

CRAVEN DISTRICT COUNCIL

PLANNING COMMITTEE – SITE VISIT

21st January 2020

AGENDA

Please note that the Committee will visit the following site on Tuesday 21st January 2020. Members are asked **to meet at 2 Ashfield Cottages, Main Street, High Bentham, LA2 7HZ at 11.15am**, or alternatively at the Belle Vue Square Offices car park **no later than 10.15am**:

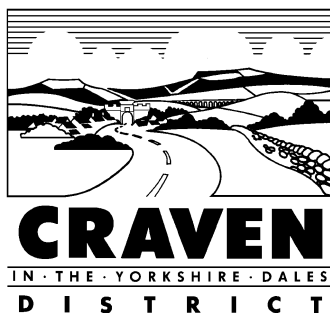
Application No. 21006/HH retrospective application for rear porch at 2 Ashfield Cottages, Main Street, High Bentham LA2 7HZ.

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

Agenda Contact Officer: Vicky Davies
E-mail : committees@cravenc.gov.uk
Tel. 01756 706486
13th January 2020.

Planning Committee Site Visit Procedure

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



PLANNING COMMITTEE

1.30pm on Tuesday 21st January 2020
Belle Vue Suite, Belle Vue Square Offices, Skipton

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

AGENDA

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

1. **Apologies for absence and substitutes**
2. **Confirmation of Minutes** – 16th December 2019.
3. **Public Participation** – In the event that any questions/statements are received or members of the public wish to ask questions or address the Committee **in respect of matters not appearing on this agenda**, the public participation session will proceed for a period of up to fifteen minutes.
4. **Declarations of Interest** – All Members are invited to declare at this point any interests they have in items appearing on this agenda, including the nature of those interests.

(Note: Declarations should be in the form of:

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

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

5. **Calendar of Meetings 2020/21** – Report of the Democratic Services Manager. Attached.

Purpose of Report –To consider a request from the Chairman of Planning Committee to reschedule the date of Planning Committee from Tuesday, 5 May 2020 to Monday, 4 May 2020.

6. **Schedule of Plans** – Attached. The schedule is comprised of the following:
 - (a) Applications to be determined by the Committee.
 - (b) Details of applications determined by officers under the Scheme of Delegation.

(c) Enforcement - New complaints registered / complaints closed.

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

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

Agenda Contact Officer: Vicky Davies
Tel. 01756 706486, E-mail committees@cravenc.gov.uk
13 January 2020.

Additional Information

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

Recording at Council Meetings

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

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

Emergency Evacuation Procedure

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

PLANNING COMMITTEE

16th December 2019

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

Officers – Planning Solicitor, Planning Manager, Planning Officer (2) and Senior Democratic Services Officer.

Ward Representatives : Councillor Lis (Application 2019/20673/VAR), Councillor Pringle (Application 2019/20773/FUL).

Start: 1.35pm
Councillor Morrell arrived at 1.40pm.

Finish: 3.30pm

Note: The Committee took a comfort break at 2.45pm.

The minutes of the Committee's meetings held on 26th November 2019 were confirmed and signed by the Chairman.

Minutes for Report

PL.953

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 2019/20673/VAR, Councillor Lis indicated he had been lobbied against the application.

Application 2019/21049/FUL, Councillors Brown, Harbron, Heseltine, Morrell, Place, Pringle, Shuttleworth, Sutcliffe and Welch indicated they had been lobbied in favour of the application.

Councillors Brockbank, Brown, Harbron, Heseltine, Lis, Morrell, Pringle, Shuttleworth, Sutcliffe and Welch indicated they had been lobbied against the application.

Application 2019/20724/FUL, Councillors Brown and Sutcliffe indicated that they had both been lobbied for and against the application.

Application 2019/20773/FUL, Councillor Sutcliffe indicated he had been lobbied for and against the application. Councillor Pringle indicated he had been lobbied for the application. Councillor Brown indicated he had been lobbied against the application.

PL.954

PUBLIC PARTICIPATION

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

Application 2019/21049/FUL: Mr Tony Barrett (Skipton Town Council)
Mrs Ann Fowler (objector/for the objectors)
Mr Adam Clark (for the applicant)

Application 2019/20724/FUL Mr Peter Williams (for the applicant)

Application 2019/20773/FUL: Mr Alastair Skelton (for the applicant)

PL.956

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:

2018/19563/REM Revised description 188 dwellings with associated internal roads, parking and landscaping alongside highways and drainage infrastructure for this development and the wider development site. The original outline application was EIA development and an Environmental Statement was submitted to the planning authority at that time. Land north of A629 and west of Carleton Road, Skipton, BD23 3BT. Approved with Conditions.

2018/20053/CND Application to discharge condition no. 23 of planning approval referenced 2017/18136/VAR granted 16.03.2018 on land north of A629 and west of Carleton Road, Skipton. DOC satisfactory.

2019/20701/MMA Minor material amendment application to vary condition no 2 (Approved Plans) of Planning Application 2018/19646/FUL and Listed Building Consent 2018/19647/LBC granted 24.01.2019 at Gill Bottom Cottages, Lower Gill Bottom, Shop Lane, Cowling, Keighley BD22 0LS. Approved with Conditions.

2019/20743/FUL Single detached dwelling, garage and kennels, associated landscaping and new vehicle access on land off Mill Lane, Low Betham LA2 7DF. Approved with Conditions.

2019/20762/MMA Minor Material Amendment to previously approved application reference number: 32/2015/15768 granted 23/12/2015 to allow an amendment to condition number 1 (approved plans) to vary the design details for Plot 50.Land to the east of Green Lane, Glusburn, Keighley BD20 8RT. Approved with Conditions.

2019/20861/CND Application to discharge condition number 3 (access), condition 6 (tree survey), condition 7 (drainage details) and condition 8 (construction method statement) on planning permission referenced 22/2017/18068 granted 09 August 2017. Lumb Mill Farm, Carr Head Lane, Cowling, Keighley BD20 8DX. DOC satisfactory.

2019/20880/HH Install of air source heat pumps to 1. Hill Side and 2. Annex to Hill Side consented under application 2018/20033/FUL at Hill Side, Skipton Road, Silsden, Keighley BD20 9AB. Approved with Conditions.

2019/20885/FUL Change of use from mixed use to residential upstairs and commercial downstairs at 2 – 4 King Street, Cononley, Keighley BD20 8LH. Approved with Conditions.

2019/20908/CND Application to discharge condition no. 16 (groundworks) and no. 17 (highway works) on planning permission 21/2016/16967 on land off Meadow Lane, Cononley, Keighley BD20 8NA. DOC satisfactory.

2019/20914/FUL Construction of new storage shed at The Sidings Business Park, The Sidings, Skipton BD23 1TB. Approved with Conditions.

2019/20924/FUL 1 detached dwelling on land to the rear of Westfield House, Matthew Lane, Low Bradley, Keighley BD20 9DF. Approved with Conditions.

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2019/20935/OUT Outline application with some matters reserved for demolition of existing workshops and construction of 7 no. houses (resubmission of previous application referenced 63/2016/17196 Pendle Street Garage, Broughton Road, Skipton, North Yorkshire BD23 1SS. Application Withdrawn.

2019/20942/FUL Agricultural building to cover an existing outdoor feeding area for cattle on land south of Royd House Lingah Hill, Cononley Road, Glusburn. Approved with Conditions.

2019/20953/HH First floor bedroom extension above existing garage at 11 Windsor Avenue, Skipton, North Yorkshire BD23 1HS. Approved with Conditions.

2019/20966/HH Loft conversion including new rooflights and installation of PV Panels at Garland, Doctors Hill, Low Bentham, Lancaster LA2 7DZ. Approved with Conditions.

2019/20967/HH First floor extension over existing garage at Maple House, Ingleton, Carnforth, Lancaster LA6 3DE. Application Withdrawn.

2019/20972/HH First floor rear extension at 7 Harrison Place, Colne Road, Glusburn, Keighley, West Yorkshire BD20 8QS. Approved with Conditions.

2019/20974/HH Front and rear single storey extension (Resubmission of previously approved scheme under reference 2019/20507/HH granted 18 July 2019) at 107 New Village, Ingleton, Carnforth LA6 3DJ. Approved with Conditions.

2019/20979/MMA Application to vary condition no. 2 on application reference numbers: 2017/18769/LBC and 2017/18775/FUL to allow stone cladding of the gable wall in a different plane to the existing outer leaf. Barn 3, Stott Fold Farm, Cowling Hill Lane, Cowling, Keighley. Approved with Conditions.

2019/20984/FUL Proposed erection of funeral parlour and temporary change of use of agricultural building to funeral parlour at Bent Laithe Farm, Mitton Lane, Lothersdale, Keighley. BD20 8HS. Approved with Conditions.

2019/20986/MMA Application to vary condition no. 2 (Plans) on application reference number 2019/20438/FUL granted 06 June 2019 to allow Co-op Estates to make changes to the layout and external alterations to the elevations. United Co-operatives Late Shop, Main Street, High Bentham, Lancaster LA2 7HE. Approved with Conditions.

2019/20989/CPL Single storey rear extension at Storrs Cottage, High Street, Ingleton, Carnforth LA6 3AH. Refuse Cert. Lawful Development.

2019/20991/FUL Partial change of use from retail to residential and 2-storey rear extension at 82 Broughton Road, Skipton BD23 1TT. Approved with Conditions.

2019/20992/CPL 60 ft restaurant and function boat. The boat will be used for private, tourist and commercial events to be carried out whilst cruising on the canal. Leeds Liverpool Canal, adjacent to The Rendezvous Hotel, Keighley Road, Skipton BD23 2TA. Refuse Cert. Lawful Development.

2019/20995/HH Partial demolition of existing rear lean to roof structure and replacement with new single storey lean to extension at South View Farm, Low Lane, Draughton, Skipton BD23 6EB. Approved with Conditions.

2019/20997/HH Conversion of loft into master bedroom suite with new dormer and velux roof window at Sunny Bank, 48 Mount Pleasant, High Bentham, Lancaster LA2 7LA. Approved with Conditions.

2019/21003/FUL Change of use from retail area to additional residential area and external alterations at Black Bicycle, 8 Station Road, High Bentham, Lancaster LA2 7LF. Application Withdrawn.

2019/21044/PPP Proposed re-development of the site including demolition of the existing building and erection of five dwellings including garages and car parking on land and buildings at the old school, Bank Newton, Skipton, BD23 3NT. Refused.

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2019/21011/FUL Proposed detached dwelling at New Brighton House, Gargrave, Skipton BD23 3NS. Refused.

2019/21010/FUL Change of use of agricultural land adjacent to approved house site, to allow for extensions to approved house on land adjacent to Moss End Farm, Moss End Lane, Cowling, Keighley BD22 0NA. Approved with Conditions.

2019/21018/HH Two storey side extension and rear dormer window at 44 Greenroyd Drive, Sutton-in-Craven, Keighley BD20 7JL. Approved with Conditions.

2019/21127/TCA T1 Hawthorn - Crown hard to leave approx 5' diameter round shape. T2 Apple - Small crown lift and draw back branch growing over outbuilding roof window. T3 Bay - Reduce by approx 1m in height and trim back. T4 Lilac - Cut back to approx 1.5 - 1.8 m in height. T5 Holly - Trim/shape. Underwood, 4 Constitution Hill, Settle BD24 9ER. Approved Tree Works in Conservation Area.

2019/21022/MMA Minor material amendment to vary condition no. 2 (Approved Plans) of planning approval referenced 2018/19910/MMA land off Matthew Lane, Low Bradley, Keighley BD20 9DH. Approved with Conditions.

2019/21026/HH Single storey rear sunroom extension; side/front extension to form double garage; formation of glazed front porch at Stonecroft, Ingleton, Carnforth LA6 3DU. Approved with Conditions.

2019/21027/HH Proposed Extension to Rear and New Porch To Side Of Existing Dwelling To Include Other Associated Internal And External Alterations. Resubmission of application referenced 2019/20818/HH withdrawn 23 September 2019 Beckansgill, Henbusk Lane, Newby, Clapham, Lancaster LA2 8HR. Approved with Conditions.

2019/21028/HH Single storey rear extensions to existing kitchen and office / snug. Replacement of external door and roof over existing office / snug at 11 Collinge Road, Cowling, Keighley BD22 0AG. Approved with Conditions.

2019/21031/HH Proposed change of use of first floor of garage from games room to form ancillary accommodation at Woodlands, Netherghyll Lane, Keighley BD20 8PB. Approved with Conditions.

2019/21039/TPO T1 and T4 Rowan - remove. T2 and T5 Maples - reduce by 20% and crownlift. T3 Willow - Reduce by 20% and crownlift at 9 Cross Bank, Skipton BD23 6AH. Approved Tree Work under TPO.

2019/21046/CND Application to discharge condition no. 23 (carriageway and footpath) on planning approval 2017/18656/FUL granted 14 December 2017 former allotments and garages, Broughton Road, Skipton BD23 1SZ. DOC satisfactory.

2019/21055/TPO Fell 2 no. Larch at 19 Gainsborough Court, Skipton BD23 1QG. Approved Tree Work under TPO.

2019/21063/CPE Confirmation of commencement of development works within three years at Park Lane Garages, granted planning permission ref 17/2016/17560 at Park Lane garages, Park Lane, Carleton, Skipton BD23 3DJ. Approved Cert. Lawful Devt.

2019/21054/FUL Agricultural portal frame shed for rearing beef cattle at High Malsis Farm, High Malsis, Malsis Lane, Sutton-in-Craven, Keighley BD20 8DU. Approved with Conditions.

2019/21072/LBC Replacement aluminium powder coated cream bifold doors in existing opening at 16 North Street, Gargrave, Skipton BD23 3RN. Approved with Conditions.

2019/21083/FUL Retention of portacabins for a temporary period of six months at unit 10, Riparian Way, Cross Hills, Keighley BD20 7BW. Approved with Conditions.

2019/21069/CND Application to discharge condition no. 3 (Materials) on planning permission referenced 2019/20686/HH granted 27 September 2019 Stainton Cotes Farm, Moorber Lane, Coniston Cold, Skipton BD23 4EN. DOC satisfactory.

2019/21086/FUL New garage, link corridor and 2 storey extension; change of use of land to residential curtilage at Willow Tree, Austwick, Lancaster LA2 8AH. Approved with Conditions.

2019/21087 /LHSHLD Single storey rear extension to provide dining room, measuring 4.5m beyond rear wall; 2.77m in height from ground level; 2.77m in height to eaves from ground level (prior approval notification) 17 Regent Road, Skipton BD23 1AT. PD HH Refuse Details.

2019/21074/HH Construction of garage for domestic use at Stone Gappe Hall, Lothersdale, Keighley BD20 8EE. Approved with Conditions.

2019/21089/TCA T1 Sycamore - Crown reduction by 30% at Burlington High Barn, Lothersdale, Keighley BD20 8EL. Approve Tree Works in Conservation Area.

2019/21077/TCA T1 - Rowan - Reduce back by approx 0.5m in height and up to 1 metre in width to bring back into shape. T2 - Cherry - Reduce by 2.5 m in height and shape the sides
T3 - Hazel - Cut back to approx 0.5m in height in order to allow managed regrowth. Croft Mount, Silsden Road, Low Bradley, Keighley BD20 9EB. Approved Tree Works in Conservation Area.

2019/21097/CND Application to discharge conditions 3 (Samples of external surfaces) and 5 (Method statement) of 2019/20268/MMA Raygill Barn, Raygill Lane, Lothersdale. DOC satisfactory.

2019/21091/FUL Change of use of field from agricultural to dog walking field secured by fencing (resubmission of application ref. 2019/20777/FUL) Moss Bar Farm, Colne Road, Cowling BD22 0NA. Approved with Conditions.

2019/21094/TCA T1 Cherry - Fell. 7 Low Street, Burton-in-Lonsdale, Carnforth LA6 3LF. Approved Tree Works in Conservation Area.

