

PLANNING COMMITTEE

(On-line Only)

1.35pm on Tuesday 14th July 2020

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

AGENDA

Please note that due to Covid-19, this meeting will be held remotely and will be livestreamed here <https://www.youtube.com/channel/UCdfb6ZRbYnZ1-rRliLmjUwg>

Comfort Break: A formal comfort break of 15 minutes 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 March 2020.
3. **Public Participation** – In the event that any questions/statements are received or members of the public wish to ask questions or address the Committee **in respect of matters not appearing on this agenda**, the public participation session will proceed for a period of up to fifteen minutes.
4. **Declarations of Interest** – All Members are invited to declare at this point any interests they have in items appearing on this agenda, including the nature of those interests.

(Note: Declarations should be in the form of:

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

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

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

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

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

Agenda Contact Officer: Vicky Davies
Tel. 01756 706486, E-mail committees@cravendc.gov.uk
6 July 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.

PLANNING COMMITTEE

16th March 2020

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

Officers – Planning Barrister, Planning Manager, Principal Planning Officer, Planning Officer, and Senior Democratic Services Officer.

Apologies for absence were received from Councillors Place and Welch.

Ward Representatives : Councillor Rose (Application 2019/21073/FUL and Application 2020/21333/FUL),

Start: 1.40pm

Finish: 4pm

Note: The Committee took a comfort break at 2:42pm.

The minutes of the Committee's meetings held on 18th February 2020 were confirmed and signed by the Chairman.

Minutes for Report

PL.967

DECLARATIONS OF INTEREST AND LOBBYING

a. Declarations of Interest

Members were invited to declare any interests in the business before the Committee. Councillor

b. Lobbying

Application 2019/21234/FUL – Councillor Brown indicated that he had been lobbied regarding the application.

Application 2019/20463/REG3 – The Chairman (Councillor Sutcliffe) and Councillors Brockbank, Brown, Harbron, Lis, Morrell, Pringle and Rose and had been lobbied for the application. Councillors Harbron, Heseltine, Pringle and Shuttleworth had been lobbied against the application.

Application 2020/21333/FUL – Councillors Brown and Heseltine had been lobbied for the application.

PL.968

PUBLIC PARTICIPATION

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

Application 2020/21333/FUL: Mr Weaving (applicant).

PL.969

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:

2019/20194/FUL on land at Anchor Croft Farm, Hellifield Road, Gargrave, Skipton. BD23 3NB. Erection of new steel portal framed building. Approved with Conditions.

2019/20192/FUL Extension to existing building and associated landscaping on land at Anchor Croft Farm. Hellifield Road, Gargrave, Skipton. BD23 3NB. Approved with Conditions.

2019/20193/FUL Erection of new steel portal framed building on land at Anchor Croft Farm, Hellifield Road, Gargrave, Skipton. BD23 3NB. Application Withdrawn.

2019/20574/FUL Erection of one 3 bedroom dwelling with integral garage at Unit 1, Pagel Hall, 15 Church Street, Gargrave, Skipton. BD23 3NE. Refused.

2019/20758/FUL Change the use of the building from A2, to a bar/restaurant A3/A4 with associated works at former Barclays Bank PLC., Main Street, Cross Hills, Keighley. Approved with Conditions.

2019/20873/FUL Part demolition of school classrooms; change of use of school building to a residential care and educational facility; alterations to access at Richard Thornton Lodge, A687, Burton-in-Lonsdale, LA6 3JZ. Approved with Conditions.

2019/20874/LBC Part demolition of school classrooms; change of use of school building to a residential care and educational facility; alterations to access at Richard Thornton Lodge, A687, Burton-in-Lonsdale, LA6 3JZ. Approved with Conditions.

2019/20893/FUL Use of Broughton Hall for private functions including corporate and tourism uses in conjunction with the use of the Hall as a family residence. Chapel Flat, Broughton Hall, Broughton Lodge, Broughton, Skipton BD23 3AE. Approved with Conditions.

2019/20917/LBC Conversion of former school and presbytery to 7 dwellings, construction of 3 dwellings to the rear, demolition of later extensions and associated operations at the former St. Stephen's Roman Catholic Primary School, Gargrave Road, Skipton. BD23 1PJ. Approved with Conditions.

2019/21000/CPE Application for Certificate of Lawful Development to confirm that works have lawfully commenced on planning application referenced 17/2016/17039 at Park Place, Park Lane, Carleton, Skipton. Application Withdrawn.

2019/21014/FUL Conversion of barn to dwelling and construction of detached garage, accessed from existing access track off High Bradley Lane at Low Barn, High Bradley Lane, High Bradley, Keighley. BD20 9EX. Approved with Conditions.

2019/21121/REM Approval of reserved matters following outline consent referenced 2018/19949/OUT granted 13 February 2019 for construction of detached house and garage at Shay Green adjacent to 55 Green Lane, Glusburn, Keighley. BD20 8RU. Approved with Conditions.

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 to the North of A629 and West of Carleton Road, Skipton. Approved with Conditions.

2019/21140/REM Approval of matters reserved in outline consent referenced 63/2016/17196 granted 11 November 2016 for demolition of existing workshops and construction of 7 no. houses at Pendle Street Garage, Broughton Road, Skipton. BD23 1SS. Approved with Conditions.

2019/21133/FUL Side extension for stair access to first floor and porch extension to public house at the Railway Inn, Main Street, Cononley. BD20 8LS. Approved with Conditions.

2019/21169/LBC Listed building consent for change the use of the building from A2, to a bar/restaurant A3/A4 with associated works at the former Barclays Bank PLC., Main Street, Cross Hills. Approved with Conditions.

2019/21155/LBC Change front door from timber to composite retaining the same characteristics as previous for security reasons at 2 Pinderbridge Mews, Cross Street, Skipton. BD23 2AH. Application Withdrawn.

2019/21156/VAR Application for removal of conditions 9, 10 and 11 and the re-wording of conditions 4, 5, 6, 8, 12, 19, 21 and 22 of application reference number 2018/19441/VAR granted 01 November 2019 on land at North Parade, Skipton. BD23 2ST. Approve with Conditions.

2019/21194/HH Single storey rear extension at Green Ends Farm, High Street, Ingleton. LA6 3AQ. Approved with Conditions.

2019/21204/CND Discharge of Conditions 9 (NYCC Construction Method) and 12 (NYCC Visibility Splays) of approved application 2019/20736/VAR granted 22 October 2019 on land to the South of Burnside Crescent, Skipton. BD23 2BJ. DOC satisfactory.

2019/21209/FUL Proposed agricultural building and access track to highway on land to the NE of High Pole Farm, Pole Road, Sutton-in-Craven. Approved with Conditions.

2019/21211/CND Discharge of Conditions 2 (NYCC site), 3 (Excavation works), 4 (NYCC groundworks), 5 (Splays), 6 (NYCC estate road), 15 (Foul drainage), 16 (Airedale Drainage) and 17 (YW Outfall Rates) of approved application 2019/20737/VAR on land to the South of Burnside Crescent, Skipton. Split Decision.

2019/21217/CND Application to discharge condition 3 (materials), 5 (drainage), 6 (highways) and 8 (landscaping) of APP/2018/18988/FUL on land to the North of Glen Royd, Woodside Lane, Cononley, Keighley. Split Decision.

2019/21279/COU Partial change of use from retail area to additional residential area (resubmission of 2019/21003/FUL, withdrawn 18 November 2019) at Black Bicycle, 8 Station Road, High Bentham, Lancaster LA2 7LF. Approved with Conditions.

2019/21309/FUL Change of use from ground floor retail to residential to be incorporated with floors above to form one single dwelling house and reinstatement of original residential frontage at 21 Duke Street, Settle, BD24 9DJ. Application Withdrawn.

2019/21248/HH Replacement timber window frames, doors and conservatory with UPVC. Replacement garage door at 56 Robin Lane, High Bentham, Lancaster. LA2 7AG. Approved with Conditions.

2019/21260/HH Proposed Single Storey Side Extension at Cranberry Cottage, West Lane, Sutton-in-Craven, Keighley. BD20 7AY. Approved with Conditions.

2019/21262/HH Part garage conversion and first storey extension at Withens, Low Bentham Road, High Bentham, Lancaster. LA2 7BN. Approved with Conditions.

2019/21272/LBC Replacement of 1no. existing external ATM sign with 1no. new external ATM sign at HSBC, 61 High Street, Skipton. BD23 1DW. Approved with Conditions.

2019/21281/ADV Replacement of 1no. existing external ATM sign with 1no. new external ATM sign at HSBC, Market Place, Settle. BD24 9EN. Approved with Conditions.

2019/21282/VAR Application to vary condition 3 of 2019/20802/HH to allow zinc roof at 2 Lower Crikle Barn, East Marton, Skipton. BD23 3JD. Approved with Conditions.

2019/21285/FUL Construction of single storey annexe at 27 High Street, Gargrave, Skipton. BD23 3RA. Approved with Conditions.

2019/21300/OFFRES Change of use from offices to one bedroom ground floor flat (Prior Notification) at 58 Main Street, High Bentham, Lancaster. LA2 7HY. PN Refuse and Application Required.

2019/21293/FUL Erection of an Agricultural Building on site West of the A65, Hellifield. Approved with Conditions.

2019/21294/CND Application to discharge condition no. 3 (sewage details) and no. 4 (external materials) on planning permission referenced 63/2017/17761 granted 15 June 2017 at High Laithe Farm, Keighley Road, Skipton. BD23 2TB. DOC satisfactory.

2019/21295/NMA Non-material amendment to planning consent reference 49/2005/5372 granted 11 July 2005. Reduction in floorplan, window and roof amendments at High Kettlesbeck, Austwick, Lancaster. LA2 8AW. Non-material amendment approved.

2019/21297/HH Proposed single storey rear extension at 5 Rockwood Close, Skipton. BD23 1UG. Approved with Conditions.

2019/21301/FUL Change of use from vacant residential property to form additional bedroom accommodation for adjacent hotel at a building adjacent to Herriots Hotel, known as South View, Broughton Road, Skipton. BD23 1RT. Approved with Conditions.

2019/21305/HH Two storey side extension at 52 Regent Drive, Skipton. BD23 1AY. Approved with Conditions.

2019/21306/FUL Proposed bungalow on land at The Acres, Sutton-in-Craven, Keighley. BD20 7AT. Application Withdrawn.

2019/21307/HH Single storey rear extension and rear dormer loft conversion at 10 Raines Garth, Giggleswick, Settle. BD24 0EQ. Application Withdrawn.

2020/21312/FUL Single Dwelling and access on land at Gisburn Road, Hellifield, Skipton. BD23 4LA. Approved with Conditions.

2020/21315/HH Proposed dormer windows at 7 Kind Edward Street, Sutton-in-Craven, Keighley. BD20 7ET. Approved with Conditions.

2020/21316/LBC Urgent strengthening of the Museum Office & Archive Room Floor. New second floor fire door, retrospective application. New blackout blinds to the ground floor Parlour at The Folly, Victoria Street, Settle, BD24 9EY. Approved with Conditions.

2020/21326/HH Extension to existing porch and 2 retrospective canopies at Ravenstone House, Salt Pie Farm, Albert Street, Sutton-in-Craven. BD20 7HU. Approved with Conditions.

2020/21325/CND Application to discharge condition no. 3 (Materials) on planning permission 2019/20658/HH granted 14 August 2019 at The Folly, Spring Rise, Draughton, Skipton. BD23 6DY. Application Withdrawn.

2020/21332/VAR Application to vary condition 3 (Construction and Traffic Management) of previously approved application referenced 2018/19367/FUL and granted 21st December 2018 on land to the North of Chapel Hill, Skipton. Approved with Conditions.

2020/21334/HH Proposed first floor extension and garage conversion at 74 Moorview Way, Skipton. BD23 2JW. Approved with Conditions.

2020/21342/VAR Vary condition 4 (materials in accordance with approved plans) of 2018/19825/HH to allow UPVC windows at 11 Greenroyd Court, Sutton-in-Craven, Keighley. BD20 7NY. Approved with Conditions.

2020/21345/HH Wall alterations, construction of wall with fence, removal of existing walling and removal of tree at 5 The Bailey, Skipton. BD23 1AP. Approved with Conditions.

2020/21374/NMA Non-material amendment to planning application 2018/19563/REM granted 22 November 2019 on land North of A629 and West of Carleton Road, Skipton. Refused.

2020/21422/NYCC NY/2019/0191/ENV: Consultation on Planning application accompanied by an Environmental Statement for the construction of a 3.9 km long two-way, single lane (with overtaking lanes) carriageway realignment on the A59 between the west of North Moor Road and Blubberhouses. The realignment is located north of the existing A59 and incorporates modifications to the junctions at North Moor Road, Hall Lane and Church Hill. The existing road from Blubberhouses to Botham's Farm and Paradise will be downgraded, reduced in width and will function as a private access and public right of way for part of the length; the existing road from Paradise to where Footpath 15.14/4/1 joins the existing A59 will be removed and returned to moorland habitat as part of the Special Areas of Conservation and Special Protection Areas. Associated works include the diversion of Hall Beck watercourse, landscaping, environmental mitigation, new culverts, 100m long retaining wall, SuDs drainage including two attenuation basins, replacement signage, construction of two underpasses, diversions to, and increase of 1,526m of Bridleways and Public Right of Ways. Situated on the A59 at Kex Gill from the West of the junction with North Moor Road and Blubberhouses. No observations

2020/21385/NMA Non material amendment on planning permission 2018/19737/HH granted 18 January 2019 for replacement of window in east elevation of single storey extension with glazed door in same position and internal alternations to ground floor layout at Eastby House, Barden Road, Eastby, Skipton. BD23 6SN. Non-material amendment approved.

