

PLANNING COMMITTEE

18th February 2020

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

Officers – Planning Solicitor, Principal Planning Officer x2, Planning Officer x3 and Senior Democratic Services Officer.

Apologies for absence were received from Councillors Handley (substitute), Lis and Place.

Ward Representatives : Councillor Shuttleworth (Application 2019/20654/REM), Councillor Myers (Application 2019/20192/FUL), Councillor Moorby (Application 2019/20933/FUL) and Councillor Rose (Application 2019/21108/REM).

Start: 1.44pm

Finish: 6.28pm

Councillors Heseltine and Welch left the meeting at 4.43pm

Note: The Committee took a comfort break at 4.10pm.

The minutes of the Committee's meetings held on 21st January 2020 were confirmed and signed by the Chairman.

Duration of Meeting : In accordance with Council Procedure Rule 9, the Committee agreed that the meeting should continue beyond three hours.

Exclusion of the Public –

Resolved – That in accordance with the Council's Access to Information Procedure Rules, the press and public is excluded from the meeting to receive legal advice from the Council's Planning Solicitor in order for Members to come to an informed decision, that protects the Council's interests, in relation to Applications 2019/20611/FUL and 2019/21182/LBC on the grounds that it is not in the public interest to disclose Category 5 (information in respect of which a claim to legal professional privilege could be maintained in legal proceedings) exempt information.

(Councillor Brown requested that it be recorded that he voted against the recommendation and Councillor Pringle abstained.)

Minutes for Report

PL.963

DECLARATIONS OF INTEREST AND LOBBYING

a. Declarations of Interest

Members were invited to declare any interests in the business before the Committee. Councillor Pringle declared an Appendix B interest in Application 2019/20933/FUL as he was employed part time by Craven Cattle Mart whom owned part of the land subject to the application. He did not speak or vote on the application thereon.

b. Lobbying

Application 2019/20933/FUL – The Chairman (Councillor Sutcliffe) and Councillors Brown, Morrell, Rose, Shuttleworth and Welch indicated that they had been lobbied against the application.

Application 2019/20654/REM – The Chairman (Councillor Sutcliffe) and Councillors Heseltine and Welch indicated that they had been lobbied against the application.

Application 2019/21234/FUL – The Chairman (Councillor Sutcliffe) and Councillors Brown and Shuttleworth indicated that they had been lobbied against the application.

PL.964

PUBLIC PARTICIPATION

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

Application 2019/20933/FUL: Ms Sophie Brown, Airedale NHS Foundation Trust (objector)
Andrew Crabtree (objector/for the objectors)
Shawn Hancock (agent for the applicant)

Application 2019/20654/REM: Councillor Vince Smith (Embsay with Eastby Parish Council)
Mr Brian Harris (objector/for the objectors)
Mr Ian Swain (agent for the applicant)

Application 2019/20192/FUL Mr Ian Swain (agent for the applicant)

Application 2019/21108/REM Mr Ian Lyle (agent for the applicant)

PL.965

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:

2019/20446/FUL 2 no. speculative light industrial units at Unit 3, Enterprise Way, Airedale Business Centre, Skipton BD23 2TZ. Approved with Conditions.

2019/20618/MMA Application for minor material amendment to allow submission of as-built drawings to replace approved plans listed in condition 2 to previous approval referenced 63/2014/15027 granted 01 September 2017 at Clitheroe Street Works, Clitheroe Street, Skipton. Approved with Conditions.

2019/20666/LBC Replacement of door and frames ADG - 02,03,06,07,30 and 32 at Malsis Hall, Malsis Drive, Glusburn, Keighley BD20 8FH. Approved with Conditions.

2019/20717/FUL Demolition and replacement of 'Keepers' Cottage' with new group accommodation (Use Class C1) for tourists, cycle storage, off street parking, access and associated works, Peel Green, Hellifield, Skipton BD23 4LD. Refused.

2019/20887/FUL Demolition of the Old Courthouse and construction of 4 storey building to provide nine (9) flats being a mixture of one and two bedroomed units at The Old Courthouse, Otley Street, Skipton BD23 1EH. Application Withdrawn.

2019/20903/HH Partially retrospective application for summer house in rear garden including roof alteration at West Lodge, West Marton, Skipton BD23 3JL. Approved with Conditions.