2019/21099/PNAG Extension to existing agricultural building (Prior Notification) Fairplace Farm, Piper Lane, Cowling, Keighley BD22 0NS. PN Process Not Applicable.

2019/21109/TCA Trees 3 x Laylandii - Fell. T4 Willow - Fell. T5 Beech – Fell. T6 and T7 Beech – Fell. At Station Gates, Main Street, Ingleton, Carnforth LA6 3HG. Approved Tree Works in Conservation Area.

2019/21130/ OFFRES Prior approval of change of use from office to a dwellinghouse at 4 Victoria Street, Skipton BD23 1JE. PN Refused and Application Required.

2019/21124/TCA 1 no. Scotts Pine Tree - Fell. At Oak Bank, Main Street, Farnhill, Keighley BD20 9BW. Approved Tree Works in Conservation Area.

2019/21131/TCA T1 Ash – Fell. At Meraly, Gill Lane, Cowling, Keighley BD22 0DF. Approved Tree Works in Conservation Area.

b. Applications

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

Permission Granted

2019/20673/VAR Application to vary condition no. 2 (drawings) of original planning consent reference 45/2016/17387 granted 21.11.2016 (Plot 2 – re-orientation of dwellinghouse and garage, increased height and footprint of dwellinghouse including increased depth of front gable extension and increased height of side bay window,

window and door amendments to front and rear of dwellinghouse, increased height and footprint of garage, amendment to garage door and additional door and windows to side elevation) on land opposite Greta Villas, Main Street, Ingleton, LA6 3BZ – subject to the conditions listed below and that a condition be included that the garage shall be used for ancillary domestic purposes only, the actual wording to be formulated by the Planning Manager.

Conditions

Time Limit for Commencement

- 1 Condition 1 (ref. approval 45/2016/17387) was a time limit condition, but as the development has commenced the condition is no longer applicable.

Approved Plans

- 2 The permission relates to the following plans in relation to Plot 2 only:

- Location plan - received 10th July 2019
- Site plan - revision C - received 1st November 2019
- Proposed plans - revision C - received 1st November 2019
- Proposed elevations - revision C - received 1st November 2019
- Proposed garage plans - revision C - received 1st November 2019
- Street scene - received 1st November 2019

The following plans are extant approved plans from planning permission 45/2016/17387:

- 1434DH/IVI/CP-01 Rev C 'Constraints Plan' -received by the Local Planning Authority on the 30th September 2016.
- 1434DH/IVI/PL01 Rev C 'Planning Layout' - received by the Local Planning Authority on the 30th September 2016.
- 1434DH/IVI/PB-01 Rev C 'Plot boundary Plan' - received by the Local Planning Authority on the 30th September 2016.
- 1434DH/IVI/P01-SS Rev B 'Site Sections' - received by the Local Planning Authority on the 30th September 2016.
- 1434DH/IVI/P1-EL Rev B 'Elevation drawings for Plot 1' - received by the Local Planning Authority on the 30th September 2016.
- 1434DH/IVI/P1- DGP(E) 'Detached garages' - received by the Local Planning Authority on the 30th September 2016.
- 1434DH/IVI/P1-FP Rev B 'Floor Plan for Plot 1' - received by the Local Planning Authority on the 30th September 2016.

Informative

Details of site boundaries and details of individual house types and site layout have been amended in respect of plots number 3 and 4 previously. The most recent approved plans detailed above relate specifically to Plot 2. However, floor levels have not been specified as part of the current application and consequently, for the avoidance of doubt, floor levels for each of the plots across the whole of the site, shall be as approved under planning consent reference 45/2016/17387.

The development shall be completed in accordance with the approved plans including the insertion of the stone jambs, heads, cills and stone quoins 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: 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 Subject to compliance with the approved details and materials agreed by discharge of condition reference 45/2017/18069 issued 31.05.2017, Condition 3 is discharged.

Reason: In the interest of the visual amenity of the area in accordance with Policy ENV3 of the Craven Local Plan and the National Planning Policy Framework.

- 4 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 measured along both channel lines of the major road Laundry Lane Ingleton 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. 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.

- 5 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 60 metres measured along both channel lines of the major road Main Street Ingleton 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. 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.

Before the Development is Occupied

- 6 Prior to occupation, the site access(es) will be set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

- (i) The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- (ii) (c) The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- (iii) 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.
- (iv) That part of the access(es) extending 4.5 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.
- (v) 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.
- (vi) 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: To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

- 7 Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

Ongoing Conditions

- 8 Subject to compliance with the approved details agreed by discharge of condition reference 45/2017/18069 issued 31.05.2017, and the maintenance of the agreed landscaping scheme, Condition 4 is discharged.

Reason: In the interest of the visual amenity of the area in accordance with Policy ENV3 of the Craven Local Plan and the National Planning Policy Framework.

- 9 Notwithstanding the provision of any Town and Country Planning General Permitted Order 2015 or any Order revoking or re-enacting that Order, the areas shown on Planning Layout 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 interests of highway safety and the general amenity of the development.

- 10 Subject to compliance with the approved details agreed by discharge of condition reference 45/2017/18069 issued 31.05.2017, and the maintenance of the agreed surface water drainage scheme, Condition 10 is discharged.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

- 11 Subject to compliance with the approved details agreed by discharge of condition reference 45/2017/18069 issued 31.05.2017, and the maintenance of the agreed sustainable drainage management and maintenance plan, Condition 11 is discharged.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

- 12 Subject to compliance with the approved scheme agreed by discharge of condition reference 45/2017/18069 issued 31.05.2017, Condition 12 is discharged.

Reason: To ensure the provision of adequate parking arrangements during construction in the interests of highway safety.

- 13 The detached garage hereby approved shall be used solely for ancillary residential purposes only and shall not at any time be used for any other purpose.

Reason: To ensure the garage is kept available for its intended use in the interests of highway safety and the general amenity of the development.

Informatives

1. The development is shown to be adjacent to or affect Electricity North West operational land or electricity distribution assets. Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. If planning permission is granted

AGENDA ITEM 2

the applicant should verify such details by contacting Electricity North West, Estates and Wayleaves, Frederick Road, Salford, Manchester M6 6QH.

The applicant should be advised that great care should be taken at all times to protect both the electrical apparatus and any personnel working in its vicinity. The applicant should also be referred to two relevant documents produced by the Health and Safety Executive, which are available from The Stationery Office Publications Centre and The Stationery Office. Bookshops, and advised to follow the guidance given.

The documents are as follows:-

- oHS(G)47 - Avoiding danger from underground services.
- oGS6 - Avoidance of danger from overhead electric lines.

The applicant should also be advised that, should there be a requirement to divert the apparatus because of the proposed works, the cost of such a diversion would usually be borne by the applicant. The applicant should be aware of our requirements for access to inspect, maintain, adjust, repair, or alter any of our distribution equipment. This includes carrying out works incidental to any of these purposes and this could require works at any time of day or night. Our Electricity Services Desk (Tel No. 0800 1954141) will advise on any issues regarding diversions or modifications.

Electricity North West offers a fully supported mapping service, at a modest cost, for our electricity assets. This is a service which is constantly updated by our Data Management Team who can be contacted by telephone on 0800 195 4141 or access the website <http://www.enwl.co.uk/ourservices/know-before-youdig!>

It is recommended that the applicant give early consideration in project design as it is better value than traditional methods of data gathering. It is, however, the applicant's responsibility to demonstrate the exact relationship on site between any assets that may cross the site and any proposed development. Deep rooted shrubs and trees shall not be planted within the canopy width (at mature height) of the public sewer and overflow systems. Trees should not be planted directly over sewers or where excavation onto the sewer would require removal of the tree. A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.

Should this planning application be approved, the applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains or public sewers. It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offers a fully supported mapping service and we recommend the applicant contact our Property Searches Team on 03707 510101 to obtain maps of the site. Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

2. The applicant is advised that advice regarding permeable and porous hard surfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens' which can be accessed on the DCLG website (www.communities.gov.uk) No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the Country Council's Access and Public Right of Way Manager at County Hall, Northallerton on 0845 8 727274 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.

AGENDA ITEM 2

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.

3. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

4. The hours of operation during construction phase of development and delivery of construction materials or equipment to the site and associate 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.
5. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, restrictive covenant, Byelaw, Order or Regulation. The permission does not confer any rights of ownership or access over any land outside the ownership of the applicant or developer.

The developer should comply with the requirements of the Party Wall Act whilst undertaking the development hereby approved.

6. 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.

2019/21049/FUL Application for the construction of 4 dwellings between 3 & 4 bedrooms with associated vehicular access and landscaping - subject to the conditions listed below

Conditions

Time Limit for Commencement

- 1 The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

- 2 This permission relates to the following plans:
 - Drawing No. 808.01(--)-001 - Location Plan, received 9th October 2019;
 - Drawing No. 808.01(--)-002 - Existing Site Plan, received 9th October 2019;

AGENDA ITEM 2

- Drawing No. 808/01/200 Rev B - Additional Planting, received 9th October 2019;
- Drawing No. 808/01/201 - Plots 1 & 2, received 9th October 2019;
- Drawing No. 808/01/202 - Plots 3 & 4, received 9th October 2019;
- Drawing No. 808/01/203 - Section Drawings, received 9th October 2019;
- Attenuation Report dated 3rd October 2019, received 21st October 2019.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings except where conditions indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Craven District Local Plan and the National Planning Policy Framework.

- 3 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works or the depositing of material on the site, 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:
- a. Details engineering drawings to a scale of not less than 1:500 and based upon an accurate survey showing:
 - The proposed highway layout including the highway boundary
 - Dimensions of any carriageway, cycleway, footway, and verges
 - 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.
 - b. 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 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.
 - f. 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.

AGENDA ITEM 2

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.

- 4 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.

Before the Development is Occupied

- 5 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 completions 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.

- 6 Notwithstanding any details shown on the approved plans and the requirement of condition 2 of this permission, prior to any of the dwellinghouses hereby approved being occupied, a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, species, siting, planting distances and the programme of planting of trees, hedges and shrubs. The duly approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: 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.

Ongoing Conditions

- 7 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B and C of the Town and Country Planning (General Permitted Development) (England) Order (2015) (as amended), or any equivalent Order following the revocation and re-enactment thereof (with or without

AGENDA ITEM 2

modification), the dwelling hereby approved shall not be altered or extended, and no buildings or structures shall be erected within its curtilage.

Reason: In order to prevent overdevelopment of the site, to ensure that satisfactory provision of outdoor amenity space for the dwellinghouse is maintained and to safeguard the amenities of the occupiers of adjacent dwellings.

- 8 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning condition.

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 of the development.

- 9 Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof (with or without modification), all bathroom windows (including en-suites and downstairs WC's) in the hereby approved dwellinghouses shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) before the dwellings hereby approved are first occupied, and shall be retained as such thereafter.

Reason: To safeguard the privacy of occupiers of neighbouring dwellings and ensure satisfactory levels of amenity for adjoining residents.

- 10 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.

Informatives

1. During construction there is a potential for noise nuisance to nearby residential properties.

Operating times for construction should be limited to:

- 08:00am - 18:00pm Monday to Friday
- 08:00am - 13:00pm Saturday
- No Sunday or Bank Holiday working.

2. The applicant should identify all areas of the site and the site operations where dust may be generated and ensure that dust is controlled so as not to travel beyond the site boundary.

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

At the request of the Local Planning Authority, details of the supplier(s) and confirmation on the source(s) of any topsoil material should be supplied within 21 days of any request being received.

4. In imposing condition no. 3 it is recommended that before a detailed planning submission is made a draft layout is produced for discussion between the applicant, the Local Planning Authority and the Highway Authority in order to avoid abortive work. The agreed drawings

must be approved in writing by the Local Planning Authority for the purpose of discharging this condition.

5. Charging Points

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

6. 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.

2019/20724/FUL Application for the retention of existing biomass boilers at Anchor Croft Farm, Hellifield Road, Gargrave BD23 3NB – subject to the conditions listed below

Conditions

Approved Plans

1 This permission relates to the following plans:

- Site Location Plan - Drawing No. CD158-1, received 17th July 2019;
- Site Plan - Drawing No. CD158-2, received 17th July 2019;
- Elevations - Drawing No. CD158-3, received 17th July 2019.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings except where conditions indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Craven District Local Plan and the National Planning Policy Framework.

Ongoing Conditions

2 Emissions from the biomass boilers hereby approved shall be free from dark smoke and shall not exceed the equivalent of Ringlemann Shade 1 as described in British Standard BS2742:2009. In addition emissions shall be free from offensive odour as assessed on the site boundary by the Local Planning Authority.

Reason: To protect the amenity of the locality, especially for people living and working nearby.

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 way, in accordance with the requirements of paragraph 38 (as amended 2018) of the NPPF.

Delegated Authority

2019/20773/FUL Application for a building to be used for agricultural purposes (storage of agricultural materials including hay, straw, feed and wood) at New Laithe Barn, Newton Grange Farm, East Marton, BD23 3NT - is delegated to the Strategic Manager for Planning and Regeneration to conditionally approve the application subject to an appropriately worded S.106 Agreement¹ being secured for the removal of the buttresses and subject to the following being included in the Agreement:

Approved Plans

- 1 This permission relates to the following plans:-
Location Plan P1572/003 received on 18 July 2019
Floor Plan received on 18 July 2019
Elevations received on 18 July 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.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies in the Craven Local Plan 2012- 2032.

During Building Works

- 2 The building hereby permitted shall be demolished to ground level and all materials resulting from the demolition shall be removed within 28 days of the failure to meet any of the requirements set out below;
 - i) Within six months of the date of this permission the building shall be altered by the removal of the buttresses in accordance with the details shown on the floor plans and elevations received on 18 July 2019.
 - ii) The approved works shall have been carried out and completed
 - iii) Within 5 working days of the completion of the works, the Local Planning Authority shall be notified in writing of the date of completion.

Reason: To ensure compliance with the approved plans in the interests of the visual amenities of the countryside.

Ongoing Conditions

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 2015 (as amended) or any Order revoking or re-enacting that Order the premises shall only be used for agricultural purposes and for no other purpose whatsoever (including any other purpose in Classes C and D of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to those Classes in any statutory instrument revoking and re-enacting that Order with or without modification

Reason: To ensure compliance with the provisions of the Craven Local Plan 2012-2032

- 4 Notwithstanding the provisions of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) the agricultural building

¹ The committee received legal advice to indicate that all relevant matters could properly be dealt with by condition but nevertheless resolved to require a s106 agreement.

AGENDA ITEM 2

hereby approved shall not be extended or altered without the formal approval in writing of the Local Planning Authority.

Reason: To avoid adverse landscape impact.

PL.957

PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 16th November 2019 to 4th December 2019.

Minutes for Decision

- None -

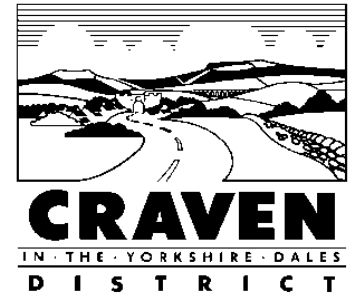
Chairman.

Planning Committee – 21 January 2020

Calendar of Meetings 2020/21

Report of the Democratic Services Manager

Ward(s) affected: All



1. Purpose of Report

- 1.1 To consider a request from the Chairman of Planning Committee to reschedule the date of Planning Committee from Tuesday, 5 May 2020 to Monday, 4 May 2020.

2. Recommendations

- 2.1 To reschedule the date of Planning Committee from Tuesday, 5 May 2020 to Monday, 4 May 2020.

3. Report

- 3.1 At the Council meeting held on 18 December 2019, Members were invited to consider the Calendar of Council and Committee meetings for the 2020/21 municipal year.
- 3.2 Following a lengthy debate, Members approved the Calendar of Council and Committee meetings for the 2020/21 municipal year, subject to the following amendments:
- That Council meetings take place at 6.30pm in line with other Committee meetings; and
 - That Planning Committee considers a request to reschedule the date of the May 2020 meeting from Tuesday, 5 May 2020 to Monday, 4 May 2020.
- 3.3 The Planning Committee is now invited to consider rescheduling the date of the May 2020 meeting from Tuesday, 5 May 2020 to Monday, 4 May 2020. The Calendar of Council and Committee meetings, approved by Council on 18 December 2019, is attached as an appendix to this report for Members' information.

