

## **PLANNING COMMITTEE**

26<sup>th</sup> November 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, Assistant Planning Officer and Senior Democratic Services Officer.

An apology for absence was received from Councillor Harbron.

Councillor Lis left the meeting at 2.39pm.

Councillor Place left the meeting at 4.24pm.

Councillor Heseltine left the meeting at 4.43pm.

Ward Representatives : Councillor Ireton (Application 2019/20785/OUT), Councillors Barrett and Wheeler (Application 2019/20936/FUL),

Start: 1.37pm

Finish: 4:50pm

Note: The Committee took a comfort break at 3.17pm.

The minutes of the Committee's meetings held on 23<sup>rd</sup> September 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.949

#### **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 2019/20785/OUT** Councillors Heseltine, Lis, Pringle, Rose, Shuttleworth and Sutcliffe indicated that they had been lobbied against the application. Councillor Lis had also been lobbied in favour. **Application 2019/21022/MMA** Councillor Brown indicated that he had been lobbied against the application.

PL.950

#### **PUBLIC PARTICIPATION**

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

Application 2019/:20785/OUT:	Ann Sheridan (Clapham cum Newby Parish Council) Mark McCance (objector/for the objectors) Andrew Durham (for the applicant)
Application 2019/20936/FUL:	Maureen Davies (objector)
Application 2019/21022/MMA:	Mr Booth (Bradleys Both Parish Council) Andrew Slade (objector/for the objectors)

PL.951

**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:

2018/19242/CND Application to discharge condition No.s 3, 4, 5 and 8 of planning appeal decision reference APP/C2708/W/15/3004588 (21/2014/14583) land behind Church Meadow Lane, Cononley BD20 8LS. DOC satisfactory.

2018/19441/VAR 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. Land at North Parade, Skipton, BD23 2ST. Approved with Conditions.

2018/19467/FUL Installation of floodlights to the courts playing area at Cross Hills Tennis Club, Keighley Road, Cross Hills. Approved with Conditions.

2019/20107/FUL 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 at Pyes Mill, Station Road, High Bentham. Approved with Conditions.

2019/20172/MMA Application to vary condition no. 2 (Approved Plans) of planning approval references 21/2016/17019 & 2018/19329/VAR at Station Works, Cononley Lane, Cononley, BD20 8LN. Approved with Conditions.

2019/20208/CND Application to discharge condition no's 5 (lightwell) and 6 (embankment) of full planning permission referenced 2018/18887/FUL at Reservoir House, Cononley Road, Glusburn, Keighley BD20 8LW. DOC satisfactory.

2019/20395/HH - 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 2 Ivy Fold, Church Street, Giggleswick, Settle BD24 0BH. Approved with Conditions.

2019/20396/LBC - 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 2 Ivy Fold, Church Street, Giggleswick, Settle BD24 0BH. Approved with Conditions.

2019/20401/FUL Proposed dwelling on land off Netherghyll Lane, Cononley, Keighley BD20 8PB. Approved with Conditions.

2019/20427/FUL Proposed 3 no. new detached dwellings on land off Dick Lane, Cowling, Keighley BD22 0JY. Approved with Conditions.

2019/20418/HH Side and rear extension at 63 Burnside Avenue, Skipton BD23 2DA. Approved with Conditions.

2019/20493/HH First floor bedroom extension and single storey side extension to house and swimming pool extension to rear of garage at Blossom Barn, Birkwith Lane, Low Bentham, Lancaster LA2 7DF Refused.

2019/20506/CND Application to discharge condition no. 2 (Drainage) of planning approval referenced 2019/20534/VAR at former High Bentham CP School, Main Street, High Bentham, Lancaster LA2 7JU DOC satisfactory.

2019/20522/HH Conversion of garage including raising roof to accommodate a new bedroom and en suite on new 1st floor at 3 Harley Close, Low Bentham, Lancaster, LA2 7HD. Approved with Conditions.

2019/20530/FUL Creation of 1 no. 3 bedroomed, 2 and a half storey family dwelling with vacant land adjacent to No. 10 Park Lane Terrace, Park Lane, Carleton, Skipton BD23 3DL. Application Withdrawn.

2019/20532/FUL Construction of new single storey building in curtilage of existing centre, Embsay Children's Centre, Pasture Road, Embsay, Skipton BD23 6RQ. Refused.

2019/20539/CND Application to discharge condition no. 7 (Materials) of original planning reference 2019/20262/VAR on site of former St. Monica's Convent, Raikes Road, Skipton. DOC satisfactory.

2019/20562/CND 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. Land off Shires Lane, Embsay, Skipton. BD23 6RR. DOC satisfactory.

