8DP	Single storey rear extension	Refuse Cert. Lawful Development	07.10.2019
2019/20949/FUL	Metcalfe Models & Toys	Printworks Esh Bottom Bell Busk BD23 4DU	Application for amendments to consent no. 2019/20397/FUL (construction of extension to printworks) for additional 26m2 floorspace over existing garage and resiting greenhouse	Approve with Conditions	29.10.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20950/CND	Mr & Mrs Nick & Clair Oddy	Peat Ghyll Head Farm Stockshott Lane Cononley Keighley BD20 8PD	Application to discharge condition no. 4 (windows) of planning permission 2018/18894/FUL	DOC satisfactory	28.10.2019
2019/20951/FUL	Mr Peter Shearer	Land West Of Spring Bank House Skipton Road Farnhill Keighley BD20 9BT	Proposed residential development of 3 no. new build detached dwellings	Refuse	11.11.2019
2019/20954/FUL	Housing And Care 21	Site Of Former St. Monica's Convent Raikes Road Skipton BD23 1NT	Reduction in height of boundary wall to Castle View Terrace	Approve with Conditions	01.11.2019
2019/20955/FUL	Mrs Lisa Hall	Stoorage Buildings Scaleber Farm Mosber Lane To Scaleber Gargrave	Conversion of domestic stores to form Annex / holiday cottage	Approve with Conditions	11.11.2019
2019/20957/FUL	Mr & Mrs Wade	New Laithe Farm Station Road Cross Hills Keighley BD20 7DT	Change of use of modern agricultural building to a swimming baths (use class D2) and general storage building (use class B8)	Approve with Conditions	11.11.2019
2019/20968/PNAG	Mr John Howard	Land West Of Funkirk Farm Heslaker Lane Carleton Skipton	Application for prior notification of agricultural steel framed building open on two sides	Prior Approval Not Required	27.09.2019
2019/20958/HH	Mr Richard Sykes	10 Park View Skipton BD23 1UN	Retrospective application for replacement fence and trellis	Approve with Conditions	07.11.2019