2020/21388/PNAG Steel portal frame building to extend the storage for livestock feeds (Prior Notification) at an agricultural building, Souber Dairy, Newton Hall to Marton Road, Bank Newton, Skipton. Prior Approval Not Required.

2020/21382/CPL Single storey rear extension at 42 Crofters Mill, Sutton-in-Craven, Keighley. BD20 7EW. Refuse Cert. Lawful Development.

2020/21408/NMA Non-material amendment on application referenced 59/2007/8005 granted 30 July 2008 at 1, 2, 3 and 4 Roselea, Hesley Lane, Rathmell, Settle. BD24 0LG. Application Withdrawn.

b. Applications

Permission Granted

2019/2134/FUL application for the repair and extension to access bridge at Mill House, Bell Busk, Skipton. BD23 4DU – subject to the conditions below with the addition that ongoing condition three is amended so that the paint used is matt black.

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:

Site Location Plan, received 13th December 2019;
Existing & Proposed Floor Plans, Elevations - Drawing No. 01, received 5th December 2019.
Structural Engineer's Report received 28th February 2020

Risk Assessment and Method Statement received 2nd March 2020.

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

- 3 The scaffolding/steel beams hereby approved shall be painted Black within 6 months of the date of this permission.

Reason: To ensure a sympathetic relationship between the character of the bridge and its surroundings within the Bell Busk Conservation Area, and to ensure that there is not a longstanding impact on the appearance of the surrounding area.

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.

Delegated Authority

2020/21333/FUL application for 60 feet restaurant trip boat for tourist group dining, commercial company activities, local and tourist dining, exhibitions, product launches, private anniversaries etc. All carried out whilst cruising not whilst moored. Tow path to the rear of Rendezvous Hotel, Keighley Road, Skipton – delegated authority is given to the Planning Manager in consultation with the Chairman of the Planning Committee to approve the application conditionally pending submission of a satisfactory Unilateral Undertaking to address the operations (time, noise etc.) of the boat and subject to the conditions below:

Conditions

Time Limit for Commencement

- 1 The development must be begun not later than the expiration of three years beginning with 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 and documents:

Unilateral Undertaking dated 12th February 2020

Location Plan received 14th January 2020
Block Plan P001 received 14th January 2020
Route map of cruises received 14th January 2020
Drawings received 14th January 2020

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

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans in the interest of policies contained within the Craven Local Plan to 2032 and 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.

Deferred

2019/21073/FUL application for the proposed demolition of existing buildings and re-development of site to accommodate Council depot building and light industrial units, with access service areas and parking at Locomotive Building, Engine Shed Lane, Skipton BD23 1UP. Members were advised that the applicant was Craven District Council not Barnfield Construction Ltd as shown in the report and the necessary amendment would be made. The application was deferred to enable further clarification to be provided to the Committee on access to the highways network for the new industrial units, including the figures in relation to vehicle movements and Members requested that a representative from North Yorkshire County Highways Department be asked to attend regarding their consultation response. Further details about environmental conditions relating to sustainable design and construction were also requested.

2019/20463/REG3 application for the development of the site to form 53 residential dwellings with off street parking and all associated works on land to the North of Airedale Avenue, Skipton – deferred until it is clear what the NHS is seeking to secure by way of S.106 contributions and that legal opinion is obtained to enable officers to give clear advice to the Committee.

PL.970

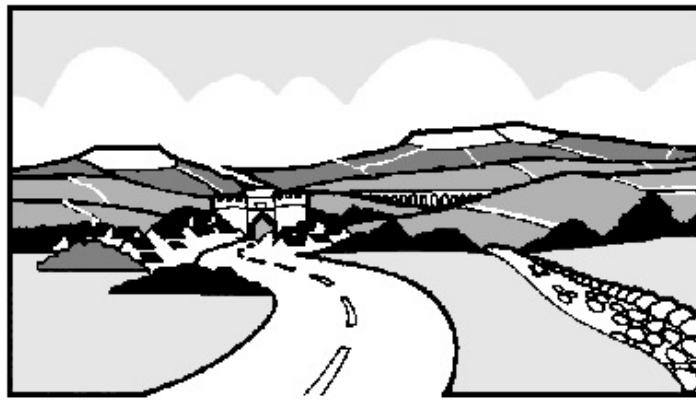
PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 9th February 2020 to 1st March 2020.

Minutes for Decision

- None -

Chairman.



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D I S T R I C T

PLANNING COMMITTEE AGENDA

DATE: 14th July 2020

INDEX OF PLANNING APPLICATIONS

Note: Members are invited to contact the case officer in advance of the meeting with any detailed queries or questions regarding the applications listed below.

Item No.	Application Reference No.	Name of Applicant	Site Address	Page No's
1.	2020/21411/VAR	The Ref & Whistle	9 - 11 Court Lane, Skipton, BD23 1DD.	2 - 10
2.	2019/20936/FUL	Calvert & Woodward	9A Black Abbey Lane, Glusburn.	11 – 16
3.	2020/21448/ADV	Craven District Council	Land To East Of Unit 1, Union Business Park, Snaygill Industrial Estate. Skipton.	17 - 22

REPORT TO PLANNING COMMITTEE ON 14th July 2020

Application Number: 2020/21411/VAR

Proposal: Application for variation of condition no's 2 (Approved Plans), and 8 (Noise Management Plan) on previous consent referenced 2019/19739/COU granted 19th February 2019

Site Address: 9 - 11 Court Lane Skipton BD23 1DD

On behalf of: The Ref & Whistle

Date Registered: 14th February 2020

Expiry Date: 10th April 2020

EOT Date, if applicable: 30th June 2020

Case Officer: Andrea Muscroft

1. Site Description

- 1.1 The application site comprises Nos 9-11 Court Lane, Skipton which was granted planning approval to operate as a microbar (ref: 2018/19739/COU) and is now known as the Ref & Whistle.

2. Proposal

- 2.1 The proposal is submitted as a Section 73 application under the Town and Country Planning Act 1990 to vary the approved plans (2), ventilation (3) and noise management (8) granted under application 2018/19739/COU.

The variation to condition 2 is to allow for the changes to the internal configuration of the Microbar and the installation of 3no. external units for cooling/heating thus enabling the previously approved plan numbers and documents to be updated to reflect the amended drawings.

The variation to condition 2 is to provide clarification with regards to the external ventilation.

The variation to condition 8 is to allow for non-amplified live music to be played between 12:00 – 21:00.

3. Planning History

- 3.1 2018/19739/COU – Change of use of retail to a microbar – Approved February 2019
3.2 63/2016/16686 – Change of use to hot food takeaway (A5) – Approved April 2016
3.3 63/2013/13360 – Change of use to hot food takeaway (A5) – Approved May 2013

4. Planning Policy Background

4.1 **Legislation**

Listed Building and Conservation Area Act 1990

4.2 **Craven Local Plan to 2032**

SD1 – The Presumption in Favour of Sustainable Development.

ENV2 – Heritage

ENV3 – Good Design.

4.3 **National Policy**

The National Planning Policy Framework

Planning Practice Guidance

4.4 **Other documents of relevance**

Skipton Conservation Area Appraisal

5. Parish/Town Council Comments

- 5.1 Skipton Town Council: Objection, a level of 60 decibels was applied for and agreed to on their previous application and should be adhered to. This application to vary planning permission gives no limit to the decibel level or detail as to the intended decibel level the applicant would be limited to.

6. Consultations

- 6.1 **CDC Environmental Health Officer** (12.3.2020): With regard to application 2020/21411/VAR the following recommendation is made:
- 6.2 The live music sound Level (LAeq, 2 minutes) from the premise shall not exceed the representative background sound level (L90, 2 minutes) by more than 5dB(A) between the hours of 07:00 - 23:00 and shall not exceed the representative background sound level between 23:00-07:00.
- 6.3 Readings shall be taken from the location marked on Attachment A.
- 6.4 Reason: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise.
- 6.5 **CDC Environmental Health Officer** (7.5.2020): With regards to earlier comments relating to the location for monitoring it has come to light that this is private land and thus not appropriate for monitoring purposes. For practical reasons monitoring cannot be undertaken on the highway and thus the setting of a specific noise level condition is not feasible. However, to safeguard residents of Providence Quarter from potential noise emanating from live music at the Ref and Whistle, it is recommended that a condition be imposed should planning permission be granted that restricts live music to acoustic musicians only with no amplification and that all windows and doors remain closed during performances.
- 6.6 It is also noted that since the opening of the Ref & Whistle no direct formal complaint has been made to the Environment Health Department who are the body who investigate statutory noise nuisance complaints. It is acknowledged that concerns about noise have been made to both licensing and planning and as such the Environmental Health undertook noise monitoring visits. During these monitoring visits noise from the premises was not considered excessive, unreasonable or of a level to cause a nuisance to local residents.

- 6.7 Should following the grant of planning permission noise nuisance is reported to be an issue the Environmental Health Department can take enforcement action if the noise from the premises is identified to be a statutory nuisance. Or alternatively, an investigation officer can request that the premises licence be reviewed. This can lead to restrictions being placed on the licence to ensure that there is no public nuisance from the activities carried out at the premises under the requirements of the Licensing Act 2003.
- 6.8 Full details of consultee comments can be viewed via the link below:
<https://publicaccess.cravendc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>
7. Representations
- 7.1 Site Notice: Expired 13.3.2020
- 7.2 Press Notice: Expired 19.3.2020
- 7.3 48 Notification letters circulated: Expired 10.3.2020
- 7.4 11 third party representation received
- 7.5 Policy
- Conflict with local plan
- 7.6 **Officer Note:** The operation as a micro bar in this location was presented to the Planning Committee February 2019 who considered that this form of development was acceptable.
- 7.7 Visual
- Out of keeping with character of the area
- 7.8 **Officer Note:** The operation as a micro bar in this location was presented to the Planning Committee February 2019 who considered that this form of development was acceptable in terms of its visual impact.
- 7.9 Amenity
- Loss of privacy
- 7.10 **Officer Note:** The operation as a micro bar in this location was presented to the Planning Committee February 2019 who considered that this form of development was acceptable and would not give rise to unacceptable loss of privacy.
- General noise nuisance
- Close to adjoining properties.
- 7.11 **Officer Note:** The operation as a micro bar in this location was presented to the Planning Committee February 2019 who considered that this form of development was acceptable.
- Conditions need to control noise – request that Environmental health review noise management.
- 7.12 Other
- Information missing from plans.
- 7.13 **Officer Note:** No details have been provided about what information is missing.
- 7.14 Non planning material considerations

- General dislike of proposal
- Strain on existing community facilities
- Confirmation of delivery hours

Officer Note: Decision Notice ref 2018/19739/COU specified the deliveries and despatch times from the premises.

Request signage externally for patrons to consider local residents

Officer Note: The requirement of signage requesting patrons to minimize noise is a requirement of the Premises Licence and not a material planning consideration.

Disposal of waste products in public storm drain

Officer Note: A site visit was conducted by the Council's Enforcement officer who advised the owner to cease the disposal of trade waste via the public storm drain. The applicant was then advised to apply to the Environment Agency to obtain a permit if he wished to continue to dispose of trade waste in this way. Failure to obtain the necessary permit may result in the Environment Agency taking enforcement action.

8. Summary of Principal Planning Issues

8.1 Whether the proposed amendments to conditions 2, 3 & 8 are acceptable.

9. Analysis

9.1 **Variation of conditions**

9.2 Section 73 of the Town and Country Planning Act 1990 provides that an application may be made for planning permission without complying with conditions applied to a previous permission. It is stated that LPA's may decide whether to grant permission subject to differing conditions (this can include imposing new conditions), remove the conditions altogether or refuse to alter conditions. Thus, it is possible to apply for conditions to be struck out, or for their modification or relaxation. The section makes it clear that in considering such an application an LPA may only consider the question of the condition and not revisit the principle of the original development.

9.3 Therefore, only the acceptability of the proposal in the context of the reasons for the imposition of the conditions falls to be considered in the determination of the current proposal. Notwithstanding this, a section 73 application should be treated just like any other application, and due regard paid to the Local Plan and other material considerations.

9.4 **Principle of development**

9.5 Planning permission ref: 2018/19739/COU was granted for the change of use of the former retail unit to a Microbar. As such the principle of this form of development on this site has been previously considered and deemed acceptable and therefore will not be revisited in this report.

9.6 **Whether the amendments to conditions 2, 3 & 8 are acceptable.**

9.7 The proposed internal changes would see the relocation of the bar sales area and a re-configuration of the seating arrangements. These arrangements are acceptable consequence of how the Microbar operates and would not negatively impact on visitors visiting the premises. Similarly, the installation of 3 internal cooling units is considered acceptable.