2019/20566/FUL Erection of a detached dwelling and garage on land at Mell Brae, Main Street, Rathmell, Settle. Approved with Conditions.

2019/20594/FUL Erection of new dwelling together with new tree planting and landscaping on land at Thorlby House, Stirton, BD23 3LQ. Refused.

2019/20606/FUL To build a fence on the roof terrace of the Albion Inn, 27 Otley Street, Skipton, BD23 1EL. Approved with Conditions.

2019/20619/S106 Proposed modification to Section 106 Agreement dated 25 October 2017 relating to planning application 32/2011/11429 (amendment to local connection clause) at Green End, Green Lane, Glusburn, Keighley BD20 8RU. Variation to existing S106 Agreement.

2019/20634/FUL Demolition of existing garage and erection of a dwelling at Devonshire House Farm, Lothersdale, Keighley BD20 8EU. Approved with Conditions.

2019/20656/FUL Proposed 1 No. three-bedroom dwelling on a garden plot opposite Bethal Chapel, Lothersdale, Keighley BD20 8HB. Application Withdrawn.

2019/20677/FUL Change of use and alterations to convert former store to residential dwelling at 3 Commercial Court Yard, Duke Street, Settle BD24 9RH. Approved with Conditions.

2019/20680/FUL Proposed erection of 2 agricultural / cattle buildings at Runley Mill Lane, Settle BD24 9LF. Approved with Conditions.

2019/20683/FUL Conversion of barn to two dwellings, including partial demolition, reconstruction and associated works (Resubmission of previously refused application referenced 2018/19827/FUL) at Stott Fold Farm, Cowling Hill Lane, Cowling, Keighley BD22 0LR. Approved with Conditions.

2019/20684/LBC Listed Building Consent for conversion of barn to two dwellings, including partial demolition, reconstruction and associated works at Stott Fold Farm, Cowling Hill Lane, Cowling, Keighley BD22 0LR. Approved with Conditions.

2019/20686/HH 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 at Stainton Cotes Farm, Moorber Lane, Coniston Cold, Skipton BD23 4EN. Approved with Conditions.

2019/20687/LBC 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 at Stainton Cotes Farm, Moorber Lane, Coniston Cold, Skipton BD23 4EN. Approved with Conditions.

2019/20691/FUL Erection of ice cream and snack bar and outdoor children's play area at the Craven Heifer Inn, Grassington Road, Skipton BD23 3LA. Refused.

2019/20692/FUL Change of use of land to site 3 holiday lodges at Buckstone Livery, Buck Stone Lane, Sutton-in-Craven, Keighley BD20 7BD. Approved with Conditions.

2019/20699/HH Extension of existing living accommodation into adjoining garage and store/workshop at Woodthorpe Cottage, Cold Cotes, Clapham, Lancaster LA2 8HZ. Approved with Conditions.

2019/20700/LBC Listed building consent for extension of existing living accommodation into adjoining garage and store/workshop at Woodthorpe Cottage, Cold Cotes, Clapham, Lancaster LA2 8HZ. Approved with Conditions.

2019/20703/FUL Change of use from domestic store to distillery at Mill House, Bell Busk, BD23 4DU. Approved with Conditions.

2019/20718/VAR 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). Portacabin classroom, Ermysteds Grammar School, Gargrave Road, Skipton. Approved with Conditions.

2019/20722/FUL Erection of an agricultural building with a new access track on land to the west of Mearbeck Farm site, west of the A65, Hellifield. Approved with Conditions.

2019/20723/CND Application to discharge condition no. 10 (Landscape) on planning approval referenced 2018/18950/FUL granted 22 June 2018 on the site of former St. Monica's Convent, Raikes Road, Skipton BD23 1NT. DOC satisfactory.

2019/20736/VAR 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. Land to the south of Burnside Crescent, Skipton BD23 2BJ. Approved with Conditions.

2019/20737/VAR Application for variation of condition numbers 2 and 17 (i) of application reference number: 2018/19754/MMA on land to the south of Burnside Crescent, Skipton. Approved with Conditions.

2019/20740/FUL Conversion of garage to a dwelling at Stainton Cotes, Moorber Lane, Coniston Cold, Skipton BD23 4EQ. Approved with Conditions.

2019/20741/CND 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 on former allotments and garages, Broughton Road, Skipton BD23 1SZ. DOC satisfactory.

2019/20698/VAR Application to vary condition no. 2 (drawings) on previous planning approval reference 2017/18706/FUL granted 06 April 2018 on land at the Vets, Station Road, Settle. Approved with Conditions.