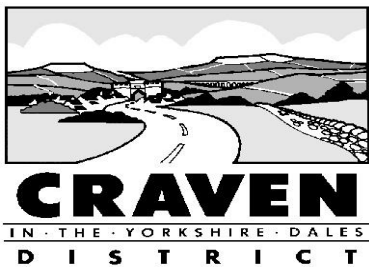
Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20961/FUL	Mr Richard Walker	Agricultural Building Park House Park Lane Cowling Keighley BD22 0NH	Proposed extension to agricultural building	Approve with Conditions	13.11.2019
2019/20964/FUL	Mr Brian Cowling	Unit B Cawder Park Snaygill Industrial Estate Skipton BD23 2QR	Proposed extension to existing factory unit.	Approve with Conditions	07.11.2019
2019/20965/HH	Mr & Mrs P Cochrane	Craglands High Hill Grove High Hill Grove Street Settle BD24 9QP	Replace existing UPVC door and side screen with powder coated aluminium door and screen	Approve with Conditions	07.11.2019
2019/20969/TCA	Mr Moulton	53 Westwood Carleton Skipton BD23 3DW	Repollard 1 no. Cherry	Approve Tree Works in Conservation Area	24.10.2019
2019/20970/FUL	Mr John Sipling	Hare And Hounds Inn Dale End Lothersdale Keighley BD20 8EL	Single storey front extension and internal alterations to A3/A4 Public House to provide increased dining space and external terrace, addition of 3no. bed and breakfast suites (C1) to first floor, and improvement works to associated car park (resubmission of previously withdrawn application referenced 2019/20060/FUL)	Refuse	11.11.2019
2019/20971/TCA	Mr Aspin	2 Beeches Close Gargrave Skipton BD23 3PE	Fell 1 no. Cherry	Approve Tree Works in Conservation Area	24.10.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20973/FUL	Fredas Community Play Group & Pre School	The Bungalow Settle Middle School Giggleswick Settle BD24 0BU	Conversion and extension of existing former bungalow to create 2-storey community play group & pre school	Approve with Conditions	08.11.2019
2019/20975/HH	Mr & Mrs S Martin	High Grain Barn Garnet Brow Lane To High Grains Austwick Lancaster LA2 8AN	Single storey side extension, conversion of existing garage and other external alterations.	Approve with Conditions	08.11.2019
2019/20978/HH	Mr & Mrs Alex Howarth	10 Hazel Grove Road Sutton-in-craven Keighley BD20 7QT	Proposed conversion of existing garage & outbuilding to form car port & garden room	Approve with Conditions	25.10.2019
2019/20983/TCA	Mr Terence Hindle	Primrose Glen Low Lane Draughton Skipton BD23 6EE	Remove 1 no. Fir Tree.	Approve Tree Works in Conservation Area	25.10.2019
2019/20985/MMA	Mr & Mrs Callon	1 Tarn Moor Crescent Skipton BD23 1LT	Amendment to previously approved application 63/2016/17089 to allow a reduced ground level to rear garden and undercroft store	Approve with Conditions	11.11.2019
2019/20987/CND	Mr Michael Mulley	28 Main Street Farnhill Keighley BD20 9BJ	Application to discharge condition no. 3 (CDC Colour) and no. 4 (Conservation Velux Windows) on planning permission 2019/20752/HH granted 06 September 2019.	DOC satisfactory	24.09.2019
2019/20996/CND	Mr Andrew Symons	Thornton Cottage Burton In Lonsdale Carnforth LA6 3JZ	Application to discharge condition no. 3 (materials) of original planning consents reference 2018/19517/HH and 2018/19518/LBC granted 31 August 2018	DOC satisfactory	21.10.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20998/TCA	Mrs Drake	49 West Street Gargrave Skipton BD23 3RJ	T1 Cornus - reduce by 50%. T2 & T3 Apple - reduce by 25%. T4 Apple - Light Prune. T5 Rowan - Light Reshape.	Approve Tree Works in Conservation Area	25.10.2019
2019/21009/MMA	Mr Neil Bland	Land Adjacent To Moss End Farm Moss End Lane Keighley Cowling BD22 0NA	Minor material amendment to vary condition no. 1 (Approved Plans) of planning approval referenced 2018/19191/REM granted 24 September 2018	Approve with Conditions	14.11.2019
2019/21019/TCA	Mr Chris Hoskin	10 Goffa Mill Gargrave Skipton BD23 3NG	T1 Robinia - Fell	Approve Tree Works in Conservation Area	07.11.2019
2019/21030/PNAG	Mr Ayrton Booth	Hile Farm Higher Road Wigglesworth Skipton BD23 4SB	General purpose lambing and storage building (Prior Notification).	Prior Approval Not Required	07.11.2019
2019/21023/TCA	Mr Alan Davidson	Hainsworth Cottage Kildwick Keighley BD20 9AD	1 no. Sycamore - Crown reduction by 20%	Approve Tree Works in Conservation Area	07.11.2019
2019/21037/TCA	Mr John Brownhill	Westfield House Cottage Matthew Lane Low Bradley Keighley BD20 9DF	Remove 2 no. Ash	Approve Tree Works in Conservation Area	07.11.2019
2019/21038/TCA	Mr Nick Metcalfe	Esh Bottom Bell Busk BD23 4DU	T1 - Poplar. Remove.	Approve Tree Works in Conservation Area	07.11.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/21041/TCA	Mr Raymond Brewster	Cherry Trees House Low Lane Embsay Skipton BD23 6SD	Remove 1 no. small fruit tree.	Approve Tree Works in Conservation Area	07.11.2019
2019/21042/TCA	Mr Stuart Brewster	Green Bottom Farm Low Lane Embsay Skipton BD23 6SD	Remove 1 no. Conifer Tree	Approve Tree Works in Conservation Area	07.11.2019
2019/21058/TCA	Yorkshire Housing	Communal Land To Front Of 16 Skipton Road Cononley Keighley BD20 8NH	T1 - Fell.	Approve Tree Works in Conservation Area	07.11.2019
2019/21043/NMA	Mr & Mrs Robert Milburn	139 Burnside Crescent Skipton BD23 2BY	Foreshortening of covered area to form open porch and re-siting of bifold doorway.	Non-material amendment approved	29.10.2019
2019/21045/TCA	Mr Doug Clark	St Johns House Crosshills Road Cononley Keighley BD20 8LA	Pollard 3 no. Sycamore to 6 feet	Approve Tree Works in Conservation Area	07.11.2019
2019/21052/CND	Arla	Settle Creamery Southward Industrial Estate Sowarth Field Settle BD24 9AF	Application to discharge condition number 3 (sustainable surface water drainage scheme) on planning approval referenced 2019/20433/FUL granted 13 August 2019.	DOC satisfactory	07.11.2019
2019/21062/TCA	Mr Michael Dracup	Glenburn Netherghyll Lane Cononley Keighley BD20 8PB	T1 Leylandii - Remove. T2 Damson - Reduce by height by 1/3rd and prune.	Approve Tree Works in Conservation Area	07.11.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/21080/NMA	Mrs Caroline Midgley	26 Hall Croft Skipton BD23 1PG	Non material amendment to planning approval referenced 2018/19228/HH granted 31 July 2018	Non-material amendment approved	29.10.2019