- 9.8 In addition, the proposal seeks approval for the installation of 3 external cooling/heating units positioned in the valley of the adjacent roof. It is acknowledged that from Court Lane that one of the units is partially visible. Notwithstanding this, it was noted during the site visit that several roofs have residential paraphernalia attached and as such the addition of these units would not have any greater adverse impact than the existing situation.
- 9.9 In conclusion, it is considered that the variation of condition 2 would meet the six tests set out in the NPPF and guidance in the NPPG which states that *“the six tests must all be satisfied each time a decision to grant planning permission subject to conditions is made”*.
- 9.10 The proposed cooling/heating air condition units would be located on each of the ground and first floor and would allow for improved ventilation throughout the building whilst ensuring that the windows remain closed.
- 9.11 In conclusion, it is considered that the variation of condition 3 to allow for clarification of the cooling/heating air condition units would meet the six tests set out in the NPPF and guidance in the NPPG which states that *“the six tests must all be satisfied each time a decision to grant planning permission subject to conditions is made”*.
- 9.12 Turning to the amendments to condition 8 which required that the development operate in accordance with the approved Noise Management Plan which specified that only low-level recorded background music would be played on site.
- 9.13 The current proposal seeks permission to also allow for live non-amplified music to be played on the premises.
- 9.14 The application site is located off Court Lane within a terrace of businesses. Located to the south of the site on Newmarket Street are a range of businesses including the Devonshire Arms Public House (license to Midnight) with the Boutique 25 Hotel. In addition, located to the north of the site is an established Indian restaurant (open to Midnight), a Spanish eatery (open to 9pm) and The Albion Public House (license to 12.30pm at weekends) as well as a range of business heading west along Otley Road and within Craven Court.
- 9.15 The nearest residential dwellings are located to the west of the site in the converted former office unit. It is noted that residents have expressed concern ref noise. However, the Council's Environmental Health team have not received any statutory noise complaints. Notwithstanding this, as outline in paragraph 6.6 of this report in the absence of any formal compliant investigations were undertaken and the findings of that investigation was that noise levels from the premises were not excessive, unreasonable or of a level to cause a nuisance to local residents.
- 9.16 CDC Environmental Health have been consulted and have confirmed that they have no objection to the proposed introduction of live non-amplified music and consider that the current measures are enough to ensure that residents are not adversely affected. They have also stated that should music breakout be deemed a problem then this could also be dealt with via the licensing department.
- 9.17 In conclusion it is considered given the location of the premises within a business/retail area where it is accepted that there is a general increase in noise and activity and in the absence of any objection from the Councils Environmental Health officer that the amendment to condition 8 to allow non-amplified music is acceptable and can be enforced through the use of an appropriate condition and through any review of the license.

9.18 **In conclusion and planning balance**

9.19 Paragraph 11 of the NPPF advises LPA's to approve development proposals that accord with an up-to-date development plan without delay; or

9.20 Where there are no relevant development 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.

9.21 The principle of development on this site is established through the grant of the previous planning approval and for reasons outlined above, the details submitted with regards to the variations to the conditions outlined above are considered acceptable.

10. Recommendation

10.1 Approve with Conditions

Conditions

Approved Plans

1 This permission relates to the following plans:

- Location Plan, received 7th Feb 2020;
- Existing Floor Plans, received 14th September 2018;
- Proposed Floor and Roof Plans ref 01 rev A received 7th Feb 2020
- Property Spec, received 14th September 2018;
- Planning Statement, received 17th September 2018.
- SRK50ZS-S Air conditioning specification sheet received 7th Feb 2020
- SRK-ZSP-W Air condition specification sheet received 7th Feb 2020
- Fastline cooler technical manual received 7th Feb 2020

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

2 Amended condition: The external air cooling/heating systems shall be fitted in accordance with the approved details and retained thereafter. If the air cooling/heating systems become redundant to their designated use, the air cooling/heating systems and all associated infrastructure hereby approved shall be removed within 3 months of the units becoming redundant.

Reason: In the interests of the visual amenities and the character and appearance of the conservation area in accordance with policies ENV2 & ENV3 of the Craven Local Plan 2012 - 2032 and the National Planning Policy Framework.

- 3 Amended condition: All existing first floor windows of the micro bar hereby approved, 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), these windows shall also be non-opening. The windows shall be obscured and fixed and shall be retained as such thereafter without the prior grant of approval from the Local Planning Authority.

Reason: To ensure that appropriate measures are put in place to limit the potential for overlooking and noise disturbance between the development and adjacent properties in order to preserve the privacy of neighbouring dwellings and to accord with policy ENV3 of the Craven Local Plan 2012 - 2032 and the National Planning Policy Framework.

- 4 Any projection overhanging the footway shall be securely fixed and no part shall be less than 2.4m above the footway level and no closer than 0.5m from the edge of the carriageway and shall be maintained in a condition that does not endanger the public.

Reason: To protect pedestrians and other highway users and to accord with the National Planning Policy Framework.

- 5 All doors and windows on elevations of the building(s) adjacent to the existing and/or proposed highway shall be constructed and installed such that from the level of the adjacent highway for a height of 2.4m they do not open over the public highway and above 2.4 metres no part of an open door or window shall come within 0.5m of the carriageway. Any future replacement doors and windows shall also comply with this requirement.

Reason: To protect pedestrians and other highway users.

To be revised

- 6 No deliveries shall be received or dispatched from the premises outside the hours of 08:00am - 18:00pm nor at any time on Sunday or Public Holidays.

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

- 7 The development hereby approved shall be carried out in strict accordance with the details provided within the Noise Management Plan by William Cartwright (dated 3rd February 2020) and shall be implemented and maintained as such thereafter for the entirety of the micro bar being in use.

Reason: In order to ensure that appropriate mitigation measures are put in place to safeguard the amenity of neighbouring properties located adjacent to the micro bar hereby approved to accord with policy ENV3 of the Craven Local Plan and the National Planning Policy Framework.

- 8 Live music shall be restricted to acoustic musicians only with no amplification; all the windows and doors of the premise shall be closed during performances.

Reason: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise and to accord with Policy ENV3 of the Craven Local Plan 2012 - 2032 and the National Planning Policy Framework.

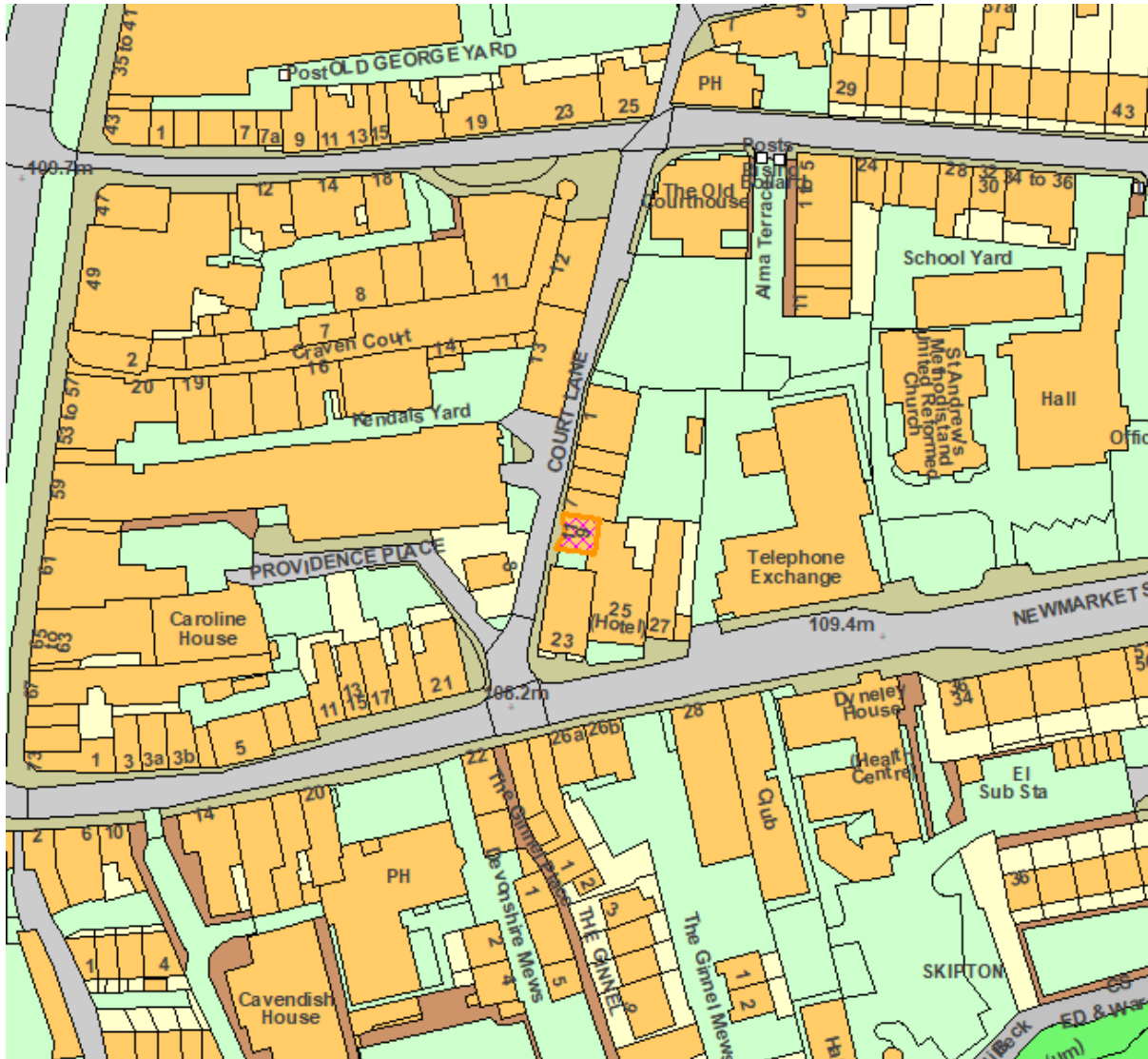
- 9 No amplified music shall be produced or played within or outside of the premises.

Reason: To protect the amenities of adjacent residents and to accord with policy ENV3 of the Craven Local Plan and the National Planning Policy Framework.

Informatives

1. Statement of Positive Engagement:

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



Application Number: 2020/21411/VAR

Proposal: Application for variation of condition no's 2 (Approved Plans), and 8 (Noise Management Plan) on previous consent referenced 2019/19739/COU granted 19th February 2019,

Site Address: 9 - 11 Court Lane, Skipton, BD23 1DD,

On behalf of: The Ref & Whistle

REPORT TO PLANNING COMMITTEE ON 14th July 2020

Application Number: 2019/20936/FUL

Proposal: Construction of rear decking (retrospective) and alterations to fence

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

On behalf of: Calvert & Woodward

Date Registered: 12th September 2019

Expiry Date: 7th November 2019

EOT Date, if applicable: 1st August 2020

Case Officer: Mr Joshua Parkinson

Members deferred consideration of this application and authorised the Planning Manager in consultation with the Chairman to approve the application conditionally subject to the receipt of satisfactory amended plans in respect of boundary fencing to protect the amenities of the neighbouring property at 11 Black Abbey Lane.

1. Site Description

- 1.1 The application site relates to a recently constructed detached dwelling located on Black Abbey Lane, Glusburn. To the front is a modest parking area, and to the rear is a modest garden.
- 1.2 The application site is located within a Coal Development Low Risk Area and a SSSI Impact Risk Zone. Outside of the south-west boundary of the site is a public right of way (PROW) (Path No. 05.22/31/1).

2. Proposal

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

Officer note: The Council received an amended plan on 24th February 2020, within the specified three-month period. However, the plan contained a minor inaccuracy. Therefore, the case officer allowed an additional 7 days to correct the drawing. The Council received an accurate amended plan on 5th March 2020. This plan indicates an extension to the existing south-west boundary fence.

- 2.3 The amended scheme proposes altering the existing south-west boundary fence. This would involve increasing the height of the fence to 1.8m above the level of the platform, to a maximum total height of 3m above garden level, to a total length of 7m.

Officer note: The application site has a timber fence along the north-east, south-east and south-west boundary. However, the majority of this is under 2m high and therefore constitutes permitted development. It is only the existing north-east panel standing at 3.2m high and the proposed section of 3m high fencing along the south-west boundary which require planning permission.

3. Planning History

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

2019/20557/CND - Application to discharge conditions no. 3 (Materials) and 4 (Surface Water) of planning approval referenced 2018/19672/FUL given 29th October 2018. - Split decision: 16/07/2019.

3.2 2018/19672/FUL - Proposed new build detached three-bedroom dwelling - Approved: 29/10/2018.

4. Planning Policy Background

4.1 Craven Local Plan 2012 to 2031 (CLP):

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

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

4.4 Planning Practice Guidance (PPG)

5. Parish/Town Council Comments

5.1 **Glusburn and Cross Hills Parish Council** - Comment received 18/11/2019: "*Site visit required. The height of the fence on the decking is above the legal height. No privacy for the neighbours next door.*"

Officer note: The case officer has conducted multiple site visits. In addition, members of the Planning Committee conducted a site visit on 26th November 2019. In regards to the fence, there is no legal height limit. Notwithstanding this, the impact of the fencing and neighbouring privacy shall be addressed within the report.

Officer note: Following receipt of an amended scheme on 5th March 2020 a 14-day re-consultation was undertaken.

5.2 **Glusburn and Cross Hills Parish Council** - No comment received within specified 14-day re-consultation period.

6. Consultations

6.1 No technical consultations required.

7. Representations

7.1 1 representation of objection received from neighbouring property 11 Black Abbey Lane on 03/10/2019. A summary:

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

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

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

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

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

Officer note: The initial approval of the dwelling granted floor plans which showed the French doors to the left side. However, the approved elevations showed the French doors to the right side.

Planning Enforcement have been informed. However, the patio doors do not form a consideration of this application.

Officer note: Following receipt of an amended scheme on 5th March 2020 a 14-day re-consultation was undertaken.

7.2 Site notice re-posted: 13/03/2020 - Expired: 03/04/2020.

7.3 Notification letters sent: 10 - Expired: 24/03/2020.

7.4 1 representation was received from the re-consultation.