2019/20771/HH Removal of existing cedar greenhouse and replace with a cedar summerhouse at Chestnut House, Holme Lane, Halton East, Skipton BD23 6EH. Approved with Conditions

2019/20765/HH Extension to dwelling and replacement of old garage with a new garage at Gill Top Farm, Ellers Road, Sutton-in-Craven, Keighley BD20 7BH. Approved with Conditions.

2019/20767/HH 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 at 25 Skipton Road, Gargrave, Skipton BD23 3SA. Approved with Conditions.

2019/20772/FUL Conversion of barn to form one dwelling, construction of double garage and demolition of agricultural buildings at Gill Top Farm, Ellers Road, Sutton-in-Craven, Keighley BD20 7BH. Approved with Conditions.

2019/20775/FUL Erection of two detached dwellings on land west of the Vicarage, Kirkgate, Kildwick, Keighley BD20 9BB. Refused.

2019/20777/FUL Change of use of field from agricultural to dog walking field secured by fencing at Moss Bar Farm, Colne Road, Cowling, Keighley BD22 0NA. Approved with Conditions.

2019/20778/ADV 2 Sign Boards mounted on posts at entrance to business from the road at Moss Bar Farm, Colne Road, Cowling, Keighley BD22 0NA. Approved with Conditions.

2019/20784/HH Garage conversion at 3 Greenroyd Court, Sutton-in-Craven, Keighley BD20 7NY. Approved with Conditions.

2019/20786/FUL 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 at units 1 and 2, Union Business Park, Snaygill Industrial Estate, Skipton BD23 2QR. Approved with Conditions.

2019/20788/HH Proposed front porch & rear / side extensions to existing dwelling at 7 Tarn Moor Crescent, Skipton BD23 1LT. Approved with Conditions.

2019/20789/MMA Minor material amendment to original planning consent referenced 2018/19003/FUL for formation of decking area and boundary screen fencing to north west elevation at the Methodist Church, Main Street, Farnhill, Keighley BD20 9BJ. Approved with Conditions.

2019/20790/FUL Replacement of existing windows and doors to new timber windows and doors at 7B Chapel Street and 4A-6A High Street, Chapel Street, Settle BD24 9HS. Approved with Conditions.

2019/20792/FUL Proposed new dwelling house in the grounds of 10 Grassington Road, Skipton BD23 1LL. Approved with Conditions.

2019/20794/CND 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 land off Rook Street, Lothersdale, Keighley BD20 8EH. DOC satisfactory.

2019/20796/HH Re-render exterior walls of property at 3 Park View, Park Lane, Carleton, Skipton BD23 3DN. Approved with Conditions.

2019/20797/FUL Remove rear Juliet balcony and replace with a cantilevered balcony at 28 Coach Street, Skipton BD23 1LH. Approved with Conditions.

2019/20798/FUL Replacement of existing pedestrian footbridge and other alterations the footbridge near 3 Wood Grove, Skipton Castle woods, Chapel Hill, Skipton. Approved with Conditions.

2019/20799/HH Retrospective extension of stone shed to form garage at 7 East View, Kendal Road, Hellifield BD23 4EU. Approved with Conditions.

2019/20801/FUL 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 at High Gooda Cottage, Westhouse, Ingleton LA6 3NZ. Temporary Consent Issued.

2019/20802/HH Single storey rear extension at 2 Lower Crikle Barn, East Marton, Skipton BD23 3JD. Approved with Conditions.

2019/20803/FUL Change of use from retail unit to bar and external painting at 80 High Street, Skipton BD23 1JJ. Approved with Conditions.

2019/20806/LHSHLD 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) at 41 Broughton Road, Skipton BD23 1TE. PD HH PA Not Required.

2019/20807/CND 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 at Low Paley Green, Paley Green Lane, Giggleswick, Settle BD24 0DY. DOC satisfactory.

2019/20809/CND Application to discharge Condition 4 (Materials) and Condition 5 (Landscape Scheme) on planning approval referenced 2018/19078/FUL granted 01.08.2018 at Goosebutts, Bark Lane, Eastby, BD23 6SL. DOC satisfactory.

2019/20812/VAR 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 at 26-28 High Street, Skipton BD23 3RB. Approved with Conditions.

2019/20814/FUL Raising of existing roof level to part of an existing chemical warehouse/processing building with office accommodation at Airedale Mills, Unit 1C, Skipton Road, Cross Hills, Keighley BD20 7DS. Approved with Conditions.

2019/20817/HH Conversion of half of existing double garage into domestic workshop at 3 Woodlands Drive, Skipton BD23 1QU. Approved with Conditions.