4. Legal Implications

There are no legal implications arising from this report.

5. Contribution to Council Priorities

None.

6. Risk Management

There are no risk management issues associated with this report.

7. Equality Analysis

There are no direct implications arising from this report.

8. Consultations with Others

Solicitor to the Council and Monitoring Officer

9. Access to Information: Background Documents

There are no background documents.

10. Appendices

Appendix 1 – Calendar of Council and Committee meetings for 2020/21

11. Author of the Report

Guy Close, Democratic Services Manager

Telephone: (01756) 706226 E-mail: gclose@cravendc.gov.uk

Note: Members are invited to contact the author in advance of the meeting with any detailed queries or questions.



CRAVEN

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D I S T R I C T

PLANNING COMMITTEE AGENDA

DATE: 21st January 2020

INDEX OF PLANNING APPLICATIONS

Item No.	Application Reference No.	Name of Applicant	Site Address	Page No's
1.	2019/21006/HH	Mr Robert Piper	2 Ashfield Cottages, Main Street, High Bentham.	2 - 7
2.	2019/20912/FUL	Mr C Harrison	Thornton Hall Farm, Colne And Broughton Road, Thornton In Craven.	8 - 19
3.	2019/21160/FUL	Craven District Council	Town Hall, High Street, Skipton.	20 - 26
4.	2019/21161/LBC	Craven District Council	Town Hall, High Street, Skipton.	27 - 33

REPORT TO PLANNING COMMITTEE ON 21st January 2020

Application Number: 2019/21006/HH

Proposal: Retrospective application for retention of rear porch including amendment to roof

Site Address: 2 Ashfield Cottages Main Street High Bentham Lancaster, LA2 7HZ

On behalf of: Mr Robert Piper

Date Registered: 24th October 2019

Expiry Date: 19th December 2019

EOT Date, if applicable: 24th January 2020

Case Officer: Ms Jo Starr

This retrospective application has been referred to planning committee by Councillor Brockbank because of the significant loss of light and amenity to the neighbouring property and the adverse impact on the setting of a listed building.

1. Site Description

- 1.1 2 Ashfield Cottages is a mid-terrace, two storey cottage located on the northern side of Main Street, High Bentham. The property fronts directly onto the public highway. To the rear, there is an open rear yard area, with a shared access way running to the rear of the properties.
- 1.2 There are two listed buildings further along the row to the west of the application property, numbers 4 and 5 Ashfield Cottages, and numbers 6 and 7 Ashfield Cottages.
- 1.3 The application site lies within the main built up area of High Bentham, a Tier 2 settlement as defined by the Craven Local Plan 2012-2032.

2. Proposal

- 2.1 The Applicants seek retrospective permission for a porch to the rear, northern elevation. The porch measures approximately 2m in width and extends approximately 1.23m from the rear elevation. The roof is pitched, with an eaves height of approximately 2.26m, rising to approximately 3m at the ridge. The roof overhangs the porch by approximately 0.6m. The porch is finished in a cream render, with a wood effect UPVC door and a slate roof.
- 2.2 Officer note: The applicant has submitted an amended plan that reduces the roof overhang to 0.1m. This is the scheme being considered.

3. Planning History

- 3.1 No planning history post 1974.

4. Planning Policy Background

4.1 Craven Local Plan Policy

- SD1: The Presumption in favour of Sustainable Development
- ENV2: Heritage
- ENV3: Good Design.

- 4.2 National Planning Policy Framework (NPPF).
- 4.3 National Planning Practice Guidance (NPPG).
5. Parish/Town Council Comments
- 5.1 Bentham Town Council – reply received 18th November 2019: “The Council has no objections to this proposal.”
6. Consultations
- 6.1 No further consultations required.
7. Representations
- 7.1 Site notice dated 8th November 2019.
- 7.2 No press notice required.
- 7.3 Notification letters sent to seven neighbouring properties.
- 7.4 Five letters of objection have been received, and two letters in support. The District Councillor has also been corresponding with the officer requesting further information on this matter. The main points of objection are summarised below:
- The porch has been built over a right of way that runs to the rear of the cottages, and has partially blocked access at the rear for numbers 7,6,5,4 and 3.
 - Causes difficulty for access with wheelie bins, wheelbarrows, garden furniture etc.
 - Any vehicular access now blocked, preventing log deliveries etc.
 - The overhang on the porch causes additional height restrictions to the right of access.
 - The emergency services would have difficulty with access.
 - Affects right to light through bathroom window of neighbouring property, and reduces light to habitable rooms.
 - Exceeds the 45-degree rule from centre of ground floor window on neighbouring property.
 - Denies vehicular access should garden be used for car parking in the future.
 - Lowers value of neighbouring properties.
 - Scale and appearance is not in keeping.
 - Size overbearing and appearance further diminished by the large overhang.
 - The property may be listed, as it forms part of the listed building description for numbers 7,6,5, and 4 on the Historic England website.
 - The size and construction is in keeping with the character of the area, and is built to a high standard.
 - Causes no inconvenience with access.
 - The house is the lowest in the row, and the porch will help to prevent flooding problems at the property.

The full texts of all comments received can be viewed here:

<https://publicaccess.cravenc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PYHEQGFK03K00>

Officer notes:

Private rights of access, easements, and the effect on the potential value of property are not material planning considerations and cannot be taken into consideration.

The potential listing status of the property has been queried with Historic England, who have confirmed the following:

“After checking our original records and maps, the evidence suggests that No. 2 Ashfield Cottages was never formally listed. Our records show that No.2 was included in a provisional list of buildings of architectural or historic buildings in 1947, however it was never officially listed at a later date and therefore had no statutory protection... We will be amending the list entry shortly so as to remove any confusion.”

As the property forms part of a row that does contain listed buildings, this report will consider the impact of the porch on the setting of those buildings.

The full text of the information from Historic England can be viewed here:

<https://publicaccess.cravenc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PYHEQGFK03K00>

8. Summary of Principal Planning Issues

- 8.1 Scale, design and visual impact of the proposed development, and impact of the setting of the nearby listed buildings.
- 8.2 Impact of the proposed development upon the privacy and amenity of the neighbouring properties.

9. Analysis

Scale, design and visual impact of the proposed development, and impact of the setting of the nearby listed buildings.

- 9.1 The NPPF emphasises the importance of design, advising that good design is a key aspect of sustainable development. Policy ENV3 of the Craven Local Plan states that designs should respect the form of existing and surrounding buildings including density, scale, height, and massing.
- 9.2 Section 16 of the NPPF gives guidance on conserving and enhancing the historic environment. In particular paragraph 185 advises that Local Planning Authorities should “take account of the desirability of sustaining and enhancing the significance of heritage assets”. Policy ENV2 of the Craven Local Plan supports this position, and states that Craven’s historic environment will be conserved, and one of the ways this will be achieved is through ensuring that proposals affecting a designated heritage asset conserve those elements which contribute to its significance.
- 9.3 The application property is a mid-terraced property. The porch is a simple, pitched roof design, relatively small in scale, projecting 1.2m from the rear elevation. The large overhang to the roof however, gives an unbalanced appearance, and the impression of a larger addition. The applicant has submitted a revised plan that will cut back this overhang to 100mm. This will reduce the perceived scale of the porch, and will ensure an appearance of subservience to the host dwelling.
- 9.4 The materials used on the external walls are a smooth cream render, and while this does not match the host property, which is render dash, there are a number of external finishes evident in the immediate area: the adjoining property to the west has a smooth, natural render finish; a further property just visible to the west has a white render finish, to the east there is a stone finished property and a white painted outbuilding. The roof has a natural slate finish and the windows/doors are brown UPVC to match the existing property. It is therefore considered that the materials used are acceptable.
- 9.5 The proposal is only visible from the access way to the rear of Ashfield Cottages. While there are no other rear extensions on this part of the row, the line of the rear of the cottages does vary – Ashfield House and No’s 1-3 have the same rear building line, then further down the row the properties are set further back, and have some rear protrusions. There are also various domestic outbuildings to the rear of these properties. It is considered that the addition of a domestic porch to this property does not amount to an incongruous feature.

- 9.6 As to the impact on the setting of the listed buildings to the west, No's 4/5 and 6/7 are set back further than the application property, and it is only from limited viewpoints that the porch is visible in conjunction with the listed buildings. The porch will however be visible from the rear yards of the listed cottages. Given the fact that this is primarily a row of residential properties, it is not considered that the addition of a rear domestic porch to the application property has a negative impact on the setting of the nearby listed buildings. The impact is considered neutral, and does not affect the ability to understand the listed buildings within the context of the application property and other surrounding buildings.
- 9.7 In conclusion, it is considered that the proposals are acceptable as they are of scale and design appropriate to the host and surrounding properties, and will not harm the setting of the adjacent listed building.
- Impact of the proposed development upon the privacy and amenity of the neighbouring properties.**
- 9.8 The National Planning Policy Framework states that Local Planning Authorities should seek to achieve a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy ENV3 of the Craven Local Plan states that development should protect the amenity of existing residents and business occupiers as well as create acceptable amenity conditions for future occupiers.
- 9.9 In terms of loss of privacy, the proposal does not comprise a habitable room, therefore will not cause any loss of privacy to neighbouring properties.
- 9.10 The porch is built up to the boundary with the neighbouring property to the west, number 3. There may be some additional overshadowing caused to the rear of No. 3 by this addition. The porch however sits on the northern elevation of the host property. Any additional overshadowing will therefore be limited to very early parts of the day, and is not considered unacceptable.
- 9.11 Due to the proximity of the porch to No. 3, the development could be considered to be overbearing, and have a negative impact on the occupiers of that property. However, this is mitigated by the fact that the closest window to the porch is a bathroom, with obscure glazing. The rear door to the property is also obscure glazed. The other window to the rear of number 3 is to a habitable room, but it is not considered that the porch will appear overly overbearing from that window, and it will not unacceptably affect the amenity of the resident of No. 3. In addition, it is considered that the removal of the roof overhang on the porch will significantly improve the situation.
- 9.12 It is therefore considered that the development, as amended, will not unacceptably detract from the existing living conditions and general amenities of any neighbouring occupiers.
- 9.13 Conclusion
- 9.14 Paragraph 11 of the NPPF advises that LPA's should be approving development proposals that accord with an up-to-date development plan without delay, or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 9.15 On balance, it is considered that there are no adverse impacts arising from the proposal that would significantly and demonstrably outweigh the overarching presumption in favour of sustainable development contained within Policy SD1 of the Craven Local Plan, and paragraph 11 of the NPPF, and therefore planning permission should be granted.
10. Recommendation
- 10.1 Approve with Conditions

Conditions

Approved Plans

- 1 This permission relates to the following plans: -

Floor Plan - Received 30th September 2019
Rear elevation - received 9th October 2019
Proposed side elevations - Received 22nd November 2019

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings except where conditions indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Craven District (Outside the National Park Authority) Local Plan and the National Planning Policy Framework.

Note: For the avoidance of doubt, the plans hereby approved and listed above relate to the rear porch as currently constructed, save for the roof, the overhang of which is to be reduced to 100mm.

Ongoing Conditions

- 2 The works to reduce the overhang to the roof, as detailed in the approved plans listed at condition (1) above, are to be completed no later than the expiry of three months from the date of this permission. Upon completion, the Applicant is to notify the Local Planning Authority in writing, in order that an inspection of the works can be carried out.

Reason: To enable the Local Planning Authority to verify compliance with conditions.

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. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

REPORT TO PLANNING COMMITTEE ON 21st January 2020

Application Number: 2019/20912/FUL

Proposal: Full planning application for the formation of a ten-pitch caravan and camping site and erection of facilities block with manager's flat above at Thornton Hall Farm Visitor Centre.

Site Address: Thornton Hall Farm Colne And Broughton Road Thornton In Craven Skipton BD23 3TJ

On behalf of: Mr C Harrison

Date Registered: 30th October 2019

Expiry Date: 25th December 2019

EOT Date, if applicable:

Case Officer: Andrea Muscroft

This application is referred to Planning Committee at the request of Councillor Pringle due to access, amenity, screening and noise concerns.

1. Site Description

- 1.1 The application relates to a rectangular parcel of land located to the west of the existing track with Thornton Hall Farm situated to the east. Located to the west of the site is a track that provides access to properties on Summerfields with a second track providing a second access onto Thornton Heights a small cluster of residential dwellings.
- 1.2 Located to the north of Church Road are some further residential dwellings and also St Mary's Church a Grade II listed building.
- 1.3 Thornton Hall Farm is situated in both Craven and Pendle and is located on Grade 4 Agricultural Land.
- 1.4 The site holds a "Certificate of Exemption" as described in the Caravan Sites and Control of Development Act 1960, in addition, the site is allowed to arrange temporary holiday sites.
- 1.5 Located to the south of the site is a Public Right of Way (ref: 05.41/25/1) and also one located to the west of the site (ref: 05.41/26/1).
- 1.6 The site has been characterised as being of Rolling Drumlin Field Pasture in the CDC Landscape appraisal Assessment 2002.

2. Proposal

- 2.1 The proposal is seeking planning permission for the formation of a ten-pitch touring caravan and camping site and the construction of facilities block with manager's flat above.
- 2.2 **Officers Note:** Following concerns raised by the Planning Officer with regards to the proposed manager's flat with the agent, this element of the proposal has been omitted. The proposal has been assessed based on the revised details received by the Council on the 5th December 2019.
- 2.3 Access to the caravan and camping site would be directly off the existing track that serves Thornton Hall Farm.

- 2.4 The facilities block with office space above would provide storage, washer/dryer/boot room, male and female WC/Shower facilities plus disability and baby changing facilities. It would also include a garage/boiler store and maintenance equipment building that would project of the western elevation of the main building.
- 2.5 At first floor level it would provide two office rooms with WC facilities. Access to the on-site office would be via an external stone staircase.
- 2.6 The building would be constructed from natural stone under a natural blue slate roof.
- 2.7 **Officer Note:** If approved the site boundaries, density and space between caravans, internal road layout/footpaths, site illumination, firefighting appliances (fire points, equipment, warnings, maintenance, fire notices, fire hazards, telephones, storage of LPG, electrical installations, water supply, drainage, sanitation and washing facilities, refuse disposal, parking, notices are controlled by the Caravan Sites and Control of Development Act 1960 Section 5 and Craven Districts Model Standards 1989 – Holiday Caravan Sites.
3. Planning History
- 3.1 5/69/93 – Construction of new access south of St Mary’s Church to serve Thornton Hall Farm and No. 3 The Summit – Approved July 1988.
- 3.2 5/69/100 – New range of farm buildings and farm workers dwelling – Refused October 1989
- 3.3 2019/20524/FUL - Extension of existing car park (The access road only is under the consideration of Craven District Council) – Approved July 2019
- 3.4 2019/21102/FUL - Proposed stable building and ménage (Access road only is for consideration by Craven District Council) – Not determined.
4. Planning Policy Background
- 4.1 The Craven Local Plan to 2032 was formally adopted by the Council at its meeting on 12th November 2019 and, accordingly, has replaced the Craven District Local Plan 1999 as the statutory, adopted development plan for the District. Therefore, the Craven Local Plan should guide decision taking the purposed of paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2 of the National Planning Policy Framework.
- 4.2 **Craven Local Plan**
- ENV1 – Countryside and Landscape
 - ENV2 – Heritage
 - ENV3 – Good Design
 - ENV4 – Biodiversity
 - ENV7 – Land and Air Quality
 - ENV12 – Footpaths, Bridleways, Byways and Cycle Routes
 - EC3 – Rural Economy
 - EC4 – Tourism
 - INF4 – Parking Provision
- 4.3 **National**
- National Planning Policy Framework
 - Planning Practice Guidance
5. Parish/Town Council Comments
- 5.1 Thornton in Craven Parish Council: Wish to object to the application, the proposal for the formation of a ten-pitch caravan and camping site and erection of facilities block with manager’s flat above.