7.5 Objection

7.6 1 representation of objection received from neighbouring property 11 Black Abbey Lane on 24/03/2020:

"We have viewed the amended plans and although we can see that an attempt has been made to improve our privacy we do not feel that this goes far enough to protect our rights as neighbours and homeowners. We object to these amendments as they do not provide a suitable long term alternative as fencing alone cannot be seen as a permanent structure. This can be removed, damaged or blown down at any time and given the increased height and exposure to wind this is likely to happen. Indeed the last fence which was there was in a state of disrepair as it continued to be blown down by the exposure to the windy weather. We discussed at the meeting that the decking also extended from the property much more than the original plans. This does not seem to have been addressed nor does the increased height of the decking. We would like to see these addressed and decreased along side the increased fence height as we all discussed at the meeting last year. At least that way if the fence height was not maintained permanently, by the current owner and all future owners, the decreased height and length of the decking would invade on our privacy less. We cannot help but think that future owners may not like such a high fence/boundary and would look to decrease it for their own benefit, losing sight of the planning issue which arose in the past. We appreciate that decreasing the size/height of the decking would unfortunately cause disruption for the new home owners however as neighbours and property owners we are only trying to protect our rights which have to date been overlooked.

May we draw attention back to all the points and objections which were raised at the meeting last year by the committee, councillors and ourselves, (which were all recorded), as well as the site visit which took place and you will see the increased fence height alone does not go far enough to protect the interest, privacy and rights which we should have as neighbours.

We hope the committee will see our concerns and objections do still need to be addressed and we look forward to receiving future amended plans which do protect our interests."

8. Summary of Principal Planning Issues

8.1 Design

8.2 Amenity

8.3 Public right of way

9. Analysis

Design

9.1 CLP policy ENV3 states that development should be of a good design that respects the form of existing and surrounding buildings including density, scale, height and massing and use of high quality materials.

9.2 Paragraph 124 of the NPPF stresses that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development.

9.3 The application seeks retrospective planning permission to retain the rear decking and fence panel to its north-east side. In addition, it seeks planning permission to conduct alterations to the south-west boundary fence.

9.4 The existing decking is of a standard timber construction and design. The timber material matches the existing timber fencing along the north-east, south-east and south-west boundaries. Moreover,

its small projection of 3m does not appear dominant within the modest rear garden. On this basis, the decking appears a respectful addition.

- 9.5 The existing fence panel to the north-east side of the decking, whilst of a modest height, does not appear excessively high when viewed within the context of the decking and two storey host dwelling. Moreover, it matches the material of the other boundary fences. Consequently, it is of an acceptable design.
- 9.6 The proposed extended fencing to the south-west boundary would also appear of a modest height. However, it is once again considered that when viewed within the context of the decking and two storey dwelling it would not appear excessively high. Therefore, the proposed extended fence would be of an acceptable design.
- 9.7 In conclusion, the existing decking and fence panel appear of a good design that respect the form of the existing building. Similarly, the proposed extension to the fencing along the south-west boundary would also appear of a good design. Consequently, the development accords with CLP policy ENV3 and paragraph 124 of the NPPF.

Amenity

- 9.8 CLP policy ENV3 states that development should protect the amenity of existing residents and business occupiers as well as create acceptable amenity conditions for future occupants. Paragraph 127f of the NPPF asserts decisions should ensure a high standard of amenity for existing and future users.
- 9.9 The application property is surrounded by residential dwellings in all directions. The nearest properties with the potential to be impacted are 9 and 11 Black Abbey Lane and 14 Washburn Drive.
- 9.10 It is important to note that the original planning permission for the application property (2018/19672/FUL) granted a raised patio. The previously approved raised patio would project 1.2m less, and sit 0.2m lower than the existing decking.
- 9.11 11 Black Abbey Lane is located to the south-west of the application property. It was noted on the site visit that this neighbouring property sits at a lower ground level than the application site.
- 9.12 This neighbouring occupier initially objected to the application on 3rd October 2019 due to loss of privacy. In addition, they objected to the amended scheme on 24th March 2020 considering that the proposed fence extension is not a suitable long term solution as it can be removed, damaged or blown down.
- 9.13 In terms of privacy, it is acknowledged that the decking allows raised views toward this neighbouring occupiers rear amenity area. This is due to the varying topography with the decking being at a higher ground level than the neighbouring rear amenity area. However, it is considered that the proposed fence extension along the south-west boundary (giving the fence a height of 1.8m above the decking level) would ensure that views down toward this neighbouring rear amenity area would be screened. In terms of the proposed fence extension being removed, it is considered that the implementation of the scheme within 3 months and requirement for it to be retained thereafter would ensure that the privacy screening is maintained. On this basis, the proposed development would not have a significant detrimental impact on privacy.
- 9.14 In regards to obstruction and overshadowing, it is acknowledged that the height of the extended section of the south-west boundary fence would increase by approximately 1.2m, to a total maximum height of 3m. However, as this is only 1m higher than a permitted development fence, it is considered that there would not be a significantly greater increase in obstruction or overshadowing.
- 9.15 9 Black Abbey is located to the north-east of the application site.
- 9.16 In regards to obstruction, the application property sits further south than this neighbouring dwelling. Therefore, whilst the 3.2m fence may obstruct views from the neighbouring rear ground floor windows. It is considered that this has not led to a significantly greater impact than the obstruction caused by the host dwelling.

- 9.17 In reference to overshadowing, it is acknowledged that the fence panel will create an increase during the afternoon. However, this would impact a small proportion of the top of the neighbouring garden. Therefore, as the majority of the neighbouring amenity area would be unaffected, the north-east fence panel would not cause a significant detrimental increase in overshadowing.
- 9.18 In terms of privacy, it is considered that views toward this neighbouring occupier are significantly screened by the fence panel abutting the north-east side of the decking. Therefore, there would not be a significant detrimental loss of privacy.
- 9.19 14 Washburn Drive is located to the south-east of the application site.
- 9.20 In terms of privacy, it is considered that views toward this neighbouring occupier are significantly screened by the fencing along the south-east boundary. Therefore, there would not be a significant detrimental loss of privacy.
- 9.21 In regards to obstruction and overshadowing, it is considered that the development would not cause any significantly greater obstruction or overshadowing than the fence along the south-east boundary.
- 9.22 In conclusion, subject to the attachment of a condition requiring the proposed fence extension to be implemented within 3 months and to be retained thereafter, the proposed development would protect the amenity of existing occupiers. Consequently, the development accords with CLP policy ENV3 and paragraph 127f of the NPPF.

Public right of way

- 9.23 CLP policy ENV12 states Craven's growth will safeguard and improve the quality, extent and accessibility of local footpaths, bridleways, byways and cycle routes and the network they form. Paragraph 98 of the NPPF asserts that planning decisions should protect and enhance PROW's.
- 9.24 Outside of the south-west boundary of the site is a PROW (Path No. 05.22/31/1).
- 9.25 The initial objection from 11 Black Abbey Lane received on 3rd October 2019 raised an objection that the decking would allow overlooking of the adjacent PROW which may give rise to feelings of intimidation. However, it is considered that the proposed fence extension to the south-west boundary fence would allay any concerns regarding feelings of intimidation.
- 9.26 Moreover, it is considered that the increase in the height of the extended section of the south-west boundary fence to 1m above a permitted development fence would not have a significantly greater impact on the quality of PROW than existing.
- 9.27 In conclusion, the proposed development would safeguard the quality of the adjacent footpath. Consequently, the development accords with CLP policy ENV12 and paragraph 98 of the NPPF.
- 9.28 Conclusion
- 9.29 On balance, it is considered that the development is of a good design that respects the existing and surrounding buildings. Moreover, the development would protect the amenity of existing residents and the quality of the adjacent PROW.
- 9.30 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. It asserts that for decision-taking this means approving development proposals that accord with an up-to-date development plan without delay. Consequently, as the development accords with the CLP, planning permission should be approved.

10. Recommendation

- 10.1 Approve with Conditions

Conditions

Time Limit for Commencement

- 1 The development hereby permitted shall be completed in accordance with the approved plans not later than the expiration of three months beginning with the date of this permission. Upon

completion of the development the Local Planning Authority shall be notified in writing in order that the completed works can be inspected to ensure that they are fully in accordance with the approved plans.

Reason: To ensure that the development is implemented in a timely manner and in accordance with the approved plans under the terms 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 and information:
 - Site location plan received 5th September 2019;
 - Drawing No. SR-2173-3c "REAR DECKING" received 5th March 2020;
 - Fence extension details received 5th March 2020.

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 policies contained within the Craven Local Plan 2012 to 2031 and the National Planning Policy Framework.

Ongoing Conditions

- 3 Within three months from the date of this permission the extended south-west boundary fence hereby approved shall be erected in accordance with the approved details and be retained as such thereafter.

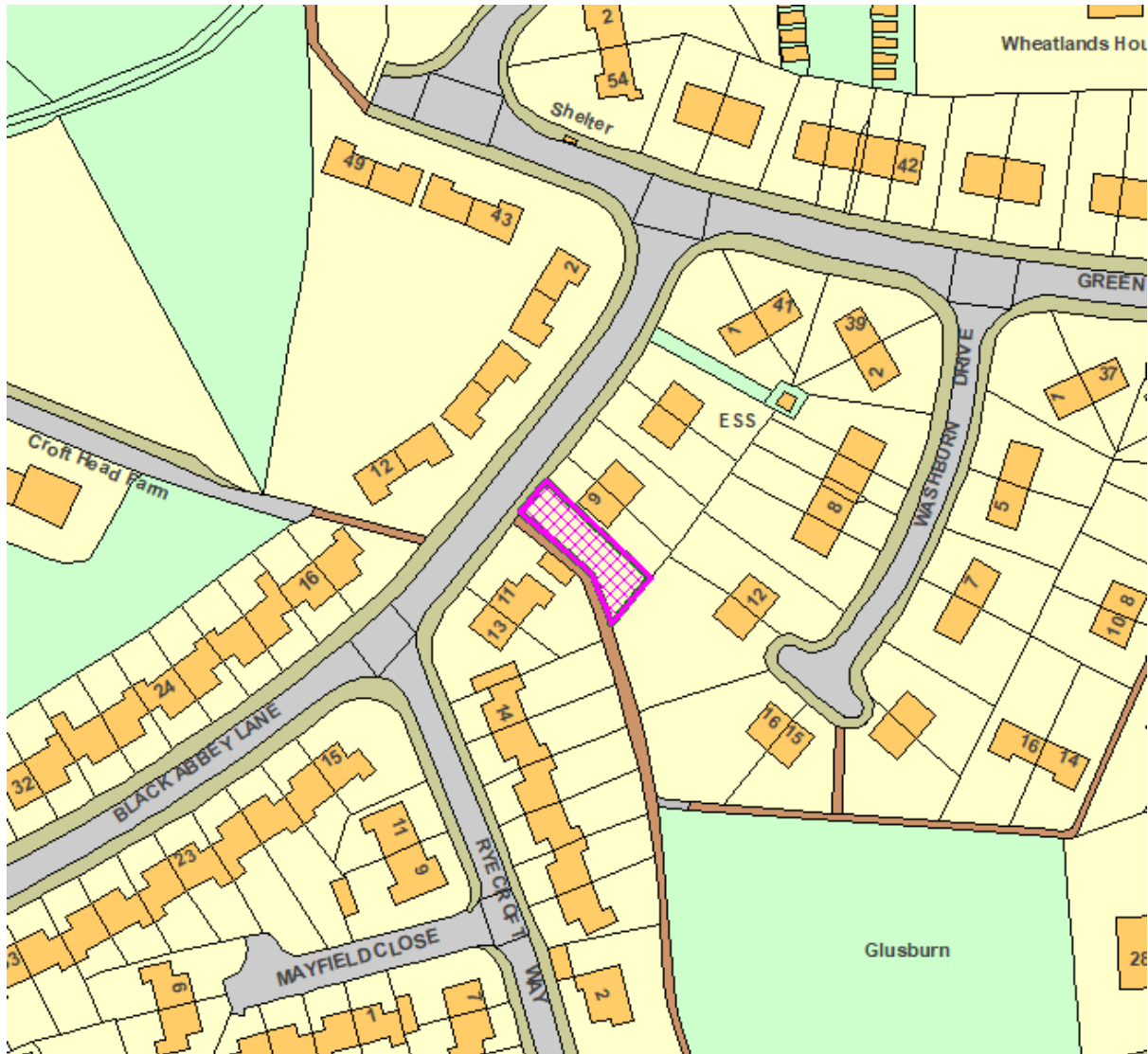
Reason: To protect the privacy of 11 Black Abbey Lane in accordance with Craven Local Plan 2012 to 2031 policy ENV3 and paragraph 127f of the National Planning Policy Framework.

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. Condition 1 does not require a formal discharge by way of an application. However, the Local Planning Authority must be notified of completion in writing. Notification should reference the application number and be addressed to: Planning Services, Craven District Council, 1 Belle Vue Square, Broughton Road, Skipton, North Yorkshire, BD23 1FJ.



Application Number: 2019/20936/FUL

Proposal: Construction of rear decking (retrospective) and alterations to fence

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

On behalf of: Calvert & Woodward

REPORT TO PLANNING COMMITTEE ON 14th July 2020

Application Number: 2020/21448/ADV

Proposal: Install one new directional sign

Site Address: Land To East Of Unit 1 Union Business Park Snaygill Industrial Estate
Skipton

On behalf of: Craven District Council

Date Registered: 26th February 2020

Expiry Date: 22nd April 2020

EOT Date, if applicable: 25th July 2020

Case Officer: Mr Joshua Parkinson

The application is referred to Planning Committee under part 4 of the Scheme of Delegation because the application is made by the Council and is for development other than domestic applications within the curtilage of a dwellinghouse or external alterations to a building with no significant extensions.

1. Site Description

- 1.1 The application site relates to small parcel of land located to the east of Unit 1, Snaygill Industrial Estate, Skipton. The land is situated opposite the first junction encountered when travelling into the estate from the A6131.
- 1.2 The application site is located within a Coal Development Low Risk Area, an established industrial area, Flood Risk Zones 2 and 3 (Environment Agency Assessment), Flood Zone 3b (Strategic Flood Risk Assessment) and a SSSI Impact Risk Zone.