2019/20912/FUL Full planning application for the formation of a ten-pitch touring caravan and camping site and erection of facilities block at Thornton Hall Farm Visitor Centre, Colne and Broughton Road, Thornton in Craven, Skipton BD23 3TJ. Approved with Conditions.

2019/20916/FUL /Conversion of former school and presbytery to 7 dwellings, construction of 3 dwellings to the rear, demolition of later extensions and associated operations at former St. Stephens Roman Catholic Primary School, Gargrave Road, Skipton, BD23 1PJ. Approved with Conditions.

2019/20920/LBC Replace the main garage door and rear entrance door at Brigstone House, White Hill Lane, Lothersdale, Keighley, BD20 8HX. Approved with Conditions.

2019/21006/HH Retrospective application for retention of rear porch including amendment to roof at 2 Ashfield Cottages, Main Street, High Bentham, Lancaster. LA2 7HZ. Refused.

2019/21007/FUL to make a new agricultural entrance into a field on land to south of Gill Head Farm, Robin Lane, High Bentham, Lancaster. Application Withdrawn.

2019/21015/OUT Outline application for detached bungalow (access applied for with all other matters reserved) on site at Henbusk Lane, Newby, Lancaster LA2 8HS. Refused.

2019/21067/VAR Application for the removal of condition no. 12 (Garage Conversion) and vary condition no. 2 (Approved Plans) of planning approval referenced 42/2017/18080 granted 16 May 2017 at 1 St Aidans Court, Gisburn Road, Hellifield, Skipton BD23 4BQ. Approved with Conditions.

2019/21100/FUL Proposed agricultural workers dwelling on field known as Stonehead Brow, Cowling Hill Lane, Cowling. Refused.

2019/21107/LBC Proposed re-roofing, alterations to kitchen, house bathroom and other internal alterations; replacement of central heating system and all associated pipework; removal of external rendered chimney stack at Bankwell, Bankwell Road, Giggleswick, Settle, BD24 0AP. Approved with Conditions.

2019/21113/LBC Proposed external lighting at Halsteads Hall, Thornton in Lonsdale, Ingleton, Carnforth LA6 3PD. Approved with Conditions.

2019/21117/FUL Installation of air-conditioning equipment, external plant with external surrounding screen, for the production of cotton fabrics at Junction Mills, Skipton Road, Cross Hills, Keighley BD20 7SE. Application Withdrawn.

2019/21120/FUL Demolition of existing detached bungalow & replacement with new build detached bungalow at The Cottage, Lowground Farm, Eller Gill Lane, Elslack, Skipton BD23 3AR. Approved with Conditions.

2019/21125/HH Single storey rear extension and conversion of garage to kitchen and store at 9 Eller Mews, Skipton BD23 2TG. Approved with Conditions.

2019/21137/CND Application to discharge condition no. 3 (Ventilation) on planning permission referenced 2018/19739/COU granted 19 February 2019 at 9 Court Lane, Skipton BD23 1DD. Application Withdrawn.

2019/21142/HH Replace existing single glazed back door with double glazed wooden door at 6 The Green, Settle BD24 9HL. Approved with Conditions.

2019/21255/TCA T1: Conifer, Fell at Bailey Cottage, The Bailey, Skipton BD23 1UA. Approved Tree Works in Conservation Area.

2019/21144/HH Removal of damaged cement fibre wall and roof cladding and replacement with Juniper Green plastisol-coated trapezoidal steel sheet cladding - to two domestic workshop/store buildings. Stone Head Farm, Stone Head Lane, Cowling, Keighley BD22 0LZ. Approved with Conditions.

2019/21163/HH Two storey rear extension at The Willows, East Lane, Embsay, Skipton BD23 6QD. Application Withdrawn

2019/21181/LBC Demolition and replacement of Keepers Cottage with holiday accommodation (Use Class C1), cycle storage, off street parking, access and associated works at Keepers Cottage, Peel Green, Hellifield, Skipton BD23 4LD. Refused.

2019/21151/HH Proposed 2-storey rear extension to replace existing single-storey rear extension at 23 Ingleborough Park Drive, Ingleton, Carnforth, LA6 3AJ. Approved with Conditions.