2019/20815/FUL Proposed B2 industrial unit adjacent to 3 New Road, Settle, BD24 9AG. Approved with Conditions.

2019/20818/HH Proposed extension to front and new porch to side of existing dwelling to include other associated internal and external alterations at Beckansgill, Henbusk Lane, Newby, Nr Clapham, Lancaster LA2 8HR. Application Withdrawn.

2019/20819/FUL Proposed agricultural building at New Laithe Farm, Station Road, Cross Hills, Keighley BD20 7DT. Approved with Conditions.

2019/20820/HH Erection of garden shed at 12 Lords Close, Giggleswick, Settle BD24 0EG. Approved with Conditions.

2019/20821/CND Application to discharge condition number 4 (Commercial Waste Storage) on planning permission referenced 2019/20428/FUL granted 01 August 2019 at Rivers Edge Holiday Homes and Lodges, Bentham Road, Ingleton, Carnforth LA6 3HR. DOC satisfactory.

2019/20822/CPL Application for a Certificate of Lawful Development for proposed detached single dwelling as shown as Building B on attached plans at Brock A Bank House, Keasden, Clapham, Lancaster LA2 8EY. Approve Cert. Lawful Devt.

2019/20823/FUL The proposal is for a change of use from a bedsit flat, to provide a base for a beauty therapist (currently mobile) 1 Bishopdale Court, Assembly House, Kirkgate, Settle BD24 9EB. Approved with Conditions.

2019/20827/HH Proposed single storey rear extension at 139 Burnside Crescent, Skipton BD23 2BY. Approved with Conditions.

2019/20828/HH Proposed single storey rear extension at 5 Shires Lane, Embsay, Skipton BD23 6RR. Approved with Conditions.

2019/20832/HH Insert south facing window in the ground floor garden room at 54 Kings Mill Lane, Settle BD24 8FD. Approved with Conditions.

2019/20833/CPE Non-compliance with condition 5 of outline planning approval 5/26/138 for agricultural worker's dwelling – The Bungalow, Studfold Farm, Barden Road, Eastby, Skipton BD23 6SR. Approved Cert. Lawful Devt.

2019/20835/AGRRES Change of use from agricultural building to 1 no. dwelling (Prior Notification) to east of Lawkland Green, Lawkland, Lancaster. PN Refused and Application Required.

2019/20837/AGRRES Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3) at Curlew Barn, Lothersdale, Keighley. PN Refused and Application Required.

2019/20838/FUL Alterations and change of use from offices and dwelling to create 5no. 1 bed flats at 4, 6 and 8 Chapel Street, Settle BD24 9HS. Approved with Conditions.

2019/20839/FUL Proposed detached dwelling on land at end of Manor Close (previous lapsed permission ref 15/2011/11808), Burton-in-Lonsdale, Carnforth LA6 3NE. Approved with Conditions.

2019/20840/CND Application to discharge condition no. 9 (material) on planning appeal decision referenced APP/C2708/W/18/3210340 allowed 17 May 2019 on land north of Kings Mill Lane (former NYCC depot) Settle. DOC satisfactory.

2019/20842/VAR Application for removal of condition number 4 (agricultural occupancy) on planning permission reference number 5/69/108/A at New Laithe Cottage, Church Road, Thornton-in-Craven, Skipton BD23 3TS. Refused.

2019/20843/HH Proposed demolition of existing utility room, and construction of garden room and glazed link at Bentham Hall, Main Street, High Bentham, Lancaster LA2 7HS. Approved with Conditions.

2019/20844/HH Retrospective application for erection of a lean-to roof single storey rear extension and erection of garden store at 2 Bank View, Doctors Hill, Low Bentham, Lancaster LA2 7DZ. Approved with Conditions.

2019/20845/LBC Retrospective listed building consent for erection of a lean-to roof single storey rear extension and erection of garden store at 2 Bank View, Doctors Hill, Low Bentham, Lancaster LA2 7DZ. Approved with Conditions.

2019/20846/CND Application to discharge condition number 3 (Noise Management Plan) on planning permission referenced 2019/20428/FUL granted 01 August 2019 at Rivers Edge Holiday Homes and Lodges, Bentham Road, Ingleton, Carnforth LA6 3HR. DOC satisfactory.

2019/20848/FUL Demolition of 3 no. detached domestic garages & construct new 1 bedroom detached bungalow on land adjacent to Sansbury Place, Duke Street, Settle BD24 9AS. Application Withdrawn.

2019/20850/TCA Remove 1 no. Ash & 1 no. Hawthorn at 4 Victoria Terrace, Ings Lane, Low Bradley, Keighley BD20 9DN. Approved Tree Works in Conservation Area.