Planning Enforcement
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1 Belle Vue Square
Broughton Road
SKIPTON
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Planning Committee Report of Cases Closed
From 13/09/2019 to 18/11/2019

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/02730/2017	7th September 2017	11th November 2019	Breach Resolved	9m x 3m raised decking with railings and steps	2 Fence End Avenue Colne And Broughton Road Thornton In Craven Skipton BD23 3SU	West Craven
ENF/02929/2018	14th September 2018	24th September 2019	Breach Resolved	Flat above the takeaway without planning permission.	13- 15 Main Street Ingleton Carnforth LA6 3EB	Ingleton And Clapham
ENF/03009/2019	15th February 2019	5th November 2019	Breach Resolved	Large amounts of rubble/ bricks/ wood chippings and logs outside the property domestic curtilage.	18 West Lane Embsay Skipton BD23 6RN	Embsay-with-Eastby

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/03054/2019	11th April 2019	5th November 2019	Breach Resolved	Demolition of games room (including laundry room and offices) and erection of a bar and bistro	Rivers Edge Holiday Homes And Park Bentham Road Ingleton Carnforth LA6 3HR	Ingleton And Clapham
ENF/03061/2019	26th April 2019	11th November 2019	Breach Resolved	Construction of garage and attic room.	7 East View Kendal Road Hellifield Skipton BD23 4EU	Hellifield And Long Preston
ENF/03063/2019	29th April 2019	5th November 2019	Breach Resolved	Excessively high wall adjacent to highway	2 Low Lane Draughton Skipton BD23 6DZ	Barden Fell
ENF/03064/2019	29th April 2019	5th November 2019	Breach Resolved	Alleged large freestanding aerial in rear garden	47 Long Meadow Skipton BD23 1BP	Skipton East
ENF/03068/2019	2nd May 2019	5th November 2019	Breach Resolved	Single storey extension and shed that may require planning permission, and listed building consent for that extension which infringes on fabric of adjoining listed building.	2 Bank View Doctors Hill Low Bentham Lancaster LA2 7DZ	Bentham

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/03081/2019	23rd May 2019	5th November 2019	Breach Resolved	Shed in back yard higher than permitted development height limit and/or on raised platform.	18 Cross Street Skipton BD23 2AH	Skipton West
ENF/03125/2019	24th July 2019	1st October 2019	Breach Resolved	Alleged unauthorised porch	20 Crag View Road Skipton BD23 2SA	Skipton South
ENF/03140/2019	14th August 2019	15th November 2019	Retrospective Planning	Alleged unauthorised 8ft fence	10 Park View Skipton BD23 1UN	Skipton North
ENF/03153/2019	5th September 2019	7th October 2019	Breach Resolved	Alleged velux windows in roof of property in AONB.	The Barn Lower Moss House Keasden Clapham LA2 8EU	Ingleton And Clapham
ENF/03167/2019	7th October 2019	5th November 2019	Breach Resolved	Listed building in state of disrepair	Barn At Cragg House High Bradley Lane High Bradley Keighley BD20 9EX	Aire Valley With Lothersdale
ENF/03170/2019	10th October 2019	5th November 2019	Breach Resolved	Alleged fence blocking off PROW and claiming land as garden.	10 Ribble Terrace Kirkgate Settle BD24 9DE	Settle And Ribble Banks

Planning Committee Report of New Cases Registered **From 13/09/2019 to 18/11/2019**

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03156/2019	Site operators and contractors parking on Robin Lane.	Former High Bentham CP School Main Street High Bentham Lancaster LA2 7JU	Bentham
ENF/03159/2019	Condition no's 4 and 5 of planning approval referenced 69/2016/17521 not discharged prior to commencement.	Higher Shed Laithe Colne And Broughton Road Thornton In Craven Skipton BD23 3ST	West Craven
ENF/03164/2019	Alleged caravan located in off-street parking	Whinfield Court Skipton	Skipton West
ENF/03160/2019	1) Mud from site being brought onto the highway 2) Large heavy goods vehicles using Shires Lane	Land Off Shires Lane Embsay Skipton BD23 6RR	Embsay-with-Eastby
ENF/03161/2019	Alleged untidy land	8 Moorview Road Skipton BD23 2SB	Skipton South
ENF/03162/2019	Alleged untidy land	12 Moorview Road Skipton BD23 2SB	Skipton South
ENF/03163/2019	1) Parking of vehicles on Bell Busk Lane causing hazards 2) TPO tree root protection area not adequate enough 3) Kerbing to private access road not built in accordance with approved plans.	Land To The West Of Bell Busk Lane Coniston Cold BD23 4EA	Gargrave And Malhamdale