2019/21160/FUL Roofing repairs to concert hall within Town Hall, High Street, Skipton, BD23 1AH. Approved with Conditions.

2019/21161/LBC Roofing repairs to concert hall within the Town Hall, High Street, Skipton, BD23 1AH. Approved with Conditions.

2019/21162/CND Application to discharge condition No. 5 (Materials) on planning permission 2019/20789/MMA site of former Methodist Church, Main Street, Farnhill, Keighley. DOC satisfactory.

2019/21170/OUT 2018/19981/FUL Outline application with all matters reserved for development of two detached dwellings in land to rear of Greenfoot. Jubilee Cross, Greenfoot Lane, Low Bentham, Lancaster LA2 7EQ. Refused.

2019/21174/FUL Change of Use of former offices and hairdressers to 6no residential (C3) flats, construction of first floor extension and alterations at 39 Main Street, Ingleton, Carnforth LA6 3EH. Application Withdrawn.

2019/21197/ OTHERS Prior approval notification for installation of a rooftop Solar Photovoltaic system at Tesco Stores Ltd., Craven Street, Skipton BD23 2AG. Prior Approval Not Required.

2019/21177/LBC Replacement of existing windows at Lane Head Laithe, Carleton Lane, Carleton, Skipton BD23 3HT. Approved with Conditions.

2019/21178/CND Application to discharge condition no. 5 (tree protection), no. 6 (surface water drainage), no. 7 (materials) and no. 10 (bins) of planning permission 2019/20266/MMA granted 17 May 2019 at Deep Spring, Grange Road, Farnhill, Keighley BD20 9AE. Approved with Conditions.

2019/21186/CND Application to discharge condition no. 4 (Materials) on planning permission referenced 2017/18477/FUL granted 17 January 2018 and condition no. 6 (Materials) on planning permission referenced 2017/18478/LBC granted 17 January 2018. Town Hall, High Street, Skipton BD23 1AH. DOC satisfactory.

2019/21187/HH One and a half storey side extension at Dairy Cottage, 6 Roundell Drive, West Marton, Skipton BD23 3UL. Approved with Conditions.

2019/21192/FUL Construction of 1 no. single storey dwelling house at The Greenhouse, Eshton Road, Gargrave, Skipton BD23 3PN. Refused.

2019/21203/TCA T1 Silver Birch. Reduce the tree all round by 1m at The Old Tannery, Matthew Lane, Low Bradley, Keighley BD20 9DF. Approved Tree Works in Conservation Area.

2019/21201/FUL Application for the siting of a temporary mobile home at Higher Sheep Wash Farm, Mill Lane, Rathmell, Settle, BD24 0JU. Approved with Conditions.

2019/21227/TPO T1 Ash. Repollard at 35 Hall Croft, Skipton BD23 1PG. Approved Tree Work under TPO.

2019/21206/VAR Application to vary condition 2 (approved plans - to substitute plan no 1382.P.9 with plan no 1382.P.9 Rev H to reflect the fact that there are no trees on site) and removal of conditions 6 (tree works) & 7 (tree protection) on application reference number: 2019/20377/FUL granted 03 July 2019 at The Dairy, Hammon Head Hall, Mewith, Bentham LA2 7AR. Application Withdrawn.

2019/21207/VAR Application to vary condition 2 (approved plans - substitute plan no 1382.P.2 with plan no 1382.P.2.(rev H) to reflect the fact that there are no trees on site) and removal of conditions 6 (tree works) & 7 (tree protection) of application reference number: 2019/20376/FUL granted 03 July 2019 at The Barn, Hammon Head Hall, Hollin Lane, Bentham, Lancaster LA2 7AR. Application Withdrawn.

2019/21208/LBC Listed building consent application for levelling of floors; covering dado panel to snug; re-pointing front garden wall at Well House, Bankwell Road, Giggleswick, Settle BD24 0AP. Approved with Conditions.

2019/21210/HH Two storey rear extension to terraced house at 12 Lingcrag Gardens, Cowling, Keighley BD22 0AN. Approved with Conditions.

2019/21215/MMA Minor material amendment of condition 1 (Approved Plans) of 2019/20266/MMA to add single storey extension to rear of the garage of plot 3 at Deep Spring, Grange Road, Farnhill, Keighley, BD20 9AE. Approved with Conditions.