2019/20852/TPO Remove 1 no. Sycamore at 1 Main Road, Hellifield, Skipton BD23 4HX. Refused Tree Work under TPO.

2019/20853/CND 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 at Barn, Low Lane, Embsay, Skipton BD23 6EH. DOC satisfactory.

2019/20854/CND Application to discharge condition no's 10 (drainage) and 11 (sewage disposal) of planning approval referenced 2018/19386/FUL granted 27.09.2018 on land east of Laurel Croft, Embsay BD23 6RF. DOC satisfactory.

2019/20865/TCA Tree 1 Birch - Reduce height by 40%. Tree 2 Variegated Maple - Reduce height and spread by 1.5 m. at The Coach House, Church Road, Thornton-in-Craven, Skipton BD23 3TU. Approved Tree Works in Conservation Area.

2019/20866/TCA Remove 1 no. Ash, 1 no. Sycamore & 1 no. Spruce at Windyridge, Church Road, Thornton-in-Craven, Skipton BD23 3TU. Approved Tree Works in Conservation Area.

2019/20855/MMA 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. Land off Smithy Croft, Smithy Croft Road, Gargrave, Skipton, North Yorkshire BD23 3SL. Approved with Conditions.

2019/20857/AGRRES Change of use of agricultural building to dwellinghouse (Prior Notification) at Delph Barn, Netherghyll Lane, Cononley, Keighley. PN Refused and Application Required.

2019/20858/TCA Remove 1 no. Copper Beech at 1 Station Villas, Station Road, Hellifield, Skipton BD23 4HL. Approved Tree Works in Conservation Area.

2019/20859/OUT Outline application with all matters reserved for erection of 7 No. two storey dwellings and replacement stable block on land off Swires Lane/Woodside Lane, Cononley BD20 8PE. Refused.

2019/20862/HH Proposed rear dormer and proposed front porch extension at Gamsghyll Barn, Cowling, Keighley BD22 0LD. Approved with Conditions.

2019/20863/HH Demolition of existing garage and construction of 2 storey side extension and single storey rear extension at 5 Barrell Sykes, Settle BD24 9JT. Approved with Conditions.

2019/20864/HH Single storey rear glass room at 20 Regent Road, Skipton BD23 1AU. Approved with Conditions.

2019/20872/LBC Relocation of gas meter at the Old White Bear Inn, Keighley Road, Cross Hills, Keighley BD20 7RN. Approved with Conditions.

2019/20875/HH Construction of single storey extension to rear at 6 High Gate Croft, Cononley, Keighley BD20 8JQ. Approved with Conditions.

2019/20876/MMA Minor material amendment to planning permission 2019/20102/FUL on land adjacent to Dove Cote Gardens, Kildwick Grange, Kildwick. Approved with Conditions.

2019/20877/FUL Change of use and conversion of existing mixed use ancillary residential building (garage/accommodation) and commercial office at Browside Farm, Woodside Lane, Cononley, Keighley BD20 8PE to C3 single dwelling use. Approved with Conditions.

2019/20882/TCA T4 - Lime - Crown lift to 5m above road at Delaney Court, Settle BD24 9HU. Approved Tree Works in Conservation Area.

2019/20884/HH Single storey rear extension and rebuilding of garage at 56 Raikeswood Drive, Skipton BD23 1LY. Approved with Conditions.

2019/20943/TCA Trees 1 \_ 2 self seeded Goat Willows – Remove at Ermysteds Grammar School, Gargrave Road, Skipton BD23 1PL. Approved Tree Works in Conservation Area.

2019/20886/HH Conversion of previously partitioned integral garage to form day room. Retention of fences and decking to rear of property 17 Hammerton Drive, Hellifield, Skipton BD23 4LZ. Approved with Conditions.

2019/20888/HH Single storey rear extension to provide sunroom including alterations to reposition patio and replace north-west kitchen window with new doorway at 19 Town Head Avenue, Settle BD24 9RQ. Approved with Conditions.

2019/20890/FUL Amendment to approved scheme with the addition of dormer windows, repositioning and increase the build area at a caravan, Parkfield Nurseries, Chapel Hill, Skipton BD23 1UH. Approved with Conditions.



2019/20892/HH Proposed full renovation & extension of existing dwelling at 10 Brooklands Terrace, Skipton BD23 2BD. Approved with Conditions.

2019/20896/HH Proposed extension to existing dwelling and associated alterations at Southlands House, Hesley Lane, Rathmell, Settle BD24 0LA. Approved with Conditions.

2019/20897/TPO Tree 1 Lime – Fell at 1 Beanlands Drive, Glusburn, Keighley BD20 8PZ. Refused Tree Work under TPO.