- 5.2 Noise amenity impact
- 5.3 The growth of Thornton Hall Farm has brought a burden of considerable noise impact to residents in the locality and the Parish Council has received representations from those local to the Farm Park with regard to noise pollution. Unfortunately, as much of the operation occurs in the jurisdiction of Pendle, those who bear the burden of increased noise have no recourse in complaining to Environmental Health as there is no cross county co-operation.
- 5.4 The nature of this application is such that noise is inevitably going to occur after normal business hours whilst the occupants of the caravans and camping site remain. No mitigation has been proposed even though the proposed site is located adjacent to local properties. As this application does not include either a noise assessment in order to demonstrate the impacts of the proposal on neighbours or any pre-emptive mitigation, we request that this proposal is rejected.
- 5.5 Light Pollution
- 5.6 The proposal contains no details on external lighting. The area, by virtue of its countryside location, is sensitive to light pollution and light impact on amenity. There are concerns around flood lights on the facilities building, permanent security lights and lighting during afternoons and evenings during winter operation and the effects this will have on the environment and local residents.
- 5.7 Highway Access
- 5.8 As noted in a previous planning application, 2019/20524/FUL Extension to existing car park, the Parish Council considers the entrance to the site is dangerous and requires widening to allow safe access and egress from the site. It is noted that North Yorkshire Highway Authority requested that works be undertaken to improve access to the site, however a failure to follow correct procedures by Craven District Council lead to this work not being undertaken. As this development would increase the number of caravans turning into the site this is considered to have an unacceptable impact on highway safety and as such we request that the proposal is rejected.
- 5.9 Should the Planning Authority consider this application acceptable the Parish Council requests that the following conditions be imposed:
1. A noise assessment be undertaken and tree/shrub planting undertaken in areas as shown in the attached site view pdf. The planting is to be designed to provide noise attenuation from the site.
 2. The alterations to the entrance to the Farm Park, as proposed in planning application, 2019/20524/FUL be fully implemented as a pre-commencement condition.
- 5.10 **Officer Note:** CDC Environmental Health have been consulted and consider given the current noise levels generated by the operational activities at the site and noise from traffic travelling along Church Road that there is no requirement for a noise assessment to be undertaken. The reason for this is that the noise nuisance has been situated within the Pendle District and is the result of temporary events being held that do not require planning permission as they fall under Class B- temporary use of land, of the Town and Country Planning (General Permitted Development) Order. Notwithstanding this, both Pendle and Craven are working collaboratively to deal with any noise nuisance complaints. Therefore, given the nature of the noise nuisance and its location the provision of planting as suggested would not be effective in reducing any noise nuisance and would impact on the security of the site.
6. Consultations
- 6.1 CDC Environmental Health Officer: In respect of the proposal, there are no known contaminated land implications regarding the proposed development.
- 6.2 If permission is granted the owner will need to apply for a caravan site licence and ensure the site complies with the current model standards for caravan sites. Details can be obtained by contacting the Environmental health department at Craven District Council.

- 6.3 **Officer Note:** The applicant is advised to contact the Environmental Health Department with regards to discussions relating to the requirement to comply with the Council's Model Standards for Caravan Site.
- 6.4 NYCC Highways: In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:
 Visibility is acceptable at the existing access.
- 6.5 Consequently, the Local Highway Authority recommends that the following conditions are attached to any permission granted relating to construction requirements of private access/verge crossing.
- 6.6 **Officer Note:** Full details of consultee comments can be viewed via the following link:
- 6.7 <https://publicaccess.cravendc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>
7. Representations
- 7.1 Site Notice: Posted 8.11.2019 (Expires 29.11.2019)
- 7.2 Press Notice Published 8.11.2019 (Expires 05.12.2019)
- 7.3 17 Notification Letters circulated.
- 7.4 Ten letters of representation received.
- 7.5 Comments summarised below:
- 7.6 **Visual**
 Out of keeping with character of the area
 Too close to adjoining properties
 Impact on historic church and Pendle Way
- 7.7 **Amenity**
 Noise nuisance
 Loss of privacy
- 7.8 **Highway**
 Inadequate access
 Access from Church Road is already dangerous and unsuitable and clearly improving this needs to be done urgently
 Increase traffic
 30mile zone needs to be extended to encompass the entrance
- 7.9 **Officer Note:** This is not a material planning consideration as the management or alteration of a speed limit is determined by NYCC Highways Authority.
- 7.10 Other issues
 Not enough info given on application
 Reduces the value of local houses
- 7.11 **Officer Note:** This is not a material planning consideration.
 Concern over air quality pollution.
 Concern about more unwanted vehicles getting lost on our private access lane due to poor location signage.
- 7.12 **Officer Note:** This is a private matter between affected individuals and not a material planning consideration.

More tree planted.

Failure to comply with condition requiring screening.

- 7.13 **Officer Note:** Following an enforcement investigation in 2011 it was confirmed that there was no evidence that a condition had been imposed requiring screening. Case closed 2011.

Could it be checked that the provision of shower blocks will not affect the water pressure in the village.

- 7.14 **Officer Note:** This is not a material planning consideration.

Affect local ecology

General dislike of proposal

Why the requirement for a manager's flat.

Inadequate consultation undertaken.

- 7.15 **Officer Note:** The Council posted a site notice at the entrance of Thornton Hall Farm, published notification in the Craven Herald and circulated 17 notification letters to properties adjoining the application site. As such, the Council has fulfilled its statutory duties with regards to the publicity of this application and there is no justification to defer determination of this application.

- 7.16 A letter was also received from the Ward Member for Thornton in Craven.

- 7.17 Comments summarised below:

- 7.18 Highway

It has been established in a recent planning application (20524) that Highways think the access to the site is dangerous and should be widened and marked properly before any further development of the site is considered.

Please ensure that previous mistake is corrected before any development work is allowed to start, by making it an enforceable condition of any approval of this application that the work on the access is completed before any further work commences.

- 7.19 **Officer Note:** For clarification the response from NYCC Highways in relation to 20524 did request improvements to the existing access, but did not state that the access was dangerous. The alterations to the access recommended by the Highway Authority are to bring the access in line with current standards.

- 7.20 **Officer Note:** Full details of consultee comments can be viewed via the following link:

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

8. Summary of Principal Planning Issues

- 8.1 Principle of development

- 8.2 Impact on development on the surrounding area and heritage assets

- 8.3 Impact of development on amenity

- 8.4 Impact on highway safety

- 8.5 Other issues

9. **Analysis**

- 9.1 Principle of development

- 9.2 CDC Policy EC3 indicates that Craven's rural economy will be supported and sets out how this will be achieved. Of relevance is point c) which states:

c) Helping existing and new rural business, including tourism related businesses to succeed, grow and expand.

- 9.3 CDC Policy EC4 is also of relevance as it is supportive of existing and new tourism development. Of key relevance are point a).
- a) enabling established destinations to become even better through the development of new and improved facilities.*
- 9.4 It is considered that these objectives are closely aligned with the aims and objectives of the NPPF which seeks to promote sustainable rural tourism that benefits businesses in rural areas, communities and visitors.
- 9.5 Section 6 of the NPPF sets out how planning policies and decisions can help create the conditions in which businesses can invest, expand and adapt. Paragraph 84 of the NPPF also recognises that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations not well served by public transport.
- 9.6 In this instance, the application site is located within an existing tourism destination known as Thornton Hall Farm Country Park and currently has a Certificate of Exemption for the siting of 5 touring caravans.
- 9.7 The application, therefore is seeking full planning permission for a change of use of land for the siting of a 10 touring caravan/tent pitches and the construction of a storage/wash facilities and site office.
- 9.8 In relation to Policy EC3 the proposal is seeking to grow and expand its existing businesses as a tourist destination and thus accords with Policy EC3. In addition, the provision of new and improved facilities which would help with the continued growth of this rural businesses are also in accordance with Policy EC4.
- 9.9 With regards to the requirements of the NPPF it is considered that the expansion of the tourist facilities at this site which would provide economic benefits for the local community is supported by the NPPF.
- 9.10 In conclusion, it is considered that the development complies with local plan policies and the objectives of the NPPF in supporting the rural economy and thus is acceptable in principle. Notwithstanding this, the key test is whether the development would cause harm to the character of the local area, amenity and highway which will be considered within the report below.
- 9.11 **Visual impact of the development**
- 9.12 CDC Policy ENV2 sets out the requirements of ensuring that developments do not have an adverse impact on any designated heritage asset.
- 9.13 CDC Policy ENV3 also seeks to ensure that developments are of a good design and sets out the criteria for achieving this.
- 9.14 Section 12 of the NPPF deals with ensuring that development is of a good design and that this is a key aspect of sustainable development. Paragraph 127 sets out how this is to be achieved.
- 9.15 Paragraph 130 however, does state that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area, taking into account local design standards or style guides. Conversely, where the design accords with clear expectations in plan policies, design should not be used by the decision maker as a valid reason to object to development.
- 9.16 Paragraph 189 of the NPPF is of relevance when determining applications, as it advises an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting. This theme is continued in paragraph 192 as it directs LPA's, to take account of the desirability of sustaining and enhancing the significance of heritage assets.
- 9.17 Also for consideration is the proposals potential visual impact on a conservation area. The duty imposed by section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

- 9.18 In addition, the LPA should when considering whether to grant planning permission for development that affects a listed building or its setting, or whether to grant listed building consent, that special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 9.19 Also of relevance is the English Heritage (EH) guidance on 'The Settings of Heritage Assets' which states that setting embraces all of the surroundings from which the asset is viewed and that setting does not have a fixed boundary and cannot be definitively and permanently described as a spatially bounded area or as lying within a set distance of a heritage asset.
- 9.20 The application site is located to the far western corner of an enclosed grass field that lies to the east of Thornton Hall Farm Country Park with the majority of the site outside of the designated conservation area. The majority of the boundaries to the field consist of wire and picket fencing with wooden farm gates allowing access into the field with the exception of hedging along the southern boundary.
- 9.21 As outlined above the site lies within a rolling drumlin landscaping which results in changes to the topography of the surrounding area and that the application site is partially visible through the existing tree line when travelling along the track towards Thornton Hall Farm Country Park.
- 9.22 Concerns have been raised by nearby residents that the development is out of keeping with the area and concern over the potential impact on the listed church.
- 9.23 Whilst it is acknowledged that Thornton Hall Farm currently allows for the siting of 5 touring caravans it is important to consider the visual impact of additional 5 touring caravans/tents on the site for a greater period than currently operating from the site.
- 9.24 Touring caravans can be obtrusive and therefore difficult to blend into the countryside, although in this instance the site already allows 5 touring and tents on site during the year and as such the visual impact of this form of development has already been experienced with touring caravans and tents pitching up anywhere within the existing field.
- 9.25 The current proposal would limit the area allocated to the touring caravans/tents and would be enclosed by a hedge to define the boundaries thus reducing the visual impact arising from the development.
- 9.26 It is acknowledged that some level of hard standing is proposed with the introduction of pitches and the internal road layout, but given the low visual nature of these alterations it is not considered that these elements of the proposal would result in any unacceptable visual harm beyond the application site.
- 9.27 The proposal is also seeking the construction of a single and two storey building to provide washing/store etc facilities associated with the management of the touring caravan park.
- 9.28 To reduce any visual impact arising from this element of the proposal the building has been sited nearest to existing building located within the Country Park and would be constructed from similar materials to those used in the construction of these buildings. Therefore, when viewed from the track this building would be viewed in the context of the surrounding buildings and would not result in any unacceptable visual harm.
- 9.29 As such, it is considered that due to the topography of the site, combined with the intervening tree screening, and the proposed hedge planting that the proposal would not have an unacceptable visual impact on the surrounding open countryside.
- 9.30 With regards to any potential impact on the nearby listed building, it is considered that there is sufficient separation distance and intervening screening to ensure that the proposal does not have an adverse impact on the setting or significance of this heritage asset. Similarly, it is not considered that the proposal would have an adverse impact on the nearby conservation area due to its siting, set down in the countryside and the intervening structures and trees.

- 9.31 In conclusion, it is considered that the proposal would not have an adverse impact on the character and appearance of the open countryside, nor would the proposal have an adverse impact on the setting and significance of the listed building or on the nearby conservation area. As such, the proposal complies with the requirements of ENV2 & ENV3 of the Local Plan and the aims and objectives of the NPPF and the statutory duty imposed by the LBCA 1990.
- 9.32 **Impact of development on residential amenity.**
- 9.33 CDC Policy ENV3 (e) seeks to ensure that new development protects the amenity of existing residents and business occupiers as well as create acceptable amenity conditions for future occupants.
- 9.34 Paragraph 127 (f) states that planning decisions should create places that are safe, inclusive with a high standard of amenity for existing and future users.
- 9.35 As outlined the proposal is to increase the current touring caravan capacity from 5 to 10, and as such, it is important to consider the potential impact of such a change on the neighbouring properties given the concerns expressed with regards to noise nuisance, however, this has been due to events being held within the Pendle district.
- 9.36 The nearest dwelling located to the site is No. 4 The Summit which is located to the west of the site at a separation distance of approximately 56m. This building's orientation means that it is the side gable that fronts towards the site. Therefore, in terms of noise and disturbance it is not considered that there would be any notable difference in comparison to the existing use on the site. Moreover, when considered in the wider context of the ambient noise with regards to the busy through road of Church Road, the impact of any additional vehicle movements into the site would not be indistinguishable. In addition, due to the separation distance and elevation of this property it is not considered that the occupants of this property would experience any unacceptable loss of privacy.
- 9.37 The next nearest dwelling is Castley's located to the southeast at a separation distance of approximately 102m. This property is partially screened from the site by an existing mature tree belt which provides a level of privacy and a barrier to any potential noise disturbance. For reasons outlined above, it is not considered that the occupants of this dwelling would experience any unacceptable loss of privacy or amenity from this development.
- 9.38 It is acknowledged that located beyond No. 4 The Summit are a number of residential dwellings however, it is not considered given the separation distances and orientation of these dwellings that the occupants of these dwellings would experience any unacceptable loss of privacy or amenity from the proposal.
- 9.39 In conclusion, it is considered that the development would not have an adverse impact on the privacy or amenity of neighbouring properties and therefore complies with local plan policy ENV3 and the aims and objectives of the NPPF.
- 9.40 **Impact of development on highway safety**
- 9.41 CDC Policy INF4 indicates that planning applications will be permitted where there would have satisfactory parking arrangements.
- 9.42 Paragraph 108 of the NPPF states that in assessing applications, it should ensure that:
Safe and suitable access to the site can be achieved for all users.
- 9.43 Paragraph 109 of the NPPF also states that development should only be prevented or refused on highway grounds if there would be unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.44 Details submitted indicate that the proposal would utilise the existing track with no alterations proposed to the entrance onto Church Road. NYCC Highways have been consulted and have confirmed that the visibility is acceptable at the existing access. However, they have requested that a condition be attached which requires improvements to be undertaken at the point where the existing access meets the highway.