2019/21218/VAR Application for variation of condition number 4 (window & door details) of application reference number 2019/20684/LBC granted 23 October 2019, to vary the condition to be post commencement and prior to the installation of windows and doors at Stable Croft Barn, Stott Fold Farm, Cowling Hill Lane, Cowling, Keighley BD22 0LR. Approved with Conditions.

2019/21220/DCA Demolition and clearance of the existing buildings with the exception of stone Mill building and its original extensions at Reward Manufacturing, Sackville Mills factory and premises, Sackville Street, Skipton BD23 2PS. Approved with Conditions.

2019/21222/HH Proposed rear extension at The Moorings, Chapel Hill, Skipton, BD23 1NL. Approved with Conditions.

2019/21223/HH Proposed conversion of garage for accommodation at Exmoor Bungalow, Shortbank Road, Skipton. BD23 2LQ. Approved with Conditions.

2019/21224/CND Discharge of Condition no. 3 (Airedale Drainage) of approved application 2019/20332/FUL granted 03 May 2019 on land off Carleton Road, Skipton. DOC satisfactory.

2019/21225/HH Single storey rear extension at Caedre, 21 Church Street, Settle, BD24 9JH. Approved with Conditions.

2019/21228/TCA T1 Hawthorn-Fell at 15 High Street, Burton in Lonsdale, Carnforth. LA6 3JU. Approved Tree Works in Conservation Area.

2019/21229/TPO Crown thin Beech tree closest to the road by 30% and remove limb overhanging the road. Crown thin 3 Beech by 20%. Remove Leylandii and small Sycamore on amenity land, Colne Road, Glusburn, Keighley. BD20 8QR. Split Decision.

2019/21231/MMA Minor material amendment to original planning consent reference 2019/20172/MMA for minor changes to the position of Plot 14 and amendments to the front elevations of Plots 14 and 15 with the introduction of oak framing. Station Works, Cononley Lane, Cononley, Keighley. Approved with Conditions.

2019/21233/FUL Renewal of temporary permission for 4 bay dog kennel previously approved under application 19/2016/17443 at Hill Top Farm, Coniston Cold, Skipton. BD23 4EA. Approved with Conditions.

2019/21236/TPO T1 & T2 Beech-Crown reduction by 25%. T1, T2 & T3 Beech-Crown thin by 25% at Taira House, Church Street, Gargrave, Skipton. BD23 3NE. Split Decision.

2019/21239/CPL Replacement of 3 front windows, 2 ground floor side windows and 4 upper-floor side windows like for like at 11 Gordon Terrace, Cononley, Keighley. BD20 8NQ. Split Decision.

2019/21240/HH Two-storey side extension at 2 Higher Hartley Street, Glusburn, Keighley. BD20 8QH. Approved with Conditions.

2019/21245/VAR Application to vary condition 2 (approved plans) of 32/2017/17711 to allow for a larger garage for eastern dwelling at Lingah House, Baxter Wood, Cross Hills, Keighley. Approved with Conditions.

2019/21246/HH Replacement of existing timber windows, French doors and entrance door with uPVC at Garland, Doctors Hill, Low Bentham, Lancaster. LA2 7DZ. Approved with Conditions.

2019/21284/AGRRES Prior notification for change of use existing agricultural barn to dwelling house (C3) at Crag Laithe, Close House Farm, Giggleswick, Settle. BD24 0EA. PN Refuse and Application Required.

2019/21256/ADV 1 no. illuminated logo sign, 1 no. illuminated hanging sign and 2 no. non-illuminated signs at United Co Operatives Late Shop, Main Street, High Bentham, Lancaster. LA2 7HE. Approved with Conditions.

2019/21258/TCA T1 Cherry - Removal of Higher Crown, Thin Out and Crown Lift at 21 Elm Tree Square, Embsay, Skipton. BD23 6RA. Approved Tree Works in Conservation Area.

2019/21259/CND Application to discharge condition no. 4 (Windows and Door Details) on planning permission 2019/20740/FUL granted 05 November 2019 at garage at Stainton Cotes, Moorber Lane, Coniston Cold, Skipton. DOC satisfactory.

2019/21266/AGRRES Change of use of agricultural building to a dwelling (Prior Notification Application) at Curlew Barn, Lothersdale, Keighley. PN Refused and Application Required.