2. Proposal

- 2.1 The application seeks advertisement consent to display 1 directional sign. The sign would provide directions to units on Snaygill Industrial Estate.
- 2.2 The proposed sign would measure 2440mm x 825mm and be made of aluminium composite. It would have a height from the ground to the base of the advertisement of approximately 395mm. It would have a white background with black text. The maximum height of any individual letter or symbol would be 60mm.

3. Planning History

- 3.1 5/63/1838 - Erection of identification/directional signs on Snaygill Industrial Estate, Keighley Road, Skipton - Approved: 02/09/1991.
- 3.2 63/2003/3290 - External alterations to building - Approved: 21/07/2003.
- 3.3 63/2007/8060 - Construction Of New Brewhouse - Approved: 04/02/2008.
- 3.4 2019/20786/FUL - Part change of use and sub-division to form 2 no. Class B2 (General Industrial) units and 1 no. Class B8 (Storage or Distribution) unit, together with associated external alterations - Approved: 02/10/2019.
- 3.5 2019/21265/CND - Application to discharge condition 3 (highways) of 2019/20786/FUL - Satisfactory: 24/01/2020.

4. Planning Policy Background
 - 4.1 The Town and Country Planning Act 1990 (as amended) (TCPA 1990)
 - 4.2 The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) (hereafter referred to as “the Regulations”)
 - 4.3 Craven Local Plan 2012 to 2032:
 - SD1: The Presumption in Favour of Sustainable Development
 - SD2: Meeting the Challenge of Climate Change
 - ENV3: Good Design
 - 4.4 National Planning Policy Framework (as amended February 2019) (NPPF)
 - 4.5 Planning Practice Guidance - Advertisements (2019) (PPG)
5. Parish/Town Council Comments
 - 5.1 **Skipton Town Council** - No comment received within statutory period - Expired: 20/03/2020.
6. Consultations
 - 6.1 **NYCC Highways** - Comment received 06/03/2020: “*There are **no local highway authority objections** to the proposed development. The proposed sign is not on highway and is set back and low enough as to have no issues with visibility.*”
7. Representations
 - 7.1 Site notice posted: 06/03/2020 - Expired: 27/03/2020.
 - 7.2 No representations received within statutory period.
8. Summary of Principal Planning Issues
 - 8.1 Part 1, Regulation 3(1) of the Regulations requires that the local planning authority controls the display of advertisements in the interests of amenity and public safety, taking into account the provisions of the development plan, in so far as they are material, and any other relevant factors.
9. Analysis

Amenity

 - 9.1 Part 1, Regulation 3(2)(a) of the Regulations states that factors relevant to amenity include the general characteristics of the locality, including the presence of any features of historic, architectural, cultural or similar interest.
 - 9.2 CLP policy ENV3 states that good design will help to ensure that growth in Craven results in positive change. Point r) states proposals for advertisements will be assessed having regard to the characteristics of the locality, including features of scenic, historic, architectural, cultural or other special interest.
 - 9.3 Paragraph 132 of the NPPF states that the quality of places can suffer when advertisements are poorly sited and designed. It continues that advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.
 - 9.4 Paragraph 079 of the PPG states that “amenity” is not defined exhaustively in the Regulations. In practice, “amenity” is usually understood to mean the effect on visual or aural amenity in the immediate neighbourhood of an advertisement or site for the display of advertisements, where residents or passers-by will be aware of the advertisement.
 - 9.5 The application site is located on Snaygill Industrial Estate, Skipton. The industrial estate is characterised by large industrial units with numerous and varying advertisements on display. The site does not offer any scenic, historic, architectural, cultural or similar interest.

- 9.6 The proposed sign is typical of industrial locations and would therefore relate well to its immediate setting and would not appear out of character. In addition, given the numerous advertisements in the locality, the addition of 1 sign would not have a significant detrimental cumulative impact.
- 9.7 In conclusion, the proposed sign would not have a significant detrimental impact on amenity. Therefore, the proposal accords with the Regulations, CLP policy ENV3 and paragraph 132 of the NPPF.
- Public safety**
- 9.8 Part 1, Regulation 2(3)(b) states that factors relevant to public safety include:
- (i) the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (ii) whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;
 - (iii) whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- 9.9 CLP policy ENV3 states that good design will help to ensure that growth in Craven results in positive change. Point r) states proposals for advertisements will be assessed having regard to issues of highway/transport safety.
- 9.10 Paragraph 132 of the NPPF states that advertisements should be subjected to control only in the interests of amenity and public safety, taking account of cumulative impacts.
- 9.11 Paragraph 067 of the PPG states all advertisements are intended to attract attention but proposed advertisements at points where drivers need to take more care are likely to affect public safety. For example, at junctions where local conditions present traffic hazards. However, it continues that there are less likely to be road safety problems if the advertisement is on a site within a commercial or industrial locality.
- 9.12 Paragraph 067 of the PPG asserts that the main types of advertisement which may cause danger to road users are those which resemble traffic signs, and may therefore be subject to removal by the traffic authority (under Section 64 of the Road Traffic Regulation Act 1984). Paragraph 069 continues that if the local planning authority think that the advertisement resembles a traffic sign, they should consult the local traffic authority before granting express consent.
- 9.13 The application seeks advertisement consent to display 1 directional sign. The sign would provide directions to units on Snaygill Industrial Estate. It is considered that the sign has a similar visual appearance to a traffic sign.
- 9.14 NYCC Highways were consulted on the application as the Local Highways Authority and Local Traffic Authority. They commented on 06/03/2020 stating: "*There are **no local highway authority objections** to the proposed development. The proposed sign is not on highway and is set back and low enough as to have no issues with visibility.*"
- 9.15 It is acknowledged that the proposed directional sign would be located at a junction. However, there are no traffic signs immediately around the application site. Consequently, the proposed advertisement would not obscure or hinder the ready interpretation of any traffic sign. Furthermore, the directional sign may enhance the safety of persons using the highway by providing clear instructions, reducing the need for turning along the road.
- 9.16 The application site is not located within close proximity of a railway, waterway, dock, harbour or aerodrome. Therefore, the proposed advertisement would not have a significant detrimental impact on the safety of any persons using transport modes associated with such infrastructure.
- 9.17 In conclusion, in the absence of any technical highways constraints and any other transport infrastructure in the locality, the proposed sign would not have a significant detrimental impact on public safety. Therefore, the proposal accords with the Regulations, CLP policy ENV3 and paragraph 132 of the NPPF.

9.18 Conclusion

9.19 In summary, the proposed sign would not have a significant detrimental impact on amenity nor on public safety. Consequently, as the development accords with the Regulations, the CLP, and the NPPF, advertisement consent should be granted.

10. Recommendation

10.1 Approve with Conditions

Conditions

Time Limit for Commencement

1 This approval is for a period not exceeding five years from the date of this consent.

Reason: To accord with the provisions of Part 3, Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

Approved Plans

2 This permission relates to the following plans and information:

- Completed application form received 17th February 2020;
- Site location plan received 17th February 2020;
- Drawing showing proposed sign received 17th February 2020.

Reason: For the avoidance of doubt and to ensure protection of amenity and public safety in accordance with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

Ongoing Conditions

3 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

4 No advertisement shall be sited or displayed so as to—
(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

5 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

- 6 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).
- 7 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
- Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

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.

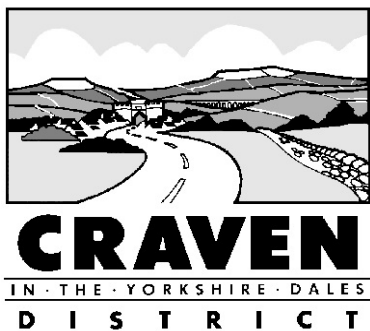


Application Number: 2020/21448/ADV

Proposal: Install one new directional sign

Site Address: Land To East Of Unit 1, Union Business Park, Snaygill Industrial Estate, Skipton.

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 from 06 March to 25 June 2020