- 9.45 Notwithstanding this, the proposal would include a new access into the application site to provide a central road to either end of the site and space for vehicle parking to each pitch. Details submitted are considered to meet the requirements of the LP Policy INF4.
- 9.46 Furthermore, the space between caravans, internal road layout/footpaths are controlled by the Caravan Sites and Control of Development Act 1960 Section 5 and Craven Districts Model Standards 1989 – Holiday Caravan Sites.
- 9.47 With regards to traffic generated from the proposal, it is considered that the proposed increase in vehicle movement would be minimal with regards to the local highway network. In addition, NYCC Highways have confirmed that the junction has sufficient visibility and capacity to accommodate the increase in traffic likely to be generated by the development.
- 9.48 The NPPF indicates that cumulative effects should be taken into account when considering the transport impacts of development. However, as outlined about permission should only be refused “where the residual cumulative impacts are severe”. NYCC Highways have been consulted and have not objected to the proposal on any cumulative impacts arising from the development.
- 9.49 In conclusion, it is considered that there is no justification to conclude that the proposals effect on the highway capacity or highway safety, having regard to the frequency (both individually and cumulatively), could be considered so “severe” that they would significantly and demonstrably outweigh the benefits arising from the proposal for the purposes of the NPPF.
- 9.50 **Other issues**
- 9.51 Concerns have been raised with regards to ecology. CDC Policy ENV4 seeks to enhance the natural environment by providing net gains in biodiversity where possible. This objective accords with the aims and objectives of the NPPF.
- 9.52 The habitat on the site consists of grassland and a hedgerow with a row of trees located outside of the application along the entrance into Thornton Hall Farm. The proposal seeks to plant new native-species hedgerows along the boundaries to the application site. This would provide a net gain with regards to biodiversity and thus there is no conflict with local plan policy ENV4 or the aims and objectives of the NPPF.
- 9.53 Concerns have been express with regards to air quality. These concerns are noted and given the proposal location near to existing PROW, easy cycling distance to nearby destinations and has links to public transport it is not considered that the proposal would give rise to any unacceptable air pollution.
- 9.54 Concern has been express with regards to light pollution. No details have been provided with regards to any potential illumination and therefore to ensure that the development does not result in any light pollution it is recommended that a condition be imposed requiring details to be submitted and that any proposed external lighting complies with the recommendations of the Institution of Lighting Engineers Guidance Notes for the Reduction of light Pollution.
- 9.55 **Conclusions and Planning Balance**
- 9.56 The proposal is seeking planning permission for the change of use of agricultural land for a 10 pitch touring caravan and tent site with associated works and facilities building. The site is presently used for touring caravan and tents (maximum 5). Whilst the site falls outside the settlement boundary of Thornton in Craven and within the open countryside the local plan is supportive of tourist development which helps to support the local rural economy.
- 9.57 The proposal, by virtue of its location, scale and its relationship to the existing tourist development on the farm, would not have any significant adverse effects on the character and appearance of the open countryside. In addition, the proposal would not adversely impact on the designated heritage assets.
- 9.58 The level of traffic generated by the proposal would not have a severe residual cumulative impact on the highway network, either adjacent or further away from the site. The proposal would not have an adverse impact on the privacy or amenity of nearby residents and would have no detrimental

impacts in terms of ecology, drainage. Appropriate conditions are recommended to secure acceptable landscaping measures are implemented. The proposal is therefore in accordance with the requirements of the relevant LP policies and the aims and objectives of the NPPF.

10. Recommendation

10.1 Approve with Conditions

Conditions

Time Limit for Commencement

1 The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2 This permission relates to the following plans:

696.2574.01 Rev A received by Craven District Council on the 5th December 2019

696.2574 received by Craven District Council on the 29th 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 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 and the National Planning Policy Framework.

Before you Commence Development

3 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigation 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:

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

The existing access shall be improved by forming a 6.5 metre carriageway width at the highway boundary and formed with 10 metre radius kerbs to the carriageway and constructed in accordance with the standard detail drawing Type 4.

Any gates or barriers shall be erected a minimum distance of 15 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.

The final surfacing of any private access within 15 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience and to accord with the guidance and objectives of the National Planning Policy Framework.

During Building Works

- 4 The scheme of soft landscaping for the site shown on the approved plan listed in condition 2 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 Prior to the installation of any external lighting full details shall be submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of occupiers of adjoining properties and comply with guidance contained within the National Planning Policy Framework.

Ongoing Conditions

- 6 The touring caravan pitches hereby approved shall be used for holiday accommodation purposes only and shall not be occupied for any other purpose. In particular the site shall not be used as the sole or principal residence by any of the occupants.

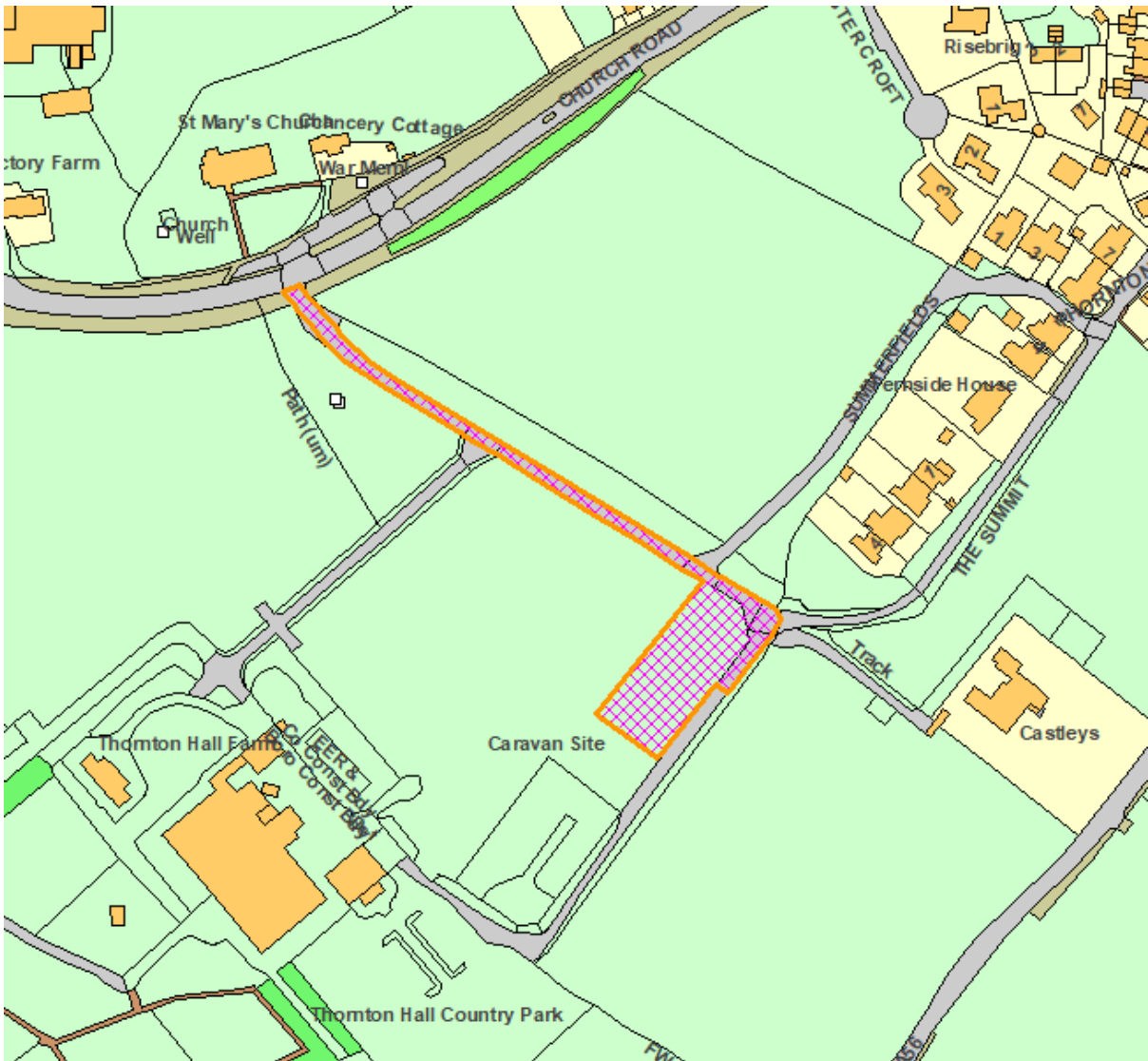
The owners/operators shall maintain an up-to-date register of the names of all owners and occupiers of individual properties and of their main home addresses and shall make this information available at all reasonable time to the Local Planning authority.

Reason: For the avoidance of doubt as this is an open countryside location where new dwellings would not normally be viewed as acceptable in planning policy terms.

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.



Application Number: 2019/20912/FUL

Proposal: Full planning application for the formation of a ten-pitch caravan and camping site and erection of facilities block with manager's flat above at Thornton Hall Farm Visitor Centre.

Site Address: Thornton Hall Farm Colne And Broughton Road Thornton In Craven Skipton BD23 3TJ

On behalf of: Mr C Harrison

REPORT TO PLANNING COMMITTEE ON 21st January 2020

Application Number: 2019/21160/FUL

Proposal: Roofing repairs to concert hall within town hall.

Site Address: Town Hall High Street Skipton BD23 1AH

On behalf of: Craven District Council

Date Registered: 21st November 2019

Expiry Date: 16th January 2020

EOT Date, if applicable:

Case Officer: Andrea Muscroft

This application is referred to Planning Committee as the applicant is Craven District Council.

1. Site Description

1.1 The application relates to Skipton Town Hall, a Grade II Listed building constructed in 1862. The main elevation fronting onto the High Street is particularly detailed, with columns and pilasters, moulded architraves to the windows, and arches to the entrance. The side elevation facing Jerry Croft has been the subject to a number of alterations with the construction of a disabled ramp, a single storey extension and the demolition of a rear extension and the construction of a two storey rear extension.

1.2 The site occupies a prominent position at the northern end of the High Street in Skipton Town Centre.

1.3 The site is located within the designated conservation area of Skipton.

1.4 The High Street is subject to two Article 4 Directions which restrict: -

The erection or construction of gates, fences, walls or other means of enclosure not exceeding one metre in height where abutting on a highway used by vehicular traffic, or two metres high in any other case, and the maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure so long as such improvement or alteration does not increase the height above the height appropriate for a new means of enclosure.

Development consisting of the painting of the exterior of any building or wall. "Painting" shall include any application of colour. "Wall" shall include reveals around doors, windows and other openings and include any porch, stairway or other projecting or recessed feature except for joinery, rainwater goods, lighting apparatus and advertisement signs.

2. Proposal

2.1 This report seeking planning permission for repairs to the concert hall within the Town Hall.

2.2 The proposal is supported by the following:

Technical drawings

Design and Access and Heritage Statement

3. Planning History

- 3.1 5/63/1528 – Construction of chair store formed by covering part of rear yard area. Withdrawn 1988.
- 3.2 5/63/1558/LB – Improvements to stage dressing room. Approved 1988.
- 3.3 5/63/1528A/LB – Listed building consent for the construction of disabled access to side entrance comprising ramp, stone retaining wall with cast iron railing posts and rails painted black. Approved 1991.
- 3.4 63/2005/5931 – Internal alterations to reception area. Approved 2006.
- 3.5 63/2006/6322 – Internal alterations to provide disabled access. Approved 2006.
- 3.6 63/2013/13734 – Change of use of main ground floor rooms fronting High Street to A1 Retail, A2 Financial & Professional Services, A3 Restaurants and Cafes and A4 Drinking Establishments – Refused 28th August 2013.
- 3.7 63/2014/14333 - Demolish unsafe lean-to, alter internal door and frame to suit external location. Rebuild dwarf walls to accommodate concrete pad to give level access to the hall, install steel bollards and rails to give edge protection to level access. Approved May 2014.
- 3.8 63/2014/14532 - Listed Building Consent for the proposed demolition of existing toilet block to South elevation of Skipton Town Hall complex on Jerry Croft to be replaced with new accessible access entrance, toilets to ground floor, internal lift and minor internal alterations – Approved July 2014.
- 3.9 63/2014/14530 - Proposed demolition of existing toilet block to south elevation of Skipton Town Hall complex on Jerry Croft to be replaced with new accessible access entrance, toilets to ground floor, internal lift and minor internal alterations – Approved June 2014.
- 3.10 63/2014/14902 - Proposed change of use to A1, A3 and A4 retail, restaurant, café and drinking establishment – Approved 23rd September 2014.
- 3.11 63/2014/15012 – Listed building consent for internal works – Withdrawn October 2014.
- 3.12 63/2014/15083 - Internal and external alterations; application to clarify outstanding items relating to previous applications referenced 63/2014/14530 and 63/2014/14532 – Approved November 2014.
- 3.13 63/2014/15084 - Listed building consent for internal and external alterations; application to clarify outstanding items relating to previous applications referenced 63/2014/14530 and 63/2014/14532 – Approved November 2014.
- 3.14 63/2014/15311 - Application to discharge condition numbers 4, 5, 6, 7 and 10 of planning permission referenced 63/2014/14530 and condition numbers 3, 4, 5 and 6 of planning permission referenced 63/2014/1453 – Split decision February 2015.
- 3.15 63/2015/15516 - Application to discharge condition no's 4 and 5 of planning consent
- 3.16 63/2014/15083 – Application to discharge condition no's 3 and 4 of planning consent 63/2014/15084 – Approved April 2015.
- 3.17 63/2015/15550 - Application for listed building consent to create a refuge on the first floor within Craven Museum – Permission not required April 2015.
- 3.18 63/2015/15649 - Application for approval of conditions 4 & 5 of applications - 63/2014/14530 & 63/2014/14532 – Approved June 2015.
- 3.19 63/2016/17303 - Replace the concert hall windows from timber to aluminium and the layout of the external doors at the High Street entrance – Withdrawn October 2016.
- 3.20 2017/18477/FUL & 201718478/LBC - Partially demolish existing building and build new extension to east of Concert Hall. Upgrading to roof and external walls of 1970's extension to the north. Internal reconfiguration of building and increase in roof height above reception area. Removal of 1920's

proscenium arch and fixed stage, reinstatement and repair of wall and ceiling decoration, alterations to lighting and heating systems. Installation of bleacher seating – Approved January 2018

- 3.21 2019/20174/CND - Application to discharge condition no's 3 (Concert Hall), 4 (Concert Hall), 5 (Art Deco) and 8 (Safety Barrier) of listed building consent referenced 2017/18478/LBC granted 17.01.2018 – Discharge of conditions satisfactory April 2019.
4. Planning Policy Background
- 4.1 The Craven Local Plan to 2032 was formally adopted by the Council at its meeting on 12th November 2019 and, accordingly, has replaced the Craven District Local Plan 1999 as the statutory, adopted development plan for the District. Therefore, the Craven District Local Plan should guide decision taking the purposed of paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2 of the National Planning Policy Framework.
- 4.2 Local Plan 2012 – 2032
- ENV2 – Heritage
 - ENV3 – Good Design
- 4.3 National Policy
- The National Planning Policy Framework
 - Planning Policy Guidance
- 4.4 Other Legalisation
- Planning (Listed Buildings and Conservation Areas) Act 1990
- 4.5 Other documents of relevance
- Historic England Advice in Planning Notes 1, 2 & 3
 - English Heritage: Conservation Principles.
5. Parish/Town Council Comments
- 5.1 Skipton Town Council: No objection
6. Consultations
- 6.1 CDC Conservation and Listed building consultant: The DAHS provides a good case for the removal of the existing roof covering of the Concert Hall on the basis of the deterioration of many individual slates and the inadequate size of the smaller ones. The DAHS confirms that the new replacement slates will be natural slates from a similar source as the originals and will be laid to diminishing courses. It also provides an adequate methodology and specification. I can therefore see no reason to object to the proposed re-roofing with new slates as proposed.
- 6.2 The proposal also includes the removal of 2 metal vents on the ridge. Unfortunately, no clear photographs of the vents or justification for their removal has been provided. The 1928 aerial photograph does show them, however, the 1958 aerial photograph omits the vents and thus it is assumed that the existing vents are not original. It is considered that the vents do not contribute significantly to the character or appearance of the CA.
- 6.3 It is therefore recommended that the applications be approved, subject to a condition requiring the vents to be properly recorded to Level 2 as set out in Historic England's Understanding Historic Buildings A Guide to Good Recording Practice
- 6.4 Historic England: On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation advisor.
- 6.5 It is not necessary for us to be consulted on this application again, unless there are material changes to the proposal. However, if you would like detailed advice from us, please contact us to explain your request.