2019/21263/FUL Conversion of agricultural barn to self contained holiday accommodation at Black Bank Farm, Black Bank Road, Austwick, Lancaster. LA2 8AH. Approved with Conditions.

2019/21265/CND Application to discharge condition 3 (highways) of 2019/20786/FUL at Unit 1 & 2 Union Business Park, Snaygill Industrial Estate, Skipton. BD23 2QR. DOC satisfactory.

2019/21270/TCA Crown reduction of 2 no. Sycamore and 1 no. Birch by 1 metre. Reduction and shaping of 1 no. Holly at Craglands, Farnhill, Keighley. BD20 9AL. Approved Tree Works in Conservation Area.

2019/21287/OFFRES Prior application notification for change of use from offices to 30 No. dwellinghouses at Cavendish House, 10A Newmarket Street, Skipton, BD23 2HN. Prior Approval Granted.

2019/21276/LHSHLD Prior approval notification for larger home extension for a replacement single storey extension with monopitch roof with 2 no. rooflights measuring 3.14m beyond the rear wall; 3.19m in height from ground level; 2.18m in height to eaves from ground level at 1 Harley Bank, Main Street, Low Bentham, Lancaster. LA2 7BU. PD HH Prior Approve Details.

2019/21278/TCA T1, Silver Birch – Fell at The Old Tannery, West Lane, Cononley, Keighley. BD20 8NL. Approved Tree Works in Conservation Area.

2019/21291/TPO 4 no. Sycamore-Fell. 1 no. Holly- Reduce to 2 metres high. 1 no. Wellingtonia-Crown lift to 4 metres via removal of secondary growth less than 100mm diameter at 1 Grassington Road, Skipton. BD23 1LL. Split Decision.

2019/21302/CND Application to discharge condition no. 6 (Boundary Treatments) on planning permission 2019/20573/FUL granted 01 August 2019 on land on the East side of Hayfield View, off Green Lane, Glusburn. BD20 8RT. DOC satisfactory.

2020/21313/MMA Minor material amendment to vary condition no. 2 (Approved Plans) on planning approval 17/2017/18073 granted 25 October 2017 at Carla Beck Farm, Carla Beck Lane, Carleton, Skipton. BD23 3BU. Approved with Conditions.

2020/21337/NMA Application for non-material amendment to planning appeal decision referenced APP/C2708/W/18/3210340 allowed 17 May 2019 to move visitor parking spaces to southern end of site so they are more accessible at Storage Depot, Kings Mill Lane, Settle. Non-material amendment approved.

b. Applications

Permission Granted

2019/20933/FUL application for residential development of 23 units and including amended vehicular access onto the A65 on land off A65, Kendal Road, Hellifield – subject to the conditions below as well as relevant S.106 Agreements in relation to public open space and affordable housing. Permission is also granted subject to conditions being included to ensure that a footpath from the site is created to the Gallaber footpath to create a link; the applicant is also required to provide details of the bin collection facilities to the satisfaction of the Council prior to occupation of the development and that the environmental conditions echo Policy ENV3 Paragraph T of Section 5 of the adopted Craven Local Plan relating to sustainable design and construction. The actual wording of the above mentioned additional conditions to be formulated by the Planning Manager.

Conditions

Time Limit for Commencement

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

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

Approved Plans

- 2 This approval relates to the following:

Location Plan
Site Layout
Tenure Plan
Site Layout
Plans and Elevations - 2582.12.121A, 122A, 123B, 124A, 125B and 127B.
Open Space Provision
Access Arrangement
Topographical Survey
Drainage Plans Sheets 1 and 2 (Drawings 0161- P5 and 0162 - P4)

Except as provided for by other conditions to this approval, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure that the development complies with the requirements of Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Ongoing Conditions

- 3 Notwithstanding any description of materials in the application, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Craven Local Plan Policy ENV3: Good Design and the National Planning Policy Framework.

- 4 Within 3 months from the commencement of development a scheme for the provision of affordable housing to be delivered on the site as part of the development shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include details of:

- (i) the numbers, type, tenure and location of the affordable housing provision to be made which shall consist of not less than 30% of the housing units;
- (ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- (iii) the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing (if no Registered Provider is involved);
- (iv) the arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of the affordable housing; and
- (v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy shall be enforced.