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

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20167/FUL	Rebecca Hall	The Old Saw Mill Marton Road Gargrave Skipton BD23 3NN	Proposed removal of approximately 25 caravans with permanent residential status to be replaced by two apartments in the converted mill, three pairs of semi-detached houses and five terraced cottages and one detached house, along with improved infrastructure. Also demolition of a single storey dwelling attached to the mill. (resubmission of refused application 30/2015/16492)	Refuse	11.06.2020
2019/20502/PNAG	J.G. Pearson	Stainton House Farm West Marton Skipton BD23 3UH	Proposed alteration by roofing over existing manure store. (Prior Notification)	Prior Approval Not Required	10.03.2020
2019/20681/CND	Carr & Stocks Developments Ltd	Felstead Low Bentham Road High Bentham Lancaster LA2 7BP	Application to discharge condition no's 3 (windows and doors), 4 (external materials), 5 (landscaping scheme), 6 (SuDS Scheme), 7 (crime prevention), 8 (surface water drainage), 9 (affordable housing) and 10 (dust management plan) on planning permission referenced 2018/19190/REM granted 12 March 2019	DOC satisfactory	08.06.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20750/HH	Mr John Cleaver	Lytham House Lytham Gardens Skipton BD23 2TR	Retrospective application for groundworks to the north of the property to provide supporting structure to the sloping garden	Approve with Conditions	29.05.2020
2019/20759/FUL	ARBA Group	Natwest Market Place Settle BD24 9EF	Proposed change of use of former NatWest Bank, to provide retail or cafe / restaurant use (A1/A3) at ground floor with 4no. residential apartments (C3) above, and the erection of a detached dwelling to the rear with conversion of existing outbuilding to a store.	Refuse	11.06.2020
2019/20760/LBC	ARBA Group	Natwest Market Place Settle BD24 9EF	Listed Building Consent for proposed internal alterations to the former NatWest Bank comprised of demolition of existing single storey extension with the erection of a new extension to the rear, insertion of 3 conservation rooflights to rear elevation and proposed conversion of curtilage outbuilding to create a store.	Approve with Conditions	12.03.2020
2019/20779/FUL	Mr K Downs	Land To East Of Carla Beck Farm Carla Beck Lane Carleton Skipton	Proposed change of use of agricultural land to site timber clad lodges for holiday use.	Refuse	10.03.2020
2019/20826/REM	Mr RN Woolers and Co Ltd	Land Off The A65 Crookrise Skipton	This application is now seeking approval for the reserved matters in outline consent referenced 2018/18923/OUT for 28 dwellings (20 market dwellings and eight affordable dwellings). The reserved matters are external appearance, layout, scale and landscaping.	Approve with Conditions	12.03.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20847/HH	Mr Paul Gallow	16 Laycock Fields Cowling Keighley BD22 0DN	External stairway	Approve with Conditions	01.06.2020
2019/20889/FUL	Mr Andrew Mills	North Ribblesdale R U F C High Hill Grove Street Settle BD24 9RB	Erection of 8 no. replacement pitch side lighting standards at North Ribblesdale RUFC (retrospective)	Approve with Conditions	14.05.2020
2019/20932/CND	Dalesview Developments	Former Allotments And Garages Ings Avenue Skipton BD23 1SZ	Application to discharge condition no. 6 (affordable housing) and no. 7 (open space) on planning permission 2019/20279/MMA granted 31 May 2019	DOC satisfactory	29.05.2020
2019/20379/VAR	Mr Stevan Arkwright	Harden Bridge House Austwick Lancaster LA2 8AD	Application for the variation of condition no. 4 (windows & doors), 9 (protective fencing), 10 (surfacing), 11 (visibility splays), and 15 (contamination) of planning permission reference 49/2015/16323 granted 02nd February 2016.	Approve with Conditions	01.04.2020
2019/20933/FUL	Galliford Try Partnerships Yorkshire Ltd	Land Off A65 Kendal Road Hellifield Skipton	Residential development of 23 units and including amended vehicular access onto A65.	Approve with Conditions	11.03.2020
2019/20956/FUL	Mrs Emma Taylor	Land To South East Of Standrise House Moor Lane Elslack Skipton	Erection of a shepherd's hut for the purpose of holiday accommodation	Approve with Conditions	15.05.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20982/CND	CS-Roost Developments Ltd	1 - 5 Land At Moorgarth Ingleton Carnforth	Application to discharge condition no. 2 (internal and external boundaries) on planning permission referenced 2018/19708/MMA granted 7th November 2018.	DOC not satisfactory	31.03.2020
2019/21001/CND	Pinnacle View Homes	Allen Green And Son Ltd North Road Sutton-in-Craven BD20 7PL	Application to discharge condition no. 5 (catchment plan and drainage assessment) and no. 6 (remediation strategy) on planning permission 2019/20329/FUL granted 09 August 2019	DOC satisfactory	18.03.2020
2019/21017/FUL	Ms Katie Williams	86 Otley Road Skipton BD23 1HG	Erection of 1 no. new dwelling on adjacent land and alteration to existing dwelling	Approve with Conditions	13.05.2020
2019/21123/FUL	The Church Of England Diocese Of Leeds	Land To West Of Vicarage Kirkgate Kildwick Keighley	Full planning application for the erection of two semi-detached dwellings (resubmission of previous application referenced 2019/20775/FUL refused 27 September 2019)	Refuse	06.03.2020
2019/21167/FUL	Mrs Hanna Hashim	35A Swadford Street Skipton BD23 1QY	Change of shop front	Approve with Conditions	19.03.2020
2019/21157/FUL	Mr Chris Whelan	Farnhill Hall Main Street Farnhill Keighley BD20 9BP	Alterations and change of use of part of existing garage/workshop to form holiday accommodation	Approve with Conditions	13.03.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/21158/LBC	Mr Chris Whelan	Farnhill Hall Main Street Farnhill Keighley BD20 9BP	Alterations and change of use of part of existing garage/workshop to form holiday accommodation	Approve with Conditions	20.04.2020
2019/21176/CND	Mr Andrew Travis	Lumb Mill Carr Head Lane Cowling Keighley BD20 8DX	Application to discharge conditions no. 3 (on-site watching brief); no. 4 (Structural Engineers Remediation Report); no. 11 (Sample panel); no. 13 (design, construction and drainage of parking areas); and no. 14 (boundary wall details) of planning permission referenced 2019/20489/FUL granted 26 June 2019 and condition no. 3 (Structural Engineers Remediation Report); no. 5 (boundary wall details); no. 10 (sample panel) and no. 12 (design, construction and drainage of parking areas) of planning permission 2019/20490/LBC granted 27 June 2019.	DOC satisfactory	16.04.2020
2019/21165/FUL	Mr Thomas Askew	Agricultural Building Land At Top Of Buckhaw Brow Giggleswick	Erection of agricultural building and hard standing, construction of access track and (retrospective) works to widen site entrance, earthworks, and native hardwood planting comprising beech, oak, hawthorn, rowan, and holly; creation of pond	Approve with Conditions	27.05.2020
2019/21168/MMA	Mr & Mrs D & R Taylor	Field No. 8107 Bend Gate Farm Flat Lane Long Preston Skipton BD23 4QR	Minor material amendment to vary condition no. 2 (Approved Plans) of planning approval referenced 2018/19836/FUL granted 11 January 2019	Approve with Conditions	12.03.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/21179/OUT	Mr R Smith	Land Adjacent To Garden Close Glusburn Keighley	Outline application with all matters reserved for one detached house accessed from Garden Close	Refuse	18.03.2020
2019/21188/VAR	Mr and Mrs B H Green	Land At Ling Haw Hill / Brow Top Cononley Road Glusburn	Planning application to vary conditions 2, 8, 10, 11, 13, 14, 18, 19, 20 on outline planning permission 32/2016/17327 (granted on appeal).	Approve with Conditions	11.06.2020
2019/21198/FUL	Mr Paul Gamston	Rear Of 34 North View Keighley Road Cross Hills Keighley BD20 7RU	Proposed detached dwelling	Approve with Conditions	10.03.2020
2019/21212/CND	Termrim Construction Ltd	Land To The South Of Burnside Crescent Skipton North Yorkshire BD23 2BJ	Discharge of Conditions 3 (YW protection of public sewerage), 4 (YW drainage), 5 (NYCC SuDS), 6 (NYCC Highways), 10 (NYCC construction details), 11 (NYCC visibility splays), 13 (NYCC HGV) and 19 (NYCC construction details) of approved application 2019/20736/VAR	DOC satisfactory	28.04.2020
2019/21214/LBC	Mrs Julia Waddell	Stansfield House 12 Rook Street Lothersdale Keighley BD20 8EH	Replace existing plastic gutter, down pipes and soil stack with seamless aluminium.	Approve with Conditions	15.06.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/21235/HH	Mr & Mrs Barrett	2 Knowles House Skipton Road Gargrave Skipton BD23 3SA	Removal of existing orangery and replacement with larger orangery. Replacement windows.	Approve with Conditions	06.03.2020
2019/21221/FUL	Bold Venture Garage	Bold Venture Garage Keighley Road Skipton BD23 2QT	Addition of first floor door opening and fire escape stairs.	Approve with Conditions	11.03.2020
2019/21226/MMA	Mr M Dodgson	4, 6 & 8 Chapel Street Settle BD24 9HS	Minor material amendment to vary condition no 2 (Approved Plans) of planning approval referenced 2019/20838/FUL granted 31 October 2019	Approve with Conditions	18.03.2020
2019/21234/FUL	Mr Douglas Lampkin	Mill House Bell Busk BD23 4DU	Repair and extension to access bridge	Approve with Conditions	19.03.2020
2019/21237/FUL	Yorkshire Housing	Flats 5-7, 38-40 & 14-20 Meadow Croft Cononley Bradford Keighley BD20 8ND	Replace existing uPVC windows with like for like.	Approve with Conditions	13.03.2020
2019/21238/FUL	Yorkshire Housing	Flat 2 And Flat 8 Skipton Road Cononley Keighley BD20 8NH	Replacement uPVC windows - like for like.	Approve with Conditions	13.03.2020
2019/21241/FUL	Miss J Zabel	5 Craven Street Skipton BD23 2AP	Convert existing dwelling into 2No. Apartments, rear extension, replacement window units , roof coverings, and alterations	Approve with Conditions	23.03.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/21254/FUL	Mr R Moran	Stansfield Farm Nappa Skipton BD23 4LT	Farm workers dwelling	Approve with Conditions	10.06.2020
2019/21280/LBC	Ms Hilary Schofield	14 North Street Gargrave Skipton BD23 3RN	Replacement of front door	Approve with Conditions	10.03.2020
2019/21267/VAR	Housing 21	Former High Bentham CP School Main Street High Bentham Lancaster	Application for variation of condition no's 1 (Approved Plans), 10 (Tree Protection Measures), 11 (Soft Landscaping) on previous consent referenced 2019/20534/VAR granted 25 June 2019	Approve with Conditions	19.03.2020
2019/21271/FUL	Sutton In Craven Cricket Club	Cricket Ground The Cricket Pavilion Corn Mill Walk Sutton-in-Craven Keighley	Demolition of existing tool shed and replace with new.	Approve with Conditions	11.03.2020
2019/21286/FUL	The Coniston Estate	Ghyll Syke Bell Busk Gargrave BD23 4DU	Enlargement of existing house into adjacent barn, conversion of balance of barn into new dwelling, formation of new access, closure of existing access	Approve with Conditions	20.03.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/21288/FUL	Mr Francis Bayliss	Scaleber Farm Back Lane Low Bentham Lancaster LA2 8NZ	Removal of timber fencing and replacement with Beech hedgerow and dry stone wall to southern end of eastern site boundary (Revision following refusal of previous application 2019/21070/LBC)	Approve with Conditions	20.05.2020
2019/21290/FUL	Mr S Preston	Keasden Head Keasden Road Clapham Lancaster LA2 8EZ	Agricultural building over existing haylage bale store and open yard area	Approve with Conditions	01.04.2020
2020/21298/MMA	Mrs Heather Jackson	Hillside Skipton Road Silsden Keighley BD20 9AB	Minor material amendment to vary condition no. 2 of 2018/20033/FUL (Approved Plans)	Approve with Conditions	09.03.2020
2020/21318/HH	Mr & Mrs Zeb	4 Rockwood Drive Skipton BD23 1NF	Two storey extension including an integral single garage	Approve with Conditions	06.03.2020
2020/21319/FUL	Vodafone UK	22 Sheep Street Skipton BD23 1HX	Replacement air-con unit to rear; replacement rear door; re-painting of shopfront; external window vinyls to side windows	Approve with Conditions	23.04.2020
2020/21322/TCA	Mrs S Gregory	Bleaberry House Duke Street Burton In Lonsdale Carnforth LA6 3LG	T1 Holly - Crown reduction by 20%. T2 Willow - Crown reduction and reshape 30%. T3 Beech - Crown reduction by 20%. T4 Holly - Crown reduction by 30%. T5 Silver Birch - Crown lift by 20%.	Approve Tree Works in Conservation Area	16.03.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21323/TCA	Mr Andrew Stepan	Windy Ridge Church Road Thornton In Craven Skipton BD23 3TU	T1 Conifer - Height reduction by 2m. T2 Ash - Fell	Approve Tree Works in Conservation Area	16.03.2020
2020/21324/FUL	North Yorkshire Police	1 Cragdale Lodge Duke Street Settle BD24 9DU	Installation of two new roof lights to first floor elevation, matching existing.	Approve with Conditions	11.03.2020
2020/21327/FUL	Mr John Dodgson	Crossgates Farm Bank Newton Skipton North Yorkshire BD23 3NT	Erect single span steel portal frame structure over existing silage clamp	Approve with Conditions	11.03.2020
2020/21328/VAR	Mr Matthew Baines	Land West Of Mell Brae Main Street Rathmell Settle	Application to vary condition 2 (approved plans) of planning permission reference 2019/20566/FUL granted 13 September 2019 to remove balcony and bring forward gable elevation to roof end, add 5 no. PV panels to garage roof and other minor external alterations.	Approve with Conditions	23.03.2020
2020/21330/FUL	Mr Robert Elliott	47 Sharphaw Avenue Skipton BD23 2QL	Construction of single dwellinghouse adjoining No. 47 Sharphaw Avenue to the north and alterations to the existing dwelling	Approve with Conditions	21.04.2020
2020/21331/OUT	Mr & Mrs Brennand	Land Off Swires Lane Woodside Lane Cononley Keighley	Erection of 3 No. two storey dwellings and replacement stable block (resubmission of Application Reference No 2019/20859/OUT).	Refuse	01.04.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21333/FUL	WW Hotels T/A Rendezvous	Tow Path To Rear Of Rendezvous Hotel Keighley Road Skipton	60 foot restaurant trip boat for tourist group dining, commercial company activities, local and tourist dining, exhibitions, product launches, private anniversaries etc. All carried out whilst cruising not whilst moored.	Approve with Conditions	19.03.2020