6.6 The above is a summary of comments received. To view comments in full please click on the link below:

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

7. Representations

Site Notice: Expired 20.12.2019

Press Notice: Expired 28.12.2019

25 Notification letters circulated.

7.1 No third party representations received within the statutory consultation period.

8. Summary of Principal Planning Issues

8.1 The main issues that require consideration when determining this application area:

Visual impact on the character and appearance of the designated conservation area.

Impact on the setting and significance of the listed building.

9. Analysis

9.1 **Visual impact of the character and appearance of the designated conservation area.**

9.2 CDC Policy ENV2 recognises the importance of Craven's historic environment and indicates that developments will be supported where proposals conserved and where appropriate, enhanced. Criteria b), c) & f) are of the greatest relevance in this case and require developments to take account of the following:

Ensuring that proposal affecting a designated heritage asset conserve those elements which contributes to its significance.

Supporting proposal that would preserve or enhance the character or appearance of a Conservation Area (CA), especially those elements which have been identified in a CA as making positive contribution to its significance.

Supporting proposals which will help to secure a sustainable future for Craven's heritage assets, especially those identified as being at greatest risk of loss or decay.

9.3 CDC policy ENV3 also seeks to ensure that new development is of a high quality.

9.4 Section 16 of the NPPF also seeks out how LPA should consider applications that impact on the historic environment.

9.5 Also of relevance is the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, section 72 which requires LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

9.6 The proposal relates to the repairs to the existing roof of the concert hall located within the Town Hall as detailed within the D&A report. Whilst it is acknowledged that the replacement slates would have a material visual impact it is considered given the elevated location of the slates, combined with the effects of weather that the visual impact would be decreased as the slates aged. It is therefore considered that the proposal would not result in any unacceptable harm to the character and appearance of the conservation area. This is confirmed by the comments by the Council's Conservation and Listed Building advisor who has not objected to the repairs proposed.

9.7 The proposal is also seeking the removal of some later addition vents. As outlined previously, the Council's Conservation and Listed Building advisor has reviewed the information and has not objected to this element of the proposal

9.8 It is therefore considered that on balance that the benefits of securing the long terms use of the concert hall outweigh any visual impacts arising from the development. The proposal therefore

complies with policy ENV2 of the Local Plan, the aims and objectives of the NPPF and the statutory duties imposed by the LBCA 1990 Act.

9.9 **Impact of the proposal on the setting and significance of the listed building.**

9.10 CDC Policy ENV2 recognises the importance of Craven's historic environment and indicates that developments will be supported where proposals conserved and where appropriate, enhanced. Criteria b) & f) are of the greatest relevance in this case and require developments to take account of the following:

9.11 Ensuring that proposal affecting a designated heritage asset conserve those elements which contributes to its significance.

9.12 Supporting proposals which will help to secure a sustainable future for Craven's heritage assets, especially those identified as being at greatest risk of loss or decay.

9.13 Section 16 of the NPPF also seeks out how LPA should consider applications that impact on the historic environment.

9.14 Also of relevance is the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, section 16 (2) and 66(1) which requires LPA to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

9.15 The proposal would require the removal of the existing roof covering due to the deterioration of some of the slates and the inadequate size of some of the smaller slates which has allowed for water to ingress into the building and resulting in damage. The Council's Conservation and Listed Building advisor has reviewed the information and has confirmed that the proposed works to the roof would not adversely impact on the setting or significance of the listed building.

9.16 Similarly, the removal of the vents which are not original features whilst these would have an impact on the heritage significance of the listed building the proposal does seek to retain the grills within the ceiling as evidence. Therefore, it is considered that with regards to the removal of the vents that the proposal would not have an unacceptable impact on the setting or significance of the listed building.

9.17 The proposal therefore complies with policy ENV2 of the Local Plan, the aims and objectives of the NPPF and the statutory duties imposed by the LBCA 1990 Act.

9.18 **Conclusion and Planning Balance**

9.19 The application relates to repair works to the roof of the concert hall located within the Town Hall a Grade II building situated within the conservation area of Skipton.

9.20 The works proposed result in the removal and replacement of both original materials and non-original features. The proposal would not result in any unacceptable harm to the character and appearance of the conservation area or to the setting and significance of the listed building. The proposal is therefore considered to accord with the requirements of policy ENV2 of the Local Plan, the aims and objectives of the NPPF and the statutory duties imposed by the LBC 1990 Act.

10. Recommendation

10.1 Approve with Conditions

Conditions

Time Limit for Commencement

1 The development must be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2 The proposed works hereby approved shown on drawings and document:

L(PL) 000 Location Plan received by the Council on the 13th November 2019

L(PL) 500 Planning and Listed building consent plans received by the Council on the 13th November 2019

L(PL) 512 Proposed south elevation received by the Council on the 13th November 2019

L(PL) 513 Proposed north elevation received by the Council on the 13th November 2019

L(PL) 511 Proposed plan received by the Council on the 13th November 2019

Design and Access and Heritage Statement received by the Council on the 13th November 2019

The development hereby approved shall be completed in accordance with the approved plans except where conditions attached to this permission indicate otherwise.

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

During Building Works

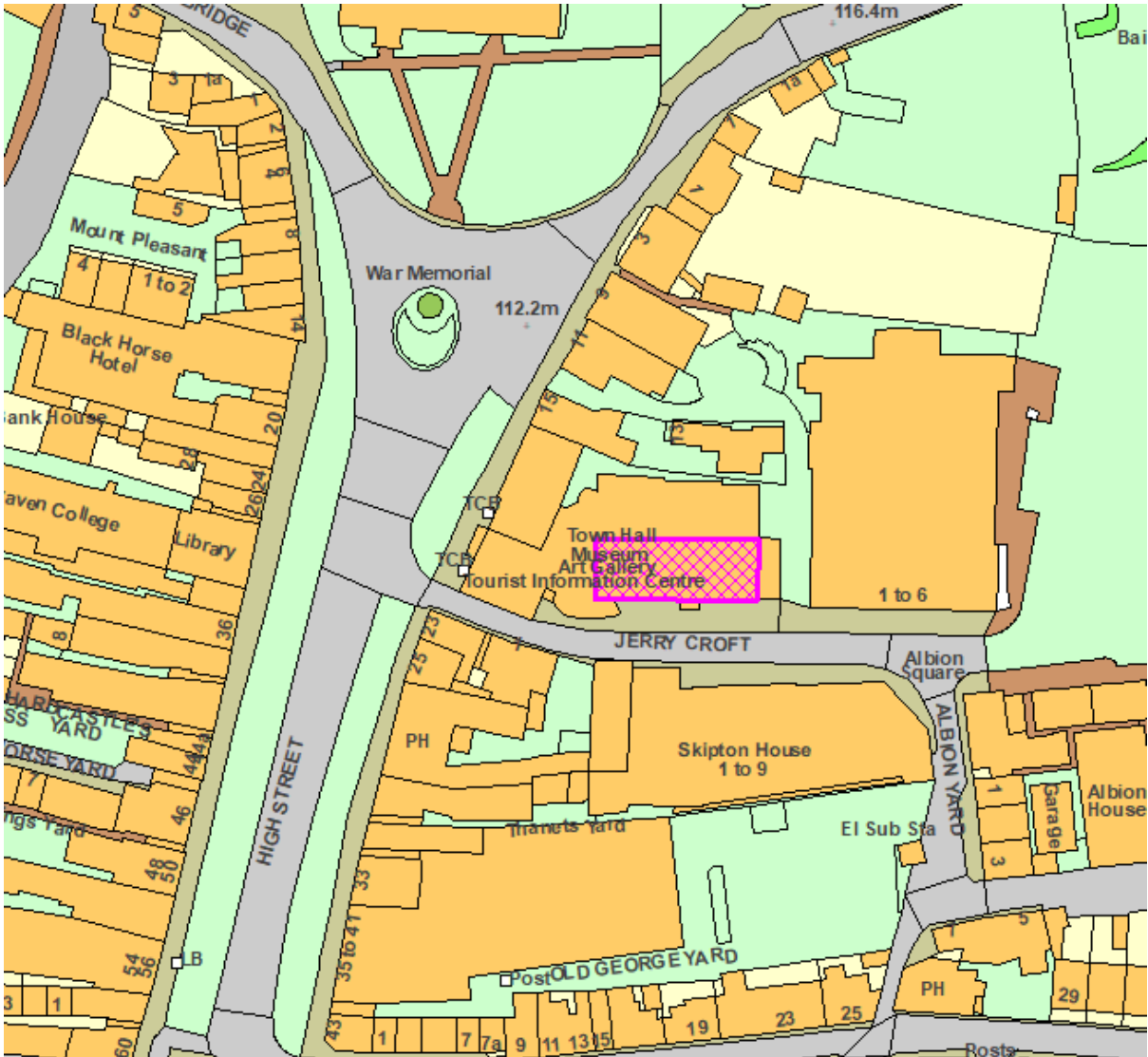
3 The external finishes of the works hereby permitted shall be those detailed within the Design and Access and Heritage Statement and the Application Form and shall be retained thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy ENV2 of the Local Plan and the aims and objectives of the National Planning Policy Framework.

Informatives

0. Statement of Positive Engagement:

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



Application Number: 2019/21160/FUL

Proposal: Roofing repairs to concert hall within town hall.

Site Address: Town Hall High Street Skipton BD23 1AH

On behalf of: Craven District Council

REPORT TO PLANNING COMMITTEE ON 21st January 2020

Application Number: 2019/21161/LBC

Proposal: Roofing repairs to concert hall within town hall.

Site Address: Town Hall High Street Skipton BD23 1AH

On behalf of: Craven District Council

Date Registered: 13th November 2019

Expiry Date: 8th January 2020

EOT Date, if applicable:

Case Officer: Andrea Muscroft

This application is referred to Planning Committee as the applicant is Craven District Council.

1. Site Description

- 1.1 The application relates to Skipton Town Hall, a Grade II Listed building constructed in 1862. The main elevation fronting onto the High Street is particularly detailed, with columns and pilasters, moulded architraves to the windows, and arches to the entrance. The side elevation facing Jerry Croft has been the subject to a number of alterations with the construction of a disabled ramp, a single storey extension and the demolition and construction of a two storey rear extension.
- 1.2 The site occupies a prominent position at the northern end of the High Street in Skipton Town Centre.
- 1.3 The site is located within the designated conservation area of Skipton.
- 1.4 The High Street is subject to two Article 4 Directions which restrict: -

The erection or construction of gates, fences, walls or other means of enclosure not exceeding one metre in height where abutting on a highway used by vehicular traffic, or two metres high in any other case, and the maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure so long as such improvement or alteration does not increase the height above the height appropriate for a new means of enclosure.

Development consisting of the painting of the exterior of any building or wall. "Painting" shall include any application of colour. "Wall" shall include reveals around doors, windows and other openings and include any porch, stairway or other projecting or recessed feature except for joinery, rainwater goods, lighting apparatus and advertisement signs.

2. Proposal

- 2.1 This proposal is seeking listed building consent for works detailed below:-
- 2.2 Repairs to the concert hall within the Town Hall.
- 2.3 The proposal is supported by the following:
- Technical drawings
 - Design and Access and Heritage Statement.

3. Planning History
- 3.1 5/63/1528 – Construction of chair store formed by covering part of rear yard area. Withdrawn 1988.
- 3.2 5/63/1558/LB – Improvements to stage dressing room. Approved 1988.
- 3.3 5/63/1528A/LB – Listed building consent for the construction of disabled access to side entrance comprising ramp, stone retaining wall with cast iron railing posts and rails painted black. Approved 1991.
- 3.4 63/2005/5931 – Internal alterations to reception area. Approved 2006.
- 3.5 63/2006/6322 – Internal alterations to provide disabled access. Approved 2006.
- 3.6 63/2013/13734 – Change of use of main ground floor rooms fronting High Street to A1 Retail, A2 Financial & Professional Services, A3 Restaurants and Cafes and A4 Drinking Establishments – Refused 28th August 2013.
- 3.7 63/2014/14333 - Demolish unsafe lean-to, alter internal door and frame to suit external location. Rebuild dwarf walls to accommodate concrete pad to give level access to the hall, install steel bollards and rails to give edge protection to level access. Approved May 2014.
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- 3.10 63/2014/14902 - Proposed change of use to A1, A3 and A4 retail, restaurant, café and drinking establishment – Approved 23rd September 2014.
- 3.11 63/2014/15012 – Listed building consent for internal works – Withdrawn October 2014.
- 3.12 63/2014/15083 - Internal and external alterations; application to clarify outstanding items relating to previous applications referenced 63/2014/14530 and 63/2014/14532 – Approved November 2014.
- 3.13 63/2014/15084 - Listed building consent for internal and external alterations; application to clarify outstanding items relating to previous applications referenced 63/2014/14530 and 63/2014/14532 – Approved November 2014.
- 3.14 63/2014/15311 - Application to discharge condition numbers 4, 5, 6, 7 and 10 of planning permission referenced 63/2014/14530 and condition numbers 3, 4, 5 and 6 of planning permission referenced 63/2014/1453 – Split decision February 2015.
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- 3.19 63/2016/17303 - Replace the concert hall windows from timber to aluminium and the layout of the external doors at the High Street entrance – Withdrawn October 2016.
- 3.20 2017/18477/FUL & 201718478/LBC - Partially demolish existing building and build new extension to east of Concert Hall. Upgrading to roof and external walls of 1970's extension to the north. Internal reconfiguration of building and increase in roof height above reception area. Removal of 1920's

proscenium arch and fixed stage, reinstatement and repair of wall and ceiling decoration, alterations to lighting and heating systems. Installation of bleacher seating – Approved January 2018

- 3.21 2019/20174/CND - Application to discharge condition no's 3 (Concert Hall), 4 (Concert Hall), 5 (Art Deco) and 8 (Safety Barrier) of listed building consent referenced 2017/18478/LBC granted 17.01.2018 – Discharge of conditions satisfactory April 2019.
4. Planning Policy Background
- 4.1 The Craven Local Plan to 2032 was formally adopted by the Council at its meeting on 12th November 2019 and, accordingly, has replaced the Craven District Local Plan 1999 as the statutory, adopted development plan for the District. Therefore, the Craven District Local Plan should guide decision taking the purposed of paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2 of the National Planning Policy Framework.
- 4.2 Local Plan 2012 – 2032
ENV2 – Heritage
- 4.3 National Policy
The National Planning Policy Framework
Planning Policy Guidance
- 4.4 Other Legalisation
Planning (Listed Buildings and Conservation Areas) Act 1990
- 4.5 Other documents of relevance
Historic England Advice in Planning Notes 1, 2 & 3
English Heritage: Conservation Principles.
5. Parish/Town Council Comments
- 5.1 Skipton Town Council: No objection
6. Consultations
- 6.1 CDC Conservation and Listed building consultant: The DAHS provides a good case for the removal of the existing roof covering of the Concert Hall on the basis of the deterioration of many individual slates and the inadequate size of the smaller ones. The DAHS confirms that the new replacement slates will be natural slates from a similar source as the originals and will be laid to diminishing courses. It also provides an adequate methodology and specification. I can therefore see no reason to object to the proposed re-roofing with new slates as proposed.
- 6.2 The proposal also includes the removal of 2 metal vents on the ridge. Unfortunately, no clear photographs of the vents or justification for their removal has been provided. The 1928 aerial photograph does show them, however, the 1958 aerial photograph omits the vents and thus it is assumed that the existing vents are not original. It is considered that the vents do not contribute significantly to the character or appearance of the CA.
- 6.3 It is therefore recommended that the applications be approved, subject to a condition requiring the vents to be properly recorded to Level 2 as set out in Historic England's Understanding Historic Buildings A Guide to Good Recording Practice
- 6.4 Historic England: On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation advisor.
- 6.5 It is not necessary for us to be consulted on this application again, unless there are material changes to the proposal. However, if you would like detailed advice from us, please contact us to explain your request.