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03165/2019	Alleged potential change of use to dwelling	Sycamore Studios 4 Victoria Street Skipton BD23 1JE	Skipton North
ENF/03166/2019	1) Construction works happening outside of approved operating hours 2) Parking of HGV's on West View Close 3) Mud from site being trailed around West View Close	Land Off Matthew Lane Bradley Keighley BD20 9DH	Aire Valley With Lothersdale
ENF/03171/2019	Site access being used before highways conditions have been discharged.	Land Off Carla Beck Lane Carleton In Craven Skipton BD23 3BU	West Craven
ENF/03167/2019	Listed building in state of disrepair	Barn At Cragg House High Bradley Lane High Bradley Keighley BD20 9EX	Aire Valley With Lothersdale
ENF/03168/2019	Alleged first floor flat over existing garage and stables without planning permission	The Lodge Highfield Grange Pale Lane Carleton Skipton BD23 3HU	West Craven
ENF/03169/2019	Alleged unauthorised UPVC window installed in Listed Building.	12/12A Craven Court High Street Skipton BD23 1DG	Skipton North
ENF/03170/2019	Alleged fence blocking off PROW and claiming land as garden.	10 Ribble Terrace Kirkgate Settle BD24 9DE	Settle And Ribble Banks
ENF/03172/2019	Alleged unauthorised works to a Listed Building	Former St Stephens Roman Catholic Primary School Gargrave Road Skipton BD23 1PJ	Skipton North
ENF/03179/2019	Alleged parking of site operatives/visitors not within site compound as stated in CMS for planning approval 2018/18965/FUL.	Land North Of Kings Mill Lane (Former NYCC Depot) Settle	Settle And Ribble Banks

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03173/2019	1) Alleged lighting being left on permanently - extremely bright 2) Alleged caravans being occupied on a permanent basis 3) Alleged static caravans on touring pitches	Tarn Caravan Park Stirton Skipton BD23 3LQ	Gargrave And Malhamdale
ENF/03174/2019	1) Removal of a 1 metre fence and gate and the erection of an over 6ft fence without reinstalling the gate between the properties 2 and 3 Bank View, Low Bentham 2) Addition in height to the side stone wall next to the public footway - Works to/within the curtilage of a listed building.	3 Bank View Doctors Hill Low Bentham Lancaster LA2 7DZ	Bentham
ENF/03176/2019	Alleged unauthorised siting of hot food van within car park (Unauthorised change of use from A1 to A5).	Lords Antiques And Salvage Yard Greendale House Dales Business Park New Road Ingleton LA6 3HL	Ingleton And Clapham
ENF/03178/2019	Alleged development not built in accordance with the approved plans	111 Hurrs Road Skipton BD23 2JF	Skipton East
ENF/03175/2019	Conversion of garage not built in accordance with the approved plans (height from driveway to gutter level and chimney)	Park Meadow Park Lane Cowling Keighley BD22 0NH	Cowling
ENF/03177/2019	Alleged unauthorised large amount of ground works to rear of property	37 Dalacres Crescent Embsay Skipton BD23 6RW	Embsay-with-Eastby
ENF/03182/2019	Construction of first floor extension after permission 32/2016/16517 has lapsed	3 Clayton Fold Cross Hills Keighley BD20 7RG	Glusburn
ENF/03186/2019	Alleged unauthorised flue/chimney	1 Runley Mill Lane Settle BD24 9LF	Settle And Ribble Banks

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03183/2019	Alleged unauthorised exterior lighting installed to Grade I listed building	Farnhill Hall Main Street Farnhill Keighley BD20 9BP	Aire Valley With Lothersdale
ENF/03184/2019	Alleged construction work outside of approved operational hours	Grange Track Barn Grange Lane Kildwick Keighley BD20 9BZ	Aire Valley With Lothersdale
ENF/03185/2019	Alleged unauthorised installation of storage container and associated hard standing due to lapse of planning approval 2017/18448/FUL	Grasmere House College Road Bradley Keighley BD20 9DT	Aire Valley With Lothersdale
ENF/03187/2019	Boundary fence allegedly not constructed in accordance with approved plans	Land Bounded By A65 White Hills Lane Raikes Road Skipton	Skipton North
ENF/03188/2019	Alleged unauthorised prefabricated home placed on agricultural land	Starr Farm Pole Road Sutton-in-Craven Keighley BD20 7BE	Sutton-in-Craven