2020/21338/HH	Mr Kyle Telford	3 Lock View Smithy Croft Road Gargrave Skipton BD23 3BW	Proposed single storey rear extension & 2 oak framed balconies with new French windows.	Approve with Conditions	19.03.2020
2020/21339/FUL	Saiig Outdoors	Kirksteads Croft Road Ingleton Carnforth LA6 3DU	Change of use of land from agriculture to provide training facility, office and bunk barn to accommodate outdoor activities business, with associated new access, infrastructure and ancillary facilities.	Approve with Conditions	16.06.2020
2020/21340/CPL	Mr David Clough	6 Cross Bank Skipton BD23 6AH	Single storey rear extension	Approve Cert. Lawful Devt	10.03.2020
2020/21341/FUL	Mr Jazz Heer	30 - 32 Main Street Sutton-in-Craven Keighley BD20 7HD	Proposed first floor extension above existing rear single storey extension with internal staircase and amendments to window openings (resubmission of previous application referenced 2019/20225/FUL)	Refuse	07.04.2020
2020/21346/TCA	Total Tree Services	Fernwood Keighley Road Cowling Keighley BD22 0BX	Removal of all trees to the rear of the property.	Split Decision	18.05.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21347/TCA	Mr Scott Chapman	37 Starkey Lane Farnhill Keighley BD20 9AW	Remove 2 no. Monkey Puzzle trees	Approve Tree Works in Conservation Area	16.03.2020
2020/21349/LBC	Mr Ronald Allan	Bridge Cottage Moor Lane Elslack Skipton BD23 3BA	Replacement of porch/conservatory roof and frames.	Refuse	30.03.2020
2020/21350/TCA	Mr Nick Hope	3 Sarahs Croft Coniston Cold Skipton BD23 4ED	Crown reduction to 8 no. Trees. Removal of 3 no. Conifers	Approve Tree Works in Conservation Area	14.05.2020
2020/21351/MMA	SKIPTON PROPERTIES LTD	Land East Of Hayfield View (Plot 39) Off Green Lane Glusburn Keighley	Minor material amendment to vary condition 2 (Approved Plans) on application referenced 2019/20573/FUL granted 01 August 2019	Approve with Conditions	19.03.2020
2020/21352/CND	JD & MH Cotterill Developers	Clitheroe Street Works Clitheroe Street Skipton BD23 1FQ	Application to discharge condition 21 (Affordable Housing) of previous application referenced 63/2014/15027 granted 28 August 2015	DOC satisfactory	11.03.2020
2020/21353/HH	Mr Richard Chapman	12 Alexandra Ville Keighley Road Skipton BD23 2QZ	Provision of pre-cast sectional concrete garage	Application Withdrawn	30.03.2020
2020/21354/HH	Mr Robert Davy	9 Hall Way Sutton-in-Craven Keighley BD20 7NJ	Two storey side extension	Approve with Conditions	31.03.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21357/FUL	The Courtyard Dairy	The Courtyard Dairy Ltd Crow Nest Road Austwick Lancaster	Extension to provide cheese storage facilities	Approve with Conditions	18.06.2020
2020/21359/HH	Mr Thomas Morgan	High Weasel Green Barn Moorside Stockshott Lane Cononley Keighley BD20 8ED	Single storey side extension	Approve with Conditions	10.03.2020
2020/21360/PNAG	Mr & Mrs RS & HA Davey	Agricultural Building Land To East Of Fummerber Lane Eldroth Settle	Proposed agricultural building	Prior Approval Granted	06.04.2020
2020/21362/FUL	Mr John Kenyon	28 Station Road Cross Hills Keighley BD20 7DT	Conversion of 4-bed house to 4no 1-bed flats	Approve with Conditions	16.06.2020
2020/21364/HH	Mr Graham Fletcher	16 Church Street Gargrave Skipton BD23 3NE	Attached greenhouse to rear of dwellinghouse; solar panels to roof of dwellinghouse	Approve with Conditions	01.04.2020
2020/21365/LBC	Mr Graham Fletcher	16 Church Street Gargrave Skipton BD23 3NE	Attached greenhouse to rear of dwellinghouse; solar panels to roof of dwellinghouse	Approve with Conditions	01.04.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21367/HH	Mr & Mrs Jonathan Stubbs	116 Burnside Crescent Skipton BD23 2BU	Two storey rear extension and extension of existing front parking area and dropped kerb	Approve with Conditions	09.03.2020
2020/21369/HH	Mr Martin Butterfield	3 Old Hall Road Glusburn Keighley BD20 8QY	Two storey side extension with car port at ground level.	Approve with Conditions	21.04.2020
2020/21370/CPL	Just Partnership Ltd	Kildwick Crossing Garage Skipton Road Cross Hills Keighley BD20 7DS	Use of part of garage for MOT testing	Approve Cert. Lawful Devt	26.03.2020
2020/21372/TCA	Mr Paul Cunningham	15 Scar View Royd Street Cowling Keighley BD22 0BW	Removal of 8 no. Conifers	Approve Tree Works in Conservation Area	16.03.2020
2020/21373/FUL	Carleton Pharmacy	Carleton Pharmacy West Road Carleton Skipton BD23 3DT	Construction of rear and side extensions to existing pharmacy.	Approve with Conditions	26.05.2020
2020/21375/NMA	Co-op Estates	The Co-op Main Street High Bentham Lancaster LA2 7HE	Non-material amendment on planning permission referenced 2019/20986/MMA granted 22 November 2019	Non-material amendment approved	26.03.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21377/TCA	Mrs Julie Gabriel-Clarke	Tatham House 1 Low Street Burton In Lonsdale Carnforth LA6 3LF	Fell 1 no. Prunus. 25% Crown Reduction of 1 no. Silver Birch & 1 no. Prunus.	Approve Tree Works in Conservation Area	16.03.2020
2020/21378/TPO	Mr Richard Baldwin	Foundry House Carleton Road Skipton	Removal of 1 no. Ash	Refuse Tree Work under TPO	15.05.2020
2020/21379/CPE	Mrs Stockbridge-Lawson	Lythe Birks Keasden Road Clapham Lancaster LA2 8EZ	Application for a Certificate of Lawful Development for existing double garage and extension	Approve Cert. Lawful Devt	24.03.2020
2020/21380/FUL	The Michael Heller Charitable Foundation	8 - 12 Swadford Street Skipton BD23 1RD	Change of use of first and second floors at 8-12 Swadford Street, to form 2 no. apartments	Approve with Conditions	03.06.2020
2020/21381/MMA	Arla Foods Ltd	Settle Creamery Sowarth Industrial Estate Sowarth Field Settle BD24 9AF	Minor Material Amendment to vary condition no. 2 (Approved Plans) on planning permission referenced 2019/21053/MMA (also 2019/20433/FUL) granted 13 August 2019	Approve with Conditions	18.05.2020
2020/21384/HH	Mr & Mrs Ian Saxelby	31 Aire Valley Drive Low Bradley Keighley BD20 9HY	Demolition of existing garage and porch, construction of side and front extension, and creation of front parking area	Approve with Conditions	26.03.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21400/OHL	Northern Powergrid	Eastby Skipton BD23 6SN	Northern Powergrid are proposing to dismantle a number of overhead spans as shown in blue on the attached plan number YP23349 and replace this overhead service with an underground cable as indicated by the green lines. To facilitate these works it is proposed to install three poles in the positions shown in red. These works are deemed as minor by The Department of Energy and Climate Change and therefore fall within the exemption regulations.	Approve no conditions	10.03.2020
2020/21386/FUL	Mr Kim David Hargreaves	Eveleanor Skipton Road Low Bradley Keighley BD20 9ED	Demolition of existing detached bungalow and construction of new detached dwelling	Approve with Conditions	09.04.2020
2020/21387/FUL	Miss Isobel Palmer	Bridge Cottage Station Road Clapham Lancaster LA2 8DP	Change of use of part residential and bed and breakfast to provide 3 letting bedrooms back to full residential	Approve no conditions	22.06.2020
2020/21390/FUL	Jonathan Carey Design Limited	Unit 4 Skelton Industrial Estate Skelton Road Cross Hills Keighley BD20 7BY	Additional windows and fire escape at first floor with external steel escape stair and single fire escape at ground floor	Approve with Conditions	10.03.2020
2020/21392/FUL	Mr & Mrs M Sarfraz	82 Broughton Road Skipton BD23 1TT	Partial change of use from retail to residential, 2-storey rear extension, 3 no. side dormer windows, removal of chimneys and window alterations (re-submission of application reference 2019/20991/FUL, approved 27.11.2019)	Refuse	31.03.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21393/HH	Mr Mike Wills	35 Main Street Farnhill Keighley BD20 9BJ	Alterations to windows to rear elevation.	Approve with Conditions	17.03.2020
2020/21394/TCA	Mrs Sheila Powell	Cedar Ville Netherghyll Lane Cononley Keighley BD20 8PB	T1 Cypress - Fell	Approve Tree Works in Conservation Area	16.03.2020
2020/21395/HH	Mr Rai	Milton Lodge Marton Road Gargrave Skipton BD23 3NN	Proposed new vehicular access and front parking area to existing dwelling	Approve with Conditions	28.04.2020
2020/21396/ADV	MCDONALD'S RESTAURANT S LTD	McDonald's Restaurant Millennium Road Airedale Business Centre Skipton BD23 2TZ	The installation of 4 no. new digital freestanding signs and 1 no. 15" digital booth screen	Approve with Conditions	28.04.2020
2020/21399/FUL	Yorkshire Housing	11 Gordon Terrace Cononley Keighley BD20 8NQ	Replacement of 4 uPVC windows	Approve with Conditions	17.03.2020
2020/21402/AGRRES	Kerry Pearce	Knowle Top Farm Ellers Road Sutton-in-Craven Keighley BD20 7BH	Change of use from existing agricultural building to dwelling (Prior Notification)	Prior Approval Granted	24.03.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21403/LSHLD	Mr A Alam	17 Regent Road Skipton BD23 1AT	Single storey rear extension to provide dining room, measuring 4.50m beyond rear wall; 2.77m in height from ground level; 2.77m in height to eaves from ground level (prior approval notification)	Prior Approval Granted	10.03.2020
2020/21406/FUL	Mr & Mrs M & L Hall	Raygill Farm Raygill Lane Lothersdale Keighley BD20 8HH	Conversion of agricultural buildings to 3 dwellings	Approve with Conditions	21.04.2020
2020/21407/HH	Mr & Mrs D Simpson	42 Collinge Road Cowling Keighley BD22 0AG	Proposed new drive access & block paving of front garden	Approve with Conditions	23.04.2020
2020/21409/LBC	Mrs Amanda Hawkes	Brigstone House White Hill Lane Lothersdale Keighley BD20 8HX	Replacement timber windows and doors to south east and south west elevations	Approve with Conditions	24.04.2020
2020/21410/HH	Mr & Mrs Gay	14 Brook View Carleton Skipton BD23 3EX	Proposed single storey side extension	Approve with Conditions	19.03.2020
2020/21418/TPO	Mr Jonathan Faier	Hawlands 6 Kirk Lane Eastby Skipton BD23 6SH	T1 Sycamore - Crown Lift to 6m. T2 Sycamore - Crown Lift 15%. T3 Sycamore - Dead Wood Removal.	Approved Tree Work under TPO	15.05.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21419/TCA	Mr David Watson	3 The Fold Lothersdale Keighley BD20 8HD	T1 Oak - Crown reduction 25%	Approve Tree Works in Conservation Area	14.05.2020
2020/21412/HH	Mr & Mrs Feddo	Glen Croft 72 Raikes Road Skipton BD23 1LS	Proposed external works to garden including creation of terraced ground levels & associated retaining walls	Approve with Conditions	24.04.2020
2020/21414/HH	Mr Robert Ingham	5 Cragdale Settle BD24 9HX	Re-tiling of main roof	Approve with Conditions	25.03.2020
2020/21417/TCA	Mrs Alison Clarke	3 Garden Holme Thornton In Lonsdale Ingleton LA6 3ES	T1 & T2 Sycamore - repollard. T3 Sycamore - repollard and remove 2 smaller stems.	Approve Tree Works in Conservation Area	14.05.2020
2020/21420/FUL	Mr & Mrs G & A Woon	Land Adjacent To 35 Green Lane Glusburn Keighley BD20 8RR	New detached dwelling and change of use of land to garden area	Refuse	07.05.2020
2020/21421/TCA	Mrs Alice Halliwell	2 Heather Bank Main Street Farnhill Keighley BD20 9BP	T1 Larch - Prune back to boundary.	Approve Tree Works in Conservation Area	16.03.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21430/TPO	Mr David Clarke	Wigglesworth Community Centre Becks Brow To Mere Syke Bridge Wigglesworth Skipton BD23 4RR	T1 Oak - Remove deadwood & broken stubs. T2 Lime - Removal basal growth and crownlift. Remove lowest limb growing over the telephone line and to reduce back the others from this service. T3 Oak - Remove deadwood. T4 Beech - Removal of tree leaving 6m stem	Approved Tree Work under TPO	15.05.2020
2020/21423/HH	Mr Thomas Campbell	1 Raspberry Place West Lane Sutton-in-Craven Keighley BD20 7NS	Storm porch and boundary wall demolition	Approve with Conditions	17.04.2020
2020/21424/LBC	Mr Bendon	14 Kings Street Skipton BD23 1HD	Replace windows, install bevelled stoops to stone sills and replace yard door	Approve with Conditions	27.03.2020
2020/21425/TPO	Mr Wilkinson	Saddlers Hall 5 Hall Gardens Farnhill Keighley BD20 9AF	4 Sycamores-Fell. 1 Lime & 1 Sycamore-Reduce to 15m	Split Decision	15.05.2020
2020/21426/TCA	Mrs Inge Thornton	2 Heather Bank Main Street Farnhill Keighley BD20 9BP	T1 Larch - Cut back branches on neighbours side. T2 Birch - Cut back branches on neighbours side.	Approve Tree Works in Conservation Area	16.03.2020
2020/21428/HH	Mr & Mrs J P Graham	23 Clayton Hall Road Cross Hills Keighley BD20 7TA	Single storey rear sunroom extension	Approve with Conditions	26.03.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21429/FUL	Rosemary & Co	Carr Head Hall Carr Head Lane Cowling Keighley BD22 0LD	Proposed relocation of the Studio Workshop with associated off street parking and access onto Carr Head Lane.	Refuse	18.05.2020
2020/21431/HH	Mr & Mrs Wilson	1 Runley Mill Lane Settle BD24 9LF	Retrospective application for a flue	Approve with Conditions	06.04.2020
2020/21432/HH	Mr D Shepherd	Airewood Baxter Wood Cross Hills Keighley BD20 8BB	Three storey side extension	Approve with Conditions	27.03.2020
2020/21433/FUL	Moorlands Learning Trust	The Skipton Academy Gargrave Road Skipton BD23 1UQ	Refurbishment works to roof coverings, windows and curtain walling.	Approve with Conditions	01.05.2020
2020/21434/LBC	Moorlands Learning Trust	The Skipton Academy Gargrave Road Skipton BD23 1UQ	Refurbishment works to roof coverings, windows and curtain walling.	Approve with Conditions	01.05.2020
2020/21445/HH	Mr Mrs Blair	Apartment 2 Burnside House Carleton Road Skipton BD23 2BE	Installation of air conditioning unit	Approve with Conditions	24.04.2020
2020/21435/HH	Mr & Mrs Greenwood	16 North Street Sutton-in-Craven Keighley BD20 7HA	Demolition of existing outbuilding and erection of new kitchen extension	Approve with Conditions	31.03.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21436/FUL	Mr Roger Walton	Sandy Laithe Tosside Skipton BD23 4SE	Proposed conversion of existing outbuilding into a residential annex	Approve with Conditions	05.06.2020