- 6.6 The above is a summary of comments received. To view comments in full please click on the link below:
- 6.7 <https://publicaccess.cravenc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>
7. Representations
- Site Notice: Expired 13th December 2019
- Press Notice: Expired 19th December 2019
- 7.1 No third party representations received within the statutory consultation period.
8. Summary of Principal Planning Issues
- 8.1 The main issues that require consideration when determining this application area:
- Impact on the historical fabric and architectural detailing of the listed building.
9. Analysis
- 9.1 **Impact of the proposal on the historical fabric and architectural detailing of the building.**
- 9.2 CDC Policy ENV2 recognises the importance of Craven's historic environment and indicates that developments will be supported where proposals conserved and where appropriate, enhanced. Criteria b) & f) are of the greatest relevance in this case and require developments to take account of the following:
- 9.3 Ensuring that proposal affecting a designated heritage asset conserve those elements which contributes to its significance.
- 9.4 Supporting proposals which will help to secure a sustainable future for Craven's heritage assets, especially those identified as being at greatest risk of loss or decay.
- 9.5 Section 16 of the NPPF also seeks out how LPA should consider applications that impact on the historic environment.
- 9.6 Also of relevance is the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, section 16 (2) and 66(1) which requires LPA to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
- 9.7 The proposal would require the removal of the existing roof covering due to the deterioration of some of the slates and the inadequate size of some of the smaller slates which has allowed for water to egress into the building resulting in damage.
- 9.8 The Council's Conservation and Listed Building advisor has confirmed that a strong justification has been put forward with regards to the roof repairs and that the use of new replacement slates from a similar source as the originals are acceptable. It is therefore considered that the proposed re-roofing of the concert hall would not result in any unacceptable loss of historical fabric or architectural detailing. Nor would the proposal negatively impact on the setting or significance of the Grade II listed building.
- 9.9 Similarly, the removal of the vents which are not original features would have an impact on the heritage significance of the listed building the proposal does seek to retain the grills within the ceiling as evidence. Therefore, it is considered that with regards to the repairs to the roof and the removal of the vents that any harm caused would be outweighed by the benefits of providing a weather proof roof in matching materials thus securing the long term future of the building.
- 9.10 The proposal therefore complies with policy ENV2 of the Local Plan, the aims and objectives of the NPPF and the statutory duties imposed by the LBCA 1990 Act.
- 9.11 **Conclusion and Planning Balance**
- 9.12 The application relates to repair works to the roof of the concert hall located within the Town Hall a Grade II building situated within the conservation area of Skipton.

9.13 The works proposed result in the removal and replacement of both original materials and non-original features. However, it is considered any proposed harm arising from the proposal would not outweigh the benefits of securing the long term use of this heritage asset. The proposal is therefore considered to accord with the requirements of policy ENV2 of the Local Plan, the aims and objectives of the NPPF and the statutory duties imposed by the LBC 1990 Act.

10. Recommendation

10.1 Approve with Conditions

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 comply with requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Approved Plans

2 The proposed works hereby approved shown on drawings and document:

L(PL) 000 Location Plan received by the Council on the 13th November 2019

L(PL) 500 Planning and Listed building consent plans received by the Council on the 13th November 2019

L(PL) 512 Proposed south elevation received by the Council on the 13th November 2019

L(PL) 513 Proposed north elevation received by the Council on the 13th November 2019

L(PL) 511 Proposed plan received by the Council on the 13th November 2019

Design and Access and Heritage Statement received by the Council on the 13th November 2019

The development hereby approved shall be completed in accordance with the approved plans except where conditions attached to this permission indicate otherwise.

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

During Building Works

3 The vents to be removed must be fully recorded to Level 2 as set out in Historic England Understanding Historic Buildings - A Guide to Good Recording Practice and passed to the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the listed building and to comply with the objectives of the National Planning Policy Framework.

4 The external finishes of the works hereby permitted shall be those detailed within the Design and Access and Heritage Statement and the Application Form and shall be retained thereafter.

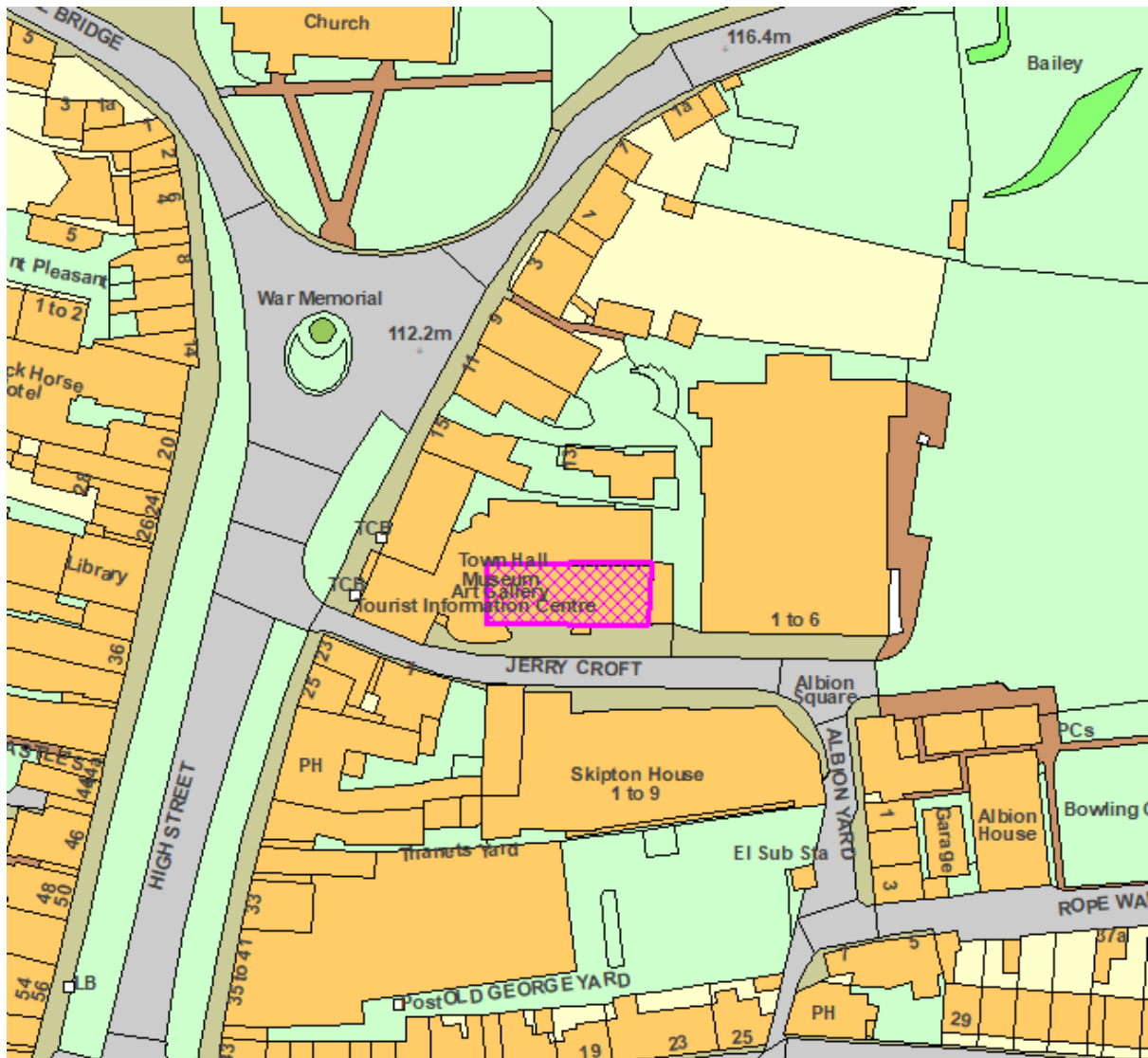
Reason: To ensure the satisfactory preservation of this listed building and to comply with policy ENV2 of the Local Plan and the aims and objectives of the National Planning Policy Framework.

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.

2. The approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the repair works. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

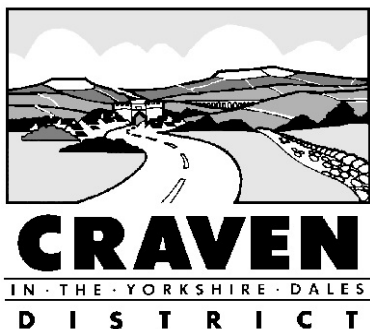


Application Number: 2019/21161/LBC

Proposal: Roofing repairs to concert hall within town hall.