2019/20898/FUL Use of land for siting of a commercial poly tunnel on land north of Crow Nest Barn, Crow Nest Road, Austwick, Lancaster. Approved with Conditions.

2019/20900/CND Application to discharge condition no. 3 (materials) on planning permission referenced 18/2016/16930 granted 27 June 2016 at Greenways, Newby-cum-Clapham LA2 8HS. DOC satisfactory.

2019/20902/FUL 3 new window openings at Hidden Henry, Henry Street, Skipton BD23 2SY. Approved with Conditions.

2019/20907/FUL 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 at room 8, St Andrew's Church Hall, Newmarket Street, Skipton BD23 2JE. Approved with Conditions.

2019/20910/CND 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 at Halsteads Hall, Thornton-in-Lonsdale, Ingleton, Carnforth LA6 3PD. DOC satisfactory.

2019/20911/CND 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 at Halsteads Hall, Thornton-in-Lonsdale, Ingleton, Carnforth LA6 3PD. DOC satisfactory.

2019/20913/FUL 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) at Fleet Farm Cottage, Pad Cote Lane, Cowling, Keighley BD22 0FA. Approved with Conditions.

2019/20915/HH Proposed new rear extension to existing dwelling including replacing existing timber windows and doors at Rantree Farm, Clapham, Lancaster LA2 8EZ. Approved with Conditions.

2019/20923/PNAG Agricultural portal frame shed (prior notification) at High Malsis Farm, High Malsis Lane, Sutton-in-Craven, Keighley BD20 8DU. PN Refused and Application Required.

2019/20922/FUL Change of land use from agricultural use to use of internment of human ashes only on land east of Craven Heifer Inn, on Brackenley Lane, Embsay, Skipton. Approved with Conditions.

2019/20930/HH Construction of summerhouse and shed at Spout House, Main Street, Farnhill, Keighley BD20 9BP. Approved with Conditions.

2019/20931/AGRRES Notification for prior approval for proposed change of use of agricultural building to 3 dwellings at Raygill Farm, Raygill Lane, Lothersdale, Keighley. PN Refused and Application Required.

2019/20926/TCA Tree 1 Weeping Silver Birch – Fell at 32 Church Street, Gargrave, Skipton BD23 3NE. Approved Tree Works in Conservation Area.

2019/20934/OUT Outline planning application for two dwellings with all matters reserved apart from access on land adjacent to Ryefield House, Skipton Road, Low Bradley, Keighley BD20 9EF. Approved with Conditions.

2019/20937/HH Construction of first floor extension over existing garage at 58 Princes Drive, Skipton BD23 1HW. Approved with Conditions.

2019/20938/OHL 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, Booth Bridge Lane, Thornton-in-Craven, Skipton BD23 3TQ. No Observations.

2019/20940/CND Application to discharge condition no. 3 (colour) on planning permission 2019/20496/FUL granted 20 June 2019 at 1 Main Street, Cross Hills, Keighley BD20 8TA. DOC satisfactory.

2019/20959/NYCC Consultation on planning application for the purposes of the Erection of a weighbridge (105 sq. metres) and additional car parking (enter sq. metres) land at Halton East Quarries Ltd., Halton East, Skipton BD23 6AD. No Observations.

2019/20960/NYCC 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 on land at Greatwood Community Primary School, Pinhaw Road, Skipton. No Observations.

2019/20946/TCA Plum (T1) - fell and replant with replacement plum tree at Beeches Barn, Dale End, Lothersdale, Keighley BD20 8EL. Approved Tree Works in Conservation Area.

2019/20944/VAR 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 on land at 42 East Lane, Embsay, Skipton BD23 6QD. Approved with Conditions.

2019/20945/CPL Single storey rear extension at Green Ways, Glusburn Bridge, Colne Road, Glusburn, Keighley BD20 8DP. Refused Cert. Lawful Development.

2019/20949/FUL Application for amendments to consent no. 2019/20397/FUL (construction of extension to printworks) for additional 26m<sup>2</sup> floorspace over existing garage and resiting greenhouse at Printworks, Esh Bottom, Bell Busk BD23 4DU. Approved with Conditions.

2019/20950/CND Application to discharge condition no. 4 (windows) of planning permission 2018/18894/FUL at Peat Ghyll Head Farm, Stockshott Lane, Cononley, Keighley BD20 8PD. DOC satisfactory.

2019/20951/FUL Proposed residential development of 3 no. new build detached dwellings on land west of Spring Bank House, Skipton Road, Farnhill, Keighley BD20 9BT. Refused.

