

## **PLANNING COMMITTEE**

23<sup>rd</sup> 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 27<sup>th</sup> 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.

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

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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.

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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.

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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.

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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.

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

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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.

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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

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

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

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

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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.

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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.

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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.

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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.

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

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

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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.

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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.

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

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

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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.

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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.

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

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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

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

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

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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.

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

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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.

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

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

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

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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.

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

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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.

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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.

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

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

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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

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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.

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

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

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

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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.

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

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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.

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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.

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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.

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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.

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

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

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

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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.

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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.

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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.

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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.

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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.

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

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

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

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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.

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

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

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

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

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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.

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

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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.

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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.

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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.

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

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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.

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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.

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

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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.

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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.

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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.

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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

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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.

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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.

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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.

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## **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 15<sup>th</sup> August 2019 to 12<sup>th</sup> September 2019.

### **Minutes for Decision**

- None -

Chairman.