The affordable housing shall meet the definition of affordable housing in the NPPF (or any future guidance that replaces it) and shall be provided in full accordance with the details and timetable contained within the duly approved scheme.

Reason: To ensure that an appropriate and proportionate contribution towards affordable housing is made as part of the development in order to meet local need, and to ensure that any affordable housing remains affordable in perpetuity in accordance with the requirements of Policy H2: Affordable Housing of the Craven Local Plan to 2012 -2032 and the National Planning Policy Framework.

- 5 No development shall take place until either:-

- (i) Full details of public open space to serve the development in accordance with Policy INF3: Sport, Open Space and Built Sports Facilities (and Appendix A) of the Craven Local Plan 2012 - 2032 have been submitted to and approved in writing by the Local Planning Authority and agreement has been reached with the Local Planning Authority as to the

provision of the same and its subsequent management. The open space shall thereafter be provided, and maintained as such in accordance with the details so approved.

(ii) Alternative arrangements for the provision of open space have been secured and approved in writing by the Local Planning Authority.

Reason: In the interests of residential amenity to ensure adequate provision of Public Open Space to meet local needs in accordance with the National Planning Policy Framework and Policy INF3 of the Craven District Local Plan 2012 - 2032.

- 6 Within 3 months of the commencement of the development hereby approved a detailed scheme for landscaping, including the planting of trees and/or shrubs shall be submitted to the Local Planning Authority ; such scheme shall specify types and species, a programme of planting and the timing of implementation of the scheme, including any earthworks required.

Reason: To ensure the development is of good appearance in the interests of visual amenity and in accordance with Policy ENV3; Good Design of the Craven Local Plan 2012 - 2032.

- 7 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works or the depositing of material on the site, until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:
- a. Detailed 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
 - 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 the types of construction proposed for carriageways, cycleways and footways/footpaths
 - when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
 - kerb and edging construction details
 - typical drainage construction details.
 - d. Details of the method and means of surface water disposal.
 - e. Details of all proposed street lighting.
 - f. Full working drawings for any structures which affect or form part of the highway network.
 - g. A programme for completing the works.

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

INFORMATIVE: In imposing the above condition 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.

Reason: In accordance with Policy ENV3 and to secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users.

- 8 No dwelling to which this planning permission relates shall be occupied until the carriageway and any footway/footpath from which it gains access is constructed to basecourse macadam level and/or block paved and kerbed and connected to the existing highway network with street lighting installed and in operation. The completion of all road works, including any phasing, shall be in accordance with a programme approved in writing with the Local Planning Authority in consultation with the Highway Authority before the first dwelling of the development is occupied.

Reason: In accordance with Policy ENV3 and to ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents.

- 9 There shall be no access or egress between the highway and the application site by any vehicles other than via the existing access with the public highway at Kendall Road. The access shall be maintained in a safe manner which shall include the repair of any damage to the existing adopted highway occurring during construction.

Reason: In accordance with Policy ENV3 and in the interests of both vehicle and pedestrian safety and the visual amenity of the area.

- 10 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal

Reason: In accordance with Policy ENV3 and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

- 11 There shall be no access or egress by any vehicles between the highway and the application site until vehicle wheel washing facilities have been installed on the access road to the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These facilities shall be kept in full working order at all times. All vehicles involved in the transport of waste materials or finished products to or from the site

shall be thoroughly cleaned before leaving the site so that no mud or waste materials are deposited on the public highway.

Reason: In accordance with Policy ENV3 and in the interests of highway safety and amenity

12 Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

- a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
- b. on-site materials storage area capable of accommodating all materials required for the operation of the site.
- c. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

Reason: In accordance with Policy ENV3 and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

Informatives

1. Broadband Connectivity

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

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

2. Charging Points

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

3. Hours of Construction

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

4. Noise

The applicant needs to have regard to the BS8233:2014 Guidance on 'Sound Insulation and Noise Reduction for Buildings' which presents guideline noise levels for both inside and outside dwellings.

5. 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.

2019/20192/FUL application for an extension to an existing building on land at Anchor Croft Farm, Hellifield Road, Gargrave, BD23 3NB. Subject to the conditions below and subject to a satisfactory landscaping and tree planting scheme being submitted in order to address the visual impact of the building and that the said scheme is agreed with the Planning Manager in consultation with Ward Councillors:

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.