2020/21438/TCA	Lothersdale Village Trust	Ghyll Field Lothersdale Keighley BD20 8HB	T1 Fell. T2 Scots Pine - Fell. T3 Scots Pine - Crown Lift.	Approve Tree Works in Conservation Area	14.05.2020
2020/21439/HH	Mr Nick Swain	7 High Gate Croft Cononley Keighley BD20 8JQ	Second storey extension and rear single storey extension	Approve with Conditions	22.04.2020
2020/21440/CND	SKIPTON PROPERTIES LTD	Former St Stephens School Gargrave Road Skipton BD23 1FJ	Application to discharge condition no. 10 (Repair/Remedial Works) and 12 (Railing Detail) of applications referenced 2019/20916/FUL and 2019/20917/LBC	DOC satisfactory	16.04.2020
2020/21444/TCA	Mr Barlow	Station House Station Road Settle BD24 9AA	T1 Sycamore - Fell	Approve Tree Works in Conservation Area	14.05.2020
2020/21446/HH	Mr Lawrence	Croft House Station Road Clapham Lancaster LA2 8ER	Single storey conservatory extension to front elevation.	Approve with Conditions	08.04.2020
2020/21447/HH	Mr & Mrs Bird	West Croft Cottage West Road Carleton Skipton BD23 3EJ	Rear extension and alterations	Approve with Conditions	19.05.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21456/TPO	Mrs Sheila Jackson	Arley House Church Road Thornton In Craven Skipton BD23 3TU	T1 Spruce - Fell. T2 Holly - Fell. T3 Blue Cedar - Fell. T4 Conifer - Fell.	Split Decision	15.05.2020
2020/21450/HH	Mr & Miss Duncan & Caroline Walton & Beck	9 Regent Drive Skipton BD23 1AY	Two storey side extension, single storey side and rear extension, and alterations. Demolition of existing outbuilding and greenhouse	Approve with Conditions	14.04.2020
2020/21451/HH	Mr Gareth Williams	25 Robin Lane High Bentham Lancaster LA2 7AB	Proposed loft conversion with rear dormer to create two additional bedrooms and a bathroom.	Approve with Conditions	06.04.2020
2020/21453/HH	Mr & Mrs N Wrighton	42 Branch Road Skipton BD23 2BX	Porch	Approve with Conditions	31.03.2020
2020/21455/CND	Co-op Estates	Co-op Main Street High Bentham Lancaster LA2 7HE	Application to discharge condition no. 5 (Tree Planting Scheme) on planning permission referenced 2019/20986/MMA granted 22 November 2019	DOC satisfactory	09.04.2020
2020/21454/CND	Diocese of Leeds	St Monicas Convent Gargrave Road Skipton BD23 1PJ	Application to discharge condition no 4 (Condition Survey) of planning permission 2018/19473/FUL and listed building consent 2018/19474/LBC	DOC satisfactory	07.04.2020
2020/21458/LBC	The Premises Committee	Friends Meeting House The Ginnel Newmarket Street Skipton BD23 2JA	Alterations to toilet and library / store. Addition of glazed screen to porch of cottage.	Approve with Conditions	23.06.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21459/TPO	Craven Nursing Home	The Craven Nursing Home Keighley Road Skipton BD23 2TA	T1, T2, T4 Poplars - Fell	Approved Tree Work under TPO	15.05.2020
2020/21460/CND	MCM (Skipton) Ltd	Brooksbank Valves Ltd Sackville Street Skipton BD23 2PS	Application to discharge condition no. 4 (CDC Contamination), no. 6 (CDC Construction Traffic) and no. 7 (CDC Dust) on planning permission referenced 2019/21220/DCA granted 22 January 2020	DOC satisfactory	28.04.2020
2020/21461/HH	Mr & Mrs D Caunt	48 Green Lane Glusburn Keighley BD20 8RU	Proposed extensions & alterations to existing dwelling	Approve with Conditions	06.05.2020
2020/21462/VAR	G, J & S Beresford	Tenley House Hellifield Skipton BD23 4JN	Application to remove condition no. 2 (agricultural occupancy) on planning application reference number 5/42/78 granted 31 January 1983	Approve with Conditions	04.05.2020
2020/21476/RETRES	Mrs Lucy Lawson	58 Main Street High Bentham Lancaster LA2 7HY	Change of use from A2 to residential (Prior Notification).	Prior Approval Not Required	06.04.2020
2020/21464/FUL	Frank Marshall Estates Ltd	B K Business Park Snaygill Industrial Estate Skipton BD23 2QR	Refurbishment of two existing industrial units together with the construction of 17,580sqft of industrial/commercial units with car parking and service yard.	Approve with Conditions	22.06.2020
2020/21465/LBC	Margaret Carus	Donkin House 10 Leeming Lane Burton In Lonsdale Carnforth LA6 3LD	Replacement of windows with new to match existing	Approve with Conditions	15.06.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21466/HH	Mrs Rachel Stuttard	Huntworth Farm Buck Haw Brow To Huntworth Giggleswick Settle BD24 0DJ	Two storey replacement extension to existing house	Approve with Conditions	28.04.2020
2020/21467/HH	Mr Mark Hanson	Pad Cote Barn Pad Cote Lane Cowling Keighley BD22 0NY	Single storey detached domestic garage	Approve with Conditions	15.04.2020
2020/21478/ LHSHLD	Mr James Hodson	2 Harley Bank Low Bentham Road Low Bentham Lancaster LA2 7BU	Single storey rear extension measuring 3.6 metres beyond the rear wall; 3.0 metres in height from ground level and 2.7 metres in height to eaves from ground level (Prior Notification)	PN Process Not Applicable	16.03.2020
2020/21470/TCA	Mrs Hannah Burton	High Barn Cottage Draughton Skipton BD23 6DU	T1 Sycamore - Crown reduction by 30%	Refuse Tree Work and Make TPO	14.05.2020
2020/21471/CPL	Mark Vine	18 North Street Sutton-in-Craven Keighley BD20 7HA	Single storey extension	Application Withdrawn	09.04.2020
2020/21479/PNAG	Mr R Dakin	Panbeck Farm Mill Lane To Back Lane Hellifield Skipton BD23 4LQ	Steel portal framed building for the purpose of housing a new rotary milking parlour and associated collecting yard and dairy (Prior Notification)	Prior Approval Not Required	23.03.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21492/FUL	Mrs Helen Baldwin	Higher Stone Head Farm Cowling Keighley BD22 0LZ	Leaky pond creation as part of natural flood management project in the upper Aire catchment.	Approve with Conditions	29.04.2020
2020/21477/HH	Mr Christopher Lloyd	6 Old Hall Croft Gargrave Skipton BD23 3PQ	New glazed entrance porch to existing house.	Approve with Conditions	04.05.2020
2020/21489/FUL	Mr John Hopkinson	Fairplace Farm Piper Lane Cowling Keighley BD22 0NS	Extension to existing farm building	Approve with Conditions	28.04.2020
2020/21481/FUL	Mr & Mrs J Adamson	Agricultural Building Lane End Farm Cam Lane Thornton In Craven Skipton	Demolition of agricultural building and replacement with 1 No. dwelling	Refuse	28.05.2020
2020/21482/HH	Ms Christy Heitzmann	Reedshaw Farm Reedshaw Lane Cowling Keighley BD22 0NA	Extension of existing domestic horse arena	Approve with Conditions	17.04.2020
2020/21483/HH	Ms Christy Heitzmann	Reedshaw Farm Reedshaw Lane Cowling Keighley BD22 0NA	Conversion of workshop to stables, replacement of outbuildings with stables and temporary siting of loose boxes	Approve with Conditions	17.04.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21488/PNAG	Mr John Mitton	Small Gill Farm Wigglesworth Skipton BD23 4SS	Timber framed extension to existing agricultural building (Prior Notification)	Prior Approval Not Required	25.03.2020
2020/21491/TCA	Mrs Helen Reed	Land Off Nan Scar Ickornshaw BD22 0NN	T1 Ash - Fell.	Approve Tree Works in Conservation Area	14.05.2020
2020/21495/HH	Mr K Greenwood	43 Park Road Cross Hills Keighley BD20 8BG	Single storey extension	Approve with Conditions	20.04.2020
2020/21486/TCA	Mr Latty	1 Cragdale Settle BD24 9HX	T1 Spruce - Fell. T2 Scots Pine - Fell. T3 Spruce - Fell. T4 Willow - Remove low overhanging branches.	Approve Tree Works in Conservation Area	14.05.2020
2020/21487/TPO	Mr Latty	1 Cragdale Settle BD24 9HX	T1 Beech - Remove 2 low limbs. T2 Beech - Remove 1 long limb.	Refuse Tree Work under TPO	15.05.2020
2020/21490/HH	Mr & Mrs Ellison	7 Rockwood Close Skipton BD23 1UG	Proposed first floor bedroom extension above approved ground floor garage extension, alterations to existing dwelling including demolition of projections and new door / window openings.	Approve with Conditions	30.04.2020
2020/21493/FUL	Mr & Mrs S Garth	Birk Knott Clapham Lancaster LA2 8HB	Demolish barn and replace with 2 No single storey agricultural buildings	Approve with Conditions	27.05.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21494/ADV	Fatface Ltd	55 - 57 High Street Skipton BD23 1DS	Replace existing fascia sign. Refurbish and repaint existing projecting signs.	Approve with Conditions	09.04.2020
2020/21500/HH	Miss Laura Livesley	42 Crofters Mill Sutton-in-Craven Keighley BD20 7EW	Rear single storey extension	Approve with Conditions	21.05.2020
2020/21502/FUL	EI Group Plc	Cock And Bottle 30 Swadford Street Skipton BD23 1RD	Proposed fixed frame pergola to existing rear terrace/outside seating area.	Approve with Conditions	01.05.2020
2020/21503/LBC	EI Group Plc	Cock And Bottle 30 Swadford Street Skipton BD23 1RD	Replacing rear tarmac with paving flags	Approve with Conditions	24.04.2020
2020/21504/CPL	Mr Lovatt	37 Starkey Lane Farnhill Keighley BD20 9AW	Flat roof rear extension	Approve Cert. Lawful Devt	29.05.2020
2020/21512/NYCC	NYCC Planning Services	Sutton In Craven C Of E Primary School Main Street Sutton-in-Craven Keighley BD20 7JS	Consultation on planning application for the purposes of the construction of a single storey extension to create a hygiene room and new entrance (22 sq. metres), relocation of an existing timber canopy (22 sq. metres), remodelling of the existing soft pour surface to create a gentle sloping access, removal of existing macadam surface and extension of existing soft pour surface (17m2), 1 no wall mounted external light	Approve with Conditions	29.04.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21505/HH	Mr & Mrs Young	5 Spring Terrace Lothersdale Keighley BD20 8HA	Demolition of single storey front and rear extensions, modern carport and store. Erection of single storey extensions and shed.	Approve with Conditions	01.05.2020
2020/21506/HH	Mr Rob Winter	Great Slack Farm New Lane Silsden Keighley BD20 9HL	Erection of garden room and patio area	Refuse	12.05.2020
2020/21507/LBC	Mr Rob Winter	Great Slack Farm New Lane Silsden Keighley BD20 9HL	Patio area	Approve with Conditions	07.05.2020
2020/21508/OUT	Mr J Naylor	Hard Standing Yard Crown Hill Farm Skipton Road Cononley Keighley	Outline application for the erection of agricultural worker's dwelling, all matters reserved with the exception of highways.	Approve with Conditions	04.05.2020
2020/21511/HH	Mr & Mrs Graham Townley	Meadowside Bentham Road Ingleton Carnforth LA6 3HZ	Demolition of garage and construction of single storey extension, with associated external alterations including siting of LPG storage tank.	Approve with Conditions	12.05.2020
2020/21513/HH	Mr & Mrs Timbers	Croft House West Lane Cononley Keighley BD20 8NN	Proposed two storey extension	Approve with Conditions	28.04.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21515/FUL	Mr & Mrs Gavin Shepherd	Sirebank House Jacksons Lane Low Bradley Keighley BD20 9HG	Proposed Stable Block and Access into Field Adjoining Curtilage	Approve with Conditions	11.05.2020
2020/21516/TCA	Mrs Thornton	Bankwell Bankwell Road Giggleswick Settle BD24 0AP	Fell 6 no. Sycamore	Approve Tree Works in Conservation Area	14.05.2020
2020/21519/ADV	Star Pubs & Bars Ltd	10 Coach Street Skipton BD23 1LH	9 signs - A to I. Details on application form	Approve with Conditions	22.06.2020
2020/21521/HH	Ms Elizabeth Honnor	Halsteads Barn Mewith Lane Mewith Bentham Lancaster LA2 7AR	Detached single storey double garage, with workshop, therapy room and store.	Approve with Conditions	17.06.2020
2020/21524/HH	Mr Nicholas Gay	14 Brook View Carleton Skipton BD23 3EX	Replace 3 frosted windows with clear glass	Approve with Conditions	22.05.2020
2020/21525/CND	Mr P Barker	Anchor Croft Farm Hellifield Road Gargrave Skipton BD23 3NB	Application to discharge condition no. 3 (Landscaping Plan) on planning application referenced 2019/20192/FUL granted 28 February 2020	DOC satisfactory	11.06.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21527/CND	SKIPTON PROPERTIES LTD	Former St Stephens School Gargrave Road Skipton BD23 1PJ	Application to discharge condition no. 11 (Window/Door Schedule) of planning permission referenced 2019/20916/FUL granted 29 January 2020	DOC satisfactory	15.06.2020
2020/21528/LBC	Mr C. S. E. Yorke	Auld Hall Limekiln Lane Halton West Skipton BD23 4LL	Remove cementitious mortar and repoint with a traditional lime mortar; remove macadam surfacing adjacent to principal elevation; remove and replace cement render with lime roughcast to southwest gable, northwest elevation of side annexe and northwest elevation of rear outshut; proposed yard wall; repairs to southwest annexe roof to include rooflight insertion; re-opening original window in northeast gable.	Approve with Conditions	15.05.2020
2020/21529/TPO	ECHO	Malsis Hall Malsis Drive Glusburn Keighley BD20 8FH	T1 Sycamore (Ivy covered) - Fell. T2 Cherry - Fell. T3 Yew - Fell. T4 Yew - Fell.	Split Decision	17.06.2020
2020/21530/HH	Mr & Mrs Gill	Hollin Root Barn West Lane Sutton-in-Craven Keighley BD20 7AU	Proposed single storey rear kitchen extension	Approve with Conditions	27.05.2020
2020/21532/FUL	Jill Johnson	8 High Street Skipton BD23 1JZ	New galvanised steel vertical extract duct.	Approve with Conditions	29.05.2020
2020/21531/MMA	Mr & Mrs D Thornborrow	33 Sunmoor Drive Skipton BD23 2JS	Minor material amendment to vary condition 2 (Approved Plans) of 2018/19284/HH	Approve with Conditions	11.05.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21535/TCA	Mrs Dowman	24 Gainsborough Court Skipton BD23 1QG	T1 Maple - Reduce all round by 1.5m. T2 Sycamore - Fell.	Approve Tree Works in Conservation Area	14.05.2020
2020/21534/HH	Mr & Mrs J Hibbert	Beech Croft Barn Mewith Lane Mewith Bentham Lancaster LA2 7AP	Detached double garage and workshop	Approve with Conditions	28.05.2020
2020/21536/LBC	Mrs Claire Allnutt	Withens Lowkber Lane Cold Cotes Clapham Lancaster LA2 8HZ	Replace glazed timber kitchen door with new glazed timber door. Replace first floor painted timber bedroom window with new painted timber window. Install lead slip over lintel, repair any voids in wall cores.	Approve with Conditions	05.06.2020
2020/21540/CND	Skipton Properties Ltd	Former St Stephens Roman Catholic Primary School Gargrave Road Skipton BD23 1PJ	Application to discharge condition 6 (materials), 7 (sample panels), 13 (rain water goods) and 16 (sample pointing) of full