2019/20954/FUL Reduction in height of boundary wall to Castle View Terrace on site of former St. Monica's Convent, Raikes Road, Skipton BD23 1NT. Approved with Conditions.

2019/20955/FUL Conversion of domestic stores to form Annex / holiday cottage, Scalaber Farm, Mosber Lane to Scaleber, Gargrave. Approved with Conditions.

2019/20957/FUL Change of use of modern agricultural building to a swimming baths (use class D2) and general storage building (use class B8) New Laithe Farm, Station Road, Cross Hills, Keighley BD20 7DT. Approved with Conditions.

2019/20968/PNAG Application for prior notification of agricultural steel framed building open on two sides on land west of Funkirk Farm, Heslaker Lane, Carleton, Skipton. Prior Approval Not Required.

2019/20958/HH Retrospective application for replacement fence and trellis at 10 Park View, Skipton BD23 1UN. Approved with Conditions.

2019/20961/FUL Proposed extension to agricultural building at Park House, Park Lane, Cowling, Keighley BD22 0NH. Approved with Conditions.

2019/20964/FUL Proposed extension to existing factory unit – Unit B, Cawder Park, Snaygill Industrial Estate, Skipton BD23 2QR. Approved with Conditions.

2019/20965/HH Replace existing UPVC door and side screen with powder coated aluminium door and screen at Craglands, High Hill Grove, High Hill Grove Street, Settle BD24 9QP. Approved with Conditions.

2019/20969/TCA Repollard 1 no. Cherry at 53 Westwood, Carleton, Skipton BD23 3DW. Approved Tree Works in Conservation Area.

2019/20970/FUL 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) at the Hare and Hounds Inn, Dale End, Lothersdale, Keighley BD20 8EL. Refused.

2019/20971/TCA Fell 1 no. Cherry at 2 Beeches Close, Gargrave, Skipton BD23 3PE. Approved Tree Works in Conservation Area.

2019/20973/FUL Conversion and extension of existing former bungalow to create 2-storey community play group & pre school at The Bungalow, Settle Middle School, Giggleswick, Settle BD24 0BU. Approved with Conditions.

2019/20975/HH Single storey side extension, conversion of existing garage and other external alterations at High Grain Barn, Garnet Brow Lane, to High Grains, Austwick, Lancaster LA2 8AN. Approved with Conditions.

2019/20978/HH Proposed conversion of existing garage & outbuilding to form car port & garden room at 10 Hazel Grove Road, Sutton-in-Craven, Keighley BD20 7QT. Approved with Conditions.

2019/20983/TCA Remove 1 no. Fir Tree at Primrose Glen, Low Lane, Draughton, Skipton BD23 6EE. Approved Tree Works in Conservation Area.

2019/20985/MMA Amendment to previously approved application 63/2016/17089 to allow a reduced ground level to rear garden and undercroft store at 1 Tarn Moor Crescent, Skipton BD23 1LT. Approved with Conditions.

2019/20987/CND Application to discharge condition no. 3 (CDC Colour) and no. 4 (Conservation Velux Windows) on planning permission 2019/20752/HH granted 06 September 2019 at 28 Main Street, Farnhill, Keighley BD20 9BJ. DOC satisfactory.

2019/20996/CND Application to discharge condition no. 3 (materials) of original planning consents reference 2018/19517/HH and 2018/19518/LBC granted 31 August 2018 at Thornton Cottage, Burton-in-Lonsdale, Carnforth LA6 3JZ. DOC satisfactory.

2019/20998/TCA T1 Cornus - reduce by 50%. T2 & T3 Apple - reduce by 25%. T4 Apple - Light Prune. T5 Rowan - Light Reshape at 49 West Street, Gargrave, Skipton BD23 3RJ. Approved Tree Works in Conservation Area.

2019/21009/MMA Minor material amendment to vary condition no. 1 (Approved Plans) of planning approval referenced 2018/19191/REM granted 24 September 2018 on land adjacent to Moss End Farm, Moss End Lane, Keighley, Cowling BD22 0NA. Approved with Conditions.

2019/21019/TCA T1 Robinia – Fell at 10 Goffa Mill, Gargrave, Skipton BD23 3NG. Approved Tree Works in Conservation Area.

2019/21030/PNAG General purpose lambing and storage building (Prior Notification) at Hile Farm, Higher Road, Wigglesworth, Skipton BD23 4SB. Prior Approval Not Required.

2019/21023/TCA 1 no. Sycamore - Crown reduction by 20% at Hainsworth Cottage, Kildwick, Keighley BD20 9AD. Approved Tree Works in Conservation Area.