Site Address: Town Hall High Street Skipton BD23 1AH

On behalf of: Craven District Council



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

(Main Switchboard) Telephone: 01756 700600

Craven District Council - List of Planning Decisions – 05.12.2019 to 09.01.2020

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

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
31/2015/16238	Mr And Mrs Howard Wilson	Huntworth Farm Buck Haw Brow To Huntworth Giggleswick Settle North Yorkshire BD24 0DJ	Conversion of an existing barn to form two holiday lets with ancillary car parking and treatment plant.	Finally Disposed Of	19.12.2019
2018/19542/CND	Mr J Cotterill	Clitheroe Works Clitheroe Street Skipton BD23 1SU	Application to discharge condition no's 5, 8, 10, 11, 14, 19 and 20 of original planning permission 63/2014/15027 granted 21.08.2015	DOC satisfactory	19.12.2019
2018/19670/FUL	Mr Binns	Hellifield Recreation Ground Thorndale Street Hellifield Skipton	Relocation of sports recreation playing field and creation of new play area.	Application Withdrawn	19.12.2019
2018/19671/FUL	Mr Binns	Hellifield Recreation Ground Thorndale Street Hellifield Skipton	Construction of 8 No. dwellings, new sports changing facilities, on-site parking provision and siting of shipping container with timber enclosure for storage of equipment	Application Withdrawn	19.12.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2018/19784/S106	Robert Dawson (Joinery) Ltd	Disused Highways Depot Back Gate Ingleton Carnforth LA6 3BJ	Proposed modification to Section 106 Agreement relating to planning application 45/2010/10758 (amendment to affordable housing aspects)	Variation to existing S106 Agreement	06.12.2019
2018/19838/FUL	CCM Auctions	Land To West Of Ashville Skipton Road To Wenningber Hellifield Skipton	Change of use from agricultural to recreation	Application Withdrawn	19.12.2019
2019/20646/MMA	Mr Phillip Eddleston	Estate Barn Moorber Lane Skipton Consiston Cold BD23 4ED	Application for a minor material amendment to vary condition 2 (plans condition) of original planning consent 2018/18989/HH	Approve with Conditions	23.12.2019
2019/20673/VAR	Mr John Davey	Land Opposite Greta Villas Main Street Ingleton Carnforth LA6 3BZ	Application to vary condition no. 2 (drawings) of original planning consent reference 45/2016/17387 granted 21.11.2016 (Plot 2 - re-orientation of dwellinghouse and garage, increased footprint of dwellinghouse including increased depth of front gable extension and increased height of side bay window, single storey extension to rear, increased height and footprint of garage, amendment to garage door).	Approve with Conditions	19.12.2019
2019/20678/CND	Malsis Hall Limited	Malsis Colne Road Glusburn Keighley BD20 8DS	Application to discharge condition no's 12 & 13 (protection of features) on listed building consent referenced 32/2016/17098 granted 16 May 2018	DOC satisfactory	12.12.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20679/CND	Malsis Hall Limited	Malsis Colne Road Glusburn Keighley	Application to discharge condition no. 14 (protection of features) on listed building consent referenced 32/2016/17098 granted 16 May 2018	DOC satisfactory	12.12.2019
2019/20724/FUL	Mr & Mrs Barker	Anchor Croft Farm Hellifield Road Gargrave Skipton BD23 3NB	Retention of existing biomass boilers	Approve with Conditions	19.12.2019
2019/20747/FUL	Mr Robert Malcom And Mrs Barbara Mary Pearson	Land South East Of Crickle Grange East Marton Skipton BD23 3JD	Construction of a farm track	Approve with Conditions	18.12.2019
2019/20785/OUT	Trustees Of Dr. J A Farrer Discretionary Will Trust	Allotment Site Cross Haw Lane Clapham Lancaster	Relocation of allotments and erection of 1 no two storey house.	Approve with Conditions	09.12.2019
2019/20849/FUL	Mrs Sonia Reed	Higher Meresyke Wigglesworth Skipton BD23 4SN	Proposed (replacement) treehouse for use as holiday accommodation.	Approve with Conditions	13.12.2019
2019/20870/CND	Pinnacle View Homes	Pennine Haulage Brow Garage Rook Street Lothersdale Keighley BD20 8EH	Application to discharge condition no's 3 (surface water), 4 (water supply), 5 (private water supply), 11 (building materials), 14 (boundary treatments) on planning permission referenced 2018/19100/FUL granted 01.08.2018.	Split Decision	20.12.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20895/FUL	VHE	Land North Of Station Road Settle	Demolition of dwelling and remediation of former National Grid gasworks site.	Approve with Conditions	17.12.2019
2019/20905/FUL	Weavers Properties Limited	Unit 10A Commercial Court Yard Duke Street Settle BD24 9RH	Change of use from holiday accommodation to voluntary sector hub (Sui Generis use class)	Approve with Conditions	13.12.2019
2019/20927/FUL	Victoria Mills Skipton (Management)	Victoria Mill Belmont Wharf Skipton	Re-roofing of mill, replacement of existing timber windows and doors with powder coated aluminium windows and doors, repainting of garage doors and lift shaft	Approve with Conditions	08.01.2020
2019/20928/LBC	Victoria Mills Skipton (Management)	Victoria Mill Belmont Wharf Skipton BD23 1RL	Re-roof mill in natural slates	Approve with Conditions	20.12.2019
2019/20929/FUL	Mr & Mrs M & L Hall	Raygill Farm Raygill Lane Lothersdale Keighley BD20 8HH	Conversion of agricultural buildings to 4 dwellings	Approve with Conditions	12.12.2019
2019/20962/FUL	Ackroyds Wine Bar	Ackroyds Wine Bar 2 Water Street Skipton BD23 1PB	Proposed basement conversion to form 1 no. residential unit & 1 no. commercial A1 unit	Approve with Conditions	18.12.2019
2019/20963/LBC	Ackroyds Wine Bar	Ackroyds Wine Bar 2 Water Street Skipton BD23 1PB	Proposed basement conversion to form 1 no. residential unit & 1 no. commercial A1 unit	Approve with Conditions	18.12.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20976/VAR	The Reed Asset Company	Land To South West Of Nan Scar Cowling Keighley	Application to vary condition no's 6, 10 and 14 on application reference number 22/2016/17201 for construction of split level dwelling with associated off street parking.	Refuse	10.12.2019
2019/20990/VAR	Mr Nathan Cubitt	Stable Cottage Malsis Colne Road Glusburn Keighley BD20 8DS	Application to vary condition numbers 6 and 9 of planning permission referenced 66/2007/7290 dated 12 June 2007	Approve with Conditions	19.12.2019
2019/20993/FUL	Mr Francis Baylis	Scaleber Farm Back Lane Low Bentham Lancaster LA2 8NZ	Retention of boundary fence and septic tank in relation to previous application ref: 2018/19124/FUL.	Refuse	09.12.2019
2019/20994/HH	Mr M Wilsher	35 Princes Crescent Skipton BD23 1HH	Single-storey extension to rear and side of existing dwelling	Approve with Conditions	06.12.2019
2019/20999/TPO	Mrs Edith Dexter	16 Highgate Cottage Lotheresdale Road Glusburn Keighley BD20 8JN	T1 Willow - Remove. T2 Alder - Remove.	Approved Tree Work under TPO	09.01.2020
2019/21008/VAR	Mr J Boothman	Higher Shed Laithe Colne And Broughton Road Thornton In Craven Skipton BD23 3ST	Variation of Condition 4 of 69/2016/17521	Approve with Conditions	06.12.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/21005/ADV	Vodafone UK	22 Sheep Street Skipton BD23 1HX	Fascia with external trough lighting. Non-illuminated hanging sign. Interior digital media screen displayed minimum of 1 metre back from shopfront.	Approve with Conditions	12.12.2019
2019/21012/FUL	Smith & Rhodes	Smith And Rhodes Kirk Sykes Farm Lothersdale Keighley BD20 8HX	Change of use from haulage yard (sui generis) to metalwork engineering and fabrication (use class B1c) (Retrospective)	Approve with Conditions	06.12.2019
2019/21013/VAR	Mr Smith	Kirk Syke Barn Kirk Syke Farm Lothersdale Keighley BD20 8HX	Application to remove condition no. 2 (occupation restriction) of application reference number 53/2007/7607 granted 25 June 2007	Approve with Conditions	05.12.2019
2019/21016/HH	Mrs H Cannon	4 Goffa Mill Gargrave Skipton BD23 3NG	Garage conversion, first floor balcony and associated external alterations.	Approve with Conditions	05.12.2019
2019/21020/MMA	Green End Properties Ltd	Land To East Of Green Lane Glusburn Keighley BD20 8RT	Minor Material Amendment of condition no. 1 (to vary the design details of Plot 44) of planning permission 32/2015/15768	Approve with Conditions	02.01.2020
2019/21032/FUL	Mr Smith	Land To North West Of New Laithe Gargrave Skipton	Proposed agricultural building	Approve with Conditions	18.12.2019
2019/21034/HH	Mr C Hoskin	5 Goffa Mill Gargrave Skipton BD23 3NG	Formation of balcony and external alterations	Approve with Conditions	06.12.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/21040/HH	Mr & Mrs Hodgson	Stubbing Hill Farm West Lane Sutton-in-Craven Keighley BD20 7AU	Proposed house and garage extensions	Approve with Conditions	11.12.2019
2019/21048/REM	Mr T Priestley	Land Off Strikes Lane Sutton-in-Craven Keighley BD20 7BJ	Approval of details with regards to layout, appearance, landscaping and scale as reserved on outline consent ref 2019/20426/OUT granted 02 August 2019 for a farm workers dwelling and agricultural building	Approve with Conditions	16.12.2019
2019/21049/FUL	Firth Developments Ltd	Rockwood House Park Wood Close Skipton BD23 1QW	Construct 4 dwellings between 3 & 4 bedrooms with associated vehicular access and landscaping.	Approve with Conditions	19.12.2019
2019/21053/MMA	Arla Foods Ltd	Settle Creamery Southward Industrial Estate Sowarth Field Settle BD24 9AF	Minor Material Amendment to Condition No. 2 (Approved Plans) on approved planning application reference number 2019/20433/FUL granted 13 August 2019.	Approve with Conditions	08.01.2020
2019/21056/FUL	Ermysteds Grammar School	Ermysteds Grammar School Gargrave Road Skipton BD23 1PL	Installation of CCTV cameras, two gates to an internal quadrangle area and 33m of additional fencing	Approve with Conditions	18.12.2019
2019/21057/LBC	Ermysteds Grammar School	Ermysteds Grammar School Gargrave Road Skipton BD23 1PL	Installation of CCTV cameras, two gates to an internal quadrangle area and 33m of additional fencing	Approve with Conditions	18.12.2019
2019/21064/HH	Mr & Mrs D Charnley	7 Barrel Sykes Langcliffe Settle BD24 9JT	First floor side extension, single and two storey rear extensions and alterations	Approve with Conditions	13.12.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/21070/LBC	Mr Francis Baylis	Scaleber Farm Back Lane Low Bentham Lancaster LA2 8NZ	Retention of boundary fence and septic tank to Scaleber Farm in relatio to previous application 2018/19124/FUL	Refuse	09.12.2019
2019/21071/NMA	Mr David Allonby	2 Lower Crikle Barn East Marton Skipton BD23 3JD	Non-material amendment of 2019/20802/HH to allow larger and additional window	Non-material amendment approved	13.12.2019
2019/21078/HH	Mr & Mrs Emmott	Station Masters House 1 Station Villas Station Road Hellifield Skipton BD23 4HL	Demolition of existing rear conservatory and lean to and construct new single storey extension together with the demolition and re-building of a detached garage	Approve with Conditions	13.12.2019
2019/21082/HH	Mr M Steele	The Barn Crag View Cross Hills Road Cononley Keighley BD20 8JU	Construction of single storey dining room extension	Approve with Conditions	05.12.2019
2019/21084/OUT	Mr & Mrs Lord	Land Adjacent To Back Church Street Church Street Settle	Outline application with some matters reserved for two bungalows (resubmission of previous application refused under referenced number 2018/19509/OUT)	Approve with Conditions	20.12.2019
2019/21085/FUL	Aspire Accommodation Ltd	68 Keighley Road Cowling Keighley BD22 0BH	Change of use of ground floor from A1 (Retail) to C3 (Dwellinghouse). Combining ground floor and first floor to create 1 dwellinghouse.	Approve with Conditions	10.12.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/21105/FUL	Mrs Heather Cunningham	Land Within The Curtilage Of Stone Bank Main Street Cononley Keighley BD20 8LR	Demolition of single storey workshop and the erection of a three bedroom detached two storey dwelling	Approve with Conditions	18.12.2019
2019/21090/HH	Mr & Mrs Darwell	White Hall 25 Uppergate Ingleton Carnforth LA6 3BD	Replacement of existing conservatory with single storey rear extension	Approve with Conditions	09.12.2019
2019/21092/FUL	Mr & Mrs David & Annette Moss	Land At Thorlby House Stirton BD23 3LQ	Erection of new dwelling together with new tree planting and landscaping (resubmission of previously refused application under reference number 2019/20594/FUL)	Approve with Conditions	12.12.2019
2019/21098/FUL	Mr Mike Haigh	Black Leach Farm Hesley Lane To Black Leach Rathmell Settle BD24 0JX	Proposed new storage building, hardstanding and animal enclosure.	Approve with Conditions	06.12.2019
2019/21103/HH	Mr Duncan Underwood	White House High Bradley Lane High Bradley Keighley BD20 9EX	Garden room extension, 6 no. rooflights and solar panels to main roof, internal alterations and new outbuilding	Application Withdrawn	10.12.2019
2019/21104/LBC	Mr Duncan Underwood	White House High Bradley Lane High Bradley Keighley BD20 9EX	6 no. rooflights and internal alterations	Approve with Conditions	16.12.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/21106/FUL	Frances Beckwith	30 Ash Grove Keighley Road Cross Hills Keighley BD20 7RU	Change of use from business and domestic to domestic. Division of existing property into 2 smaller dwellings	Approve with Conditions	09.01.2020
2019/21110/HH	Mr Robert Rowntree	Moorview Lane Ends Lane Cowling Keighley BD22 0NX	Single storey extension, alterations to window/door openings, re-pointing (resubmission of application reference 2018/19885/HH)	Approve with Conditions	20.12.2019
2019/21111/LBC	Mr Robert Rowntree	Moorview Lane Ends Lane Cowling Keighley BD22 0NX	Single storey extension, alterations to window/door openings, re-pointing.	Approve with Conditions	20.12.2019
2019/21114/CPL	Mr & Mrs Askew	The Furrows 1 Teenley Croft Wigglesworth Skipton BD23 4RW	Certificate of Lawful Development (proposed) for a replacement storage shed	Application Withdrawn	18.12.2019
2019/21116/LBC	Mr David Greenwood	Bridge House Cottage Eldroth Road Austwick Lancaster LA2 8AQ	Replacement of softwood windows and doors with powder coated aluminium products.	Approve with Conditions	18.12.2019
2019/21118/LBC	Simon And Fiona Greening	Shackleton Ghyll Farm 121 Main Street Cononley Keighley	Replace existing PVC plastic windows with wood	Approve with Conditions	08.01.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/21119/MMA	Ms Sally Boardman	10 Marina Crescent Skipton BD23 1TR	Minor material amendment to vary condition 2 (approved plans) of planning approval referenced 2019/20546/HH to allow reduction in size of rear extension.	Approve with Conditions	06.12.2019
2019/21126/FUL	Mr Stephen Davy	111 Keighley Road Cowling Keighley BD22 0BE	Change of use from financial and professional services (use class A2) to drinking establishment (use class A4) and minor exterior works including replacement of front door, reinstatement of rear window and siting of condenser units within rear yard	Approve with Conditions	20.12.2019
2019/21128/HH	Mr Peter Gregory	3 Gainsborough Court Skipton BD23 1QG	Single storey extension to rear wing of property	Approve with Conditions	20.12.2019
2019/21129/LBC	Mr Peter Gregory	3 Gainsborough Court Skipton BD23 1QG	Single storey extension to rear wing of property	Approve with Conditions	20.12.2019
2019/21066/CPE	Mrs Wendy Hardaker	18 Cross Street Skipton BD23 2AH	Application for Lawful Development Certificate (existing) for shed to rear of property.	Approve Cert. Lawful Devt	19.12.2019
2019/21132/HH	Mr Peter Thompson	1 South View Leeming Lane Burton In Lonsdale Carnforth LA6 3LE	Installation of photo-voltaic cells to rear roof slopes.	Approve with Conditions	23.12.2019
2019/21134/TCA	Mr Smales	Bridge House 1 Church Street Gargrave Skipton BD23 3NE	T1 Silver Birch - Crown lift to 5m T2 Lime - Remove 3 dead limbs T3 Sycamore - Shorten 2 limbs over drive T4 Sycamore - remove. Regrowing stump in riverbed T5 Willow - Remove. Regrowing stump in riverbed G1 - 8 Cypress to reduce to 4m (old cut points)	Approve Tree Works in Conservation Area	09.01.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/21136/ AGRRES	Mr Peter Fawcett	Agricultural Building West Of Mearbeck Farm Long Preston Skipton BD23 4QP	Prior approval for proposed change of use of agricultural building to dwelling	Prior Approval Granted	09.12.2019
2019/21135/HH	Mr Chris Lloyd	6 Old Hall Croft Gargrave Skipton BD23 3PQ	Replacement of existing windows with anthracite grey (RAL 7016) powder-coated aluminium framed windows	Approve with Conditions	03.01.2020
2019/21139/FUL	John Binns And Son	Barrett Building Airedale Business Centre Skipton Keighley Road BD23 2TZ	Change of use of existing portal frame building to a D2 use	Refuse	02.01.2020
2019/21141/TCA	Mr David Russell	2 Manor House Mews Kildwick Keighley BD20 9AD	Fell 2 no. Spruce	Approve Tree Works in Conservation Area	09.01.2020
2019/21143/CND	N & A Rab & Smith	Barn And Croft Brook View Carleton Skipton BD23 3EX	Discharge of condition 9 (Design and construction) and 10 (Boundary treatment) of 2017/18190/FUL granted 29 November 2017	DOC satisfactory	16.12.2019

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/21145/CPL	Jonathan Carey Design Limited	Unit 4 Skelton Industrial Estate Skelton Road Cross Hills Keighley North Yorkshire BD20 7BY	Certificate of Lawful Development (proposed) for 12 No. opening windows at first floor level, 1 No. external door at first floor level (fire escape), 1 No. external door at ground floor level (fire escape), and 1 No. external steel escape stair	Split Decision	09.01.2020
2019/21146/LHSHLD	Ms Deborah Foster	44 Roughaw Road Skipton BD23 2QA	Prior approval notification for larger home extension for a single storey rear extension measuring: measuring 4m beyond the rear wall; 3.4m in height from ground level; 2.4m in height to eaves from ground level.	PD HH PA Not Required	09.01.2020
2019/21152/PNAG	Mr J S Mason	Keasden Head Keasden Road Clapham Lancaster LA2 8EZ	Proposed extension to an agricultural storage building	PN Refuse and Application Required	05.12.2019
2019/21149/TCA	Mr Senior	3 Grove Court High Hill Grove Street Settle BD24 9QR	T1 Cypress. Reduce by 30% in height and spread	Approve Tree Works in Conservation Area	09.01.2020
2019/21150/TCA	Mr Butcher	5 Chapel Hill Skipton BD23 1UH	T1 & 2 Silver Birch - Reduce height by 30% T3 & 4 Scots Pine - Remove T5 Silver Birch - Remove limb over summerhouse T6 Silver Birch - Remove	Split Decision	09.01.2020
2019/21153/HH	Mr/Mrs Bell	Waterside House High Street To New Road Burton In Lonsdale Carnforth LA6 3NA	2 storey rear extension	Approve with Conditions	08.01.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/21154/LBC	Mrs Lianne Butler	8 Constitution Hill Settle BD24 9ER	Replacement window to rear	Approve with Conditions	07.01.2020
2019/21159/VAR	Steve Moorhouse	The Stable Stackstead Farm Warth Lane Ingleton Carnforth	Application to vary condition number 3 of application reference number 45/2014/15198 granted 09 January 2015 to allow use of holiday property for managerial purposes.	Approve with Conditions	23.12.2019
2019/21164/FUL	Yorkshire Housing	7-13, 15-21, 23-29 Banks Way High Bentham Lancaster LA2 7JH	Replacement windows and doors	Approve with Conditions	06.01.2020
2019/21171/TCA	Mrs Barbara Tomlinson	Church Croft 17 Main Street Ingleton Carnforth LA6 3EB	9 No. Ash Trees - Prune. 5 No. Conifer trees - Reduce height to approx 6'. 1 No. Pine Tree - Remove various branches.	Approve Tree Works in Conservation Area	09.01.2020
2019/21172/TCA	Mr Robert Mullinder	The Post Office Draughton Skipton BD23 6DU	T1 Sycamore - Fell T2 Ash - Fell.	Approve Tree Works in Conservation Area	09.01.2020
2019/21175/HH	Mr & Mrs Smith	10 Whinfield Court Skipton BD23 2UY	Retrospective rear garden room	Approve with Conditions	07.01.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/21185/TCA	Giggleswick Primary School	Giggleswick School Church Street Giggleswick Settle BD24 0BJ	1 x Silver Birch Tree - Remove	Approve Tree Works in Conservation Area	09.01.2020
2019/21189/TCA	Mrs Marion Allinson	East Barn The Fold Lothersdale Keighley BD20 8HD	T1 Copper Beach - crown lift by 1.5 meters. T2 Ash - Fell. T3 Cherry - light reshape. T4 Mountain Ash - Fell.	Approve Tree Works in Conservation Area	09.01.2020
2019/21193/PNAG	Mr & Mrs Holmes	West Closes Farm Binns Lane Glusburn Keighley BD20 8JJ	New crushed stone track at Croft Head Farm, Binns Lane, Glusburn.	PN Refuse and Application Required	20.12.2019
2019/21213/CND	Mr Matt Down	Barn 1 Stott Fold Farm Cowling Hill Lane Cowling Keighley BD22 0LR	Application to discharge condition no. 3 (Sample Panel) of planning permission referenced 2019/20684/LBC granted 23 October 2019	DOC satisfactory	11.12.2019
2019/21230/TCA	Mr Chris Balderstone	81 Gargrave Road Skipton BD23 1QN	T1 & T5 Yew- reduce by 30%. T2 Rowan-cut back to hedge line. T3 Plum- reduce by 40%. T4 Elderberry-reduce by 50%. T6 Beech- cut back to growing points. T7 Plum Tree-cut back to growing points. T8 Holly & T9 Plum-cut back to previous cut points.	Approve Tree Works in Conservation Area	09.01.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/21247/CND	Skipton Properties Ltd	Land To South East Of Riparian Court Riparian Way Cross Hills Keighley	Application to discharge condition no. 2 (landscaping scheme) of 2019/20320/MMA granted 12 September 2019	DOC satisfactory	03.01.2020
2019/21250/CND	Henry Boot Development Limited	Land North Of A629 And West Of Carleton Road Skipton	Application to discharge condition no. 27 (Remediation Strategy) attached to Outline planning permission referenced 2017/18136/VAR granted	DOC satisfactory	18.12.2019
2019/21275/NYCC	NYCC Planning Services	Land At Clapham C Of E Primary School The Green Clapham Lancaster LA2 8EJ	Consultation on planning application for the purposes of the retention of prefabricated classroom unit 0001 for a further 3 years (88 sq. metres)	Response Sent	07.01.2020