Approved Plans

- 2 This permission relates to the following plans:
 - o Block Plan, received 13th February 2019;
 - o Site Location Plan, received 13th February 2019;
 - o West Elevation - Drawing No. PB-CD125-1-1 Rev A, received 13th February 2019;
 - o North and South Elevations - Drawing No. PB-CD125-1-2 Rev A, received 13th February 2019;
 - o Floor Plan - Drawing No. PB-CD125-1-3 Rev A, received 13th February 2019;
 - o Plan View - Drawing No. PB-CD125-1-4 Rev A, received 13th February 2019;
 - o Landscaping Plan, received 16th April 2019.

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

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

Ongoing Conditions

- 3 Upon commencement of the extension hereby approved, a Landscaping Scheme and Method Statement shall be submitted within 1 month, and approved in writing by the Local Planning Authority. The statement shall include details of the timescales for implementation of the approved landscaping and a maintenance plan for at least five years. The development shall be undertaken and maintained in accordance with the approved statement.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity and to retain and enhance the character of the street scene.

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.

2019/21108/REM reserved matters application for the approval of the partial layout (plateau/ground levels for employment units) of outline permission 2017/18136/VAR on land north of A629 and west of Carleton Road, Skipton - subject to the conditions below:

Conditions

Time Limit for Commencement

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

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

Approved Plans

- 2 This permission relates to the following plans:

WVP-BWB-GEN-XX-DR-C-630 S1 P1 - Earthworks Phase 1 Strategy
WVP-BWB-GEN-XX-DR-C-600 S1 P1 - Finished Levels Phase 1
4822-316 Rev A
12407-GA-1002 Rev 1 Foul Water Pumping Station
12407-GA-1002 Rev 1 Elevation Pumping Station
12407-GA-1002 Rev 1 Plan View Pumping Station
12407-GA-1002 Rev 1 Zoning Detail Pumping Station
12407-GA-1002 Rev 1 Storage Kiosk Detail Pumping Station

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

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

Informatives

1. Adherence to approved plans/conditions

Failure to adhere to the details of the approved plans or to comply with the conditions contravenes the Town and Country Planning Act 1990 and enforcement action may be taken.

2. Statement of Positive Engagement:

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

Applications Deferred

Application 2019/20611/FUL application for part demolition and change of use of 'granary' buildings to create a holiday cottage (Use Class C3), glasshouse, extensions and alterations, parking and access at The Granary, Peel Green, Hellifield, BD23 4LD – on the advice of the Council's Planning Solicitor the application is deferred to the next meeting of this Committee to enable

the Council to receive further legal advice and clarification from Counsel in order to protect the best interests of the Council's and ensure that the process by which this application is determined is correct. **(SV)**

2019//21182/LBC part demolition and change of use of granary buildings to holiday cottage (Use Class C3), glass house, minor extensions and alterations, parking and access – on the advice of the Council's Planning Solicitor the application is deferred to the next meeting of this Committee to enable the Council to receive further legal advice and clarification from Counsel in order to protect the best interests of the Council's and ensure that the process by which this application is determined is correct. **(SV)**

2019/20654/REM reserved matters application for residential development (submitted pursuant to approved planning reference 2017/18839/VAR that authorises the construction of housing on the site) on land at Shires Lane, Embsay, Skipton – the Committee was not satisfied with the information provided regarding the development including flood prevention and surface drainage, layout, appearance, design and landscaping. In addition, Members wanted confirmation that the flood alleviation scheme and drainage met with approval from the Local Lead Flood Authority before permission is granted. Members deferred the application until appropriate revised details are prepared and submitted, so that an informed decision on how the development would finally be, could be made, and that conditions relating to the previously approved outline permission should be listed with the conditions of this application not as an informative.

2019/21234/FUL application for the repair and extension to access bridge at Mill House, Bell Busk, BD23 4DU – deferred to the next meeting of this Committee in order to receive further details regarding structural calculations of the scaffolding and the position and height of the netting underneath the bridge. **(SV)**.

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

PL.966

PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 13th January 2020 to 9th February 2020.

Minutes for Decision

- None -

Chairman.