2019/21037/TCA Remove 2 no. Ash at Westfield House Cottage, Matthew Lane, Low Bradley, Keighley BD20 9DF. Approved Tree Works in Conservation Area.

2019/21038/TCA T1 - Poplar. Remove at Esh Bottom, Bell Busk, BD23 4DU. Approved Tree Works in Conservation Area.

2019/21041/TCA Remove 1 no. small fruit tree at Cherry Trees House, Low Lane, Embsay, Skipton BD23 6SD. Approved Tree Works in Conservation Area.

2019/21042/TCA Remove 1 no. Conifer Tree at Green Bottom Farm, Low Lane, Embsay, Skipton BD23 6SD. Approved Tree Works in Conservation Area.

2019/21058/TCA T1 - Fell. Communal land to the front of 16 Skipton Road, Cononley, Keighley BD20 8NH. Approved Tree Works in Conservation Area.

2019/21043/NMA Foreshortening of covered area to form open porch and re-siting of bifold doorway at 139 Burnside Crescent, Skipton BD23 2BY. Non-material amendment approved.

2019/21045/TCA Pollard 3 no. Sycamore to 6 feet at St John's House, Cross Hills Road, Cononley, Keighley BD20 8LA. Approved Tree Works in Conservation Area.

2019/21052/CND Application to discharge condition number 3 (sustainable surface water drainage scheme) on planning approval referenced 2019/20433/FUL granted 13 August 2019 at Settle Creamery, Southward Industrial Estate, Sowarth Field, Settle BD24 9AF. DOC satisfactory.

2019/21062/TCA T1 Leylandii - Remove. T2 Damson - Reduce by height by 1/3rd and prune at Glenburn, Netherghyll Lane, Cononley, Keighley BD20 8PB. Approved Tree Works in Conservation Area.

2019/21080/NMA Non material amendment to planning approval referenced 2018/19228/HH granted 31 July 2018 at 26 Hall Croft, Skipton BD23 1PG. Non-material amendment approved.

## **b. Applications**

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

### **Permission Granted**

**2019/20785/OUT Application for the relocation of allotments and erection of 1 no two storey house on allotment site, Cross Haw Lane, Clapham** – subject to the conditions listed below, the additional conditions recommended by the Highways Authority as set out in the late information report as submitted and a further condition that development of the dwelling shall be restricted to the site of the existing allotments and shall not extend into the land to the west - the actual wording to be formulated by the Planning Manager.

### **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.

**2019/21022/MMA Application for minor material amendment to vary condition no. 2 (Approved Plans) of planning approval referenced 2018/19910/MMA on land off Matthew Lane, Low Bradley, Keighley BD20 9DH - subject to the conditions listed below and subject to the Planning Manager modifying Condition 5 regarding foul and waste water that the duly approved scheme shall be implemented before the dwellings are completed.**

#### 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@cravencdc.gov.uk](mailto:edu@cravencdc.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.

**Delegated Authority**

**2019/20826/REM application seeking approval for the reserved matters in outline consent referenced 2018/18923/OUT for 28 dwellings (twenty market dwellings and eight affordable dwellings). The reserved matters are external appearance, layout, scale and landscaping – subject to the conditions listed below and as set out in the late information report submitted and replicated below:**

Authority is delegated to the Head of Planning to grant planning permission subject to the following:

- The completion of a Deed of Variation to the original S106 planning obligation in accordance with the provisions of S106 of the Town and Country Planning Act (as amended).
  1. If the Deed of Variation agreement is not signed/completed by the (3 months from the date of the due decision/committee meeting) or the expiration of any further agreed extension of time, then powers be delegated to officers to refuse planning permission based on the unacceptability of the development without the required mechanism to secure contributions and undertakings as outlined in the original outline permission officer report.

**Conditions**

**Approved Plans**

- 1 This permission relates to the following plans:

LP 01 Rev B Landscape master plan  
LP 02 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.cravencd.gov.uk/planning](http://www.cravencd.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](mailto: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.

**2019/20936/FUL Application for the construction of rear decking (retrospective) at 9A Black Abbey Lane, Glusburn, Keighley BD20 8RY (SV)** the Planning Manager in consultation with the Chairman is authorised to approve the application conditionally subject to the receipt of satisfactory amended plans within three months, providing for alterations to the decking and fencing to protect the amenities of 11 Black Abbey Lane and thereafter the alterations to be carried out within three months of approval of the scheme – the actual wording to be formulated by the Planning Manager and subject to the conditions below:

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.

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

PL.952

**PLANNING ENFORCEMENT**

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period from 13<sup>th</sup> September 2019 to 18<sup>th</sup> November 2019.

**Minutes for Decision**

- None -

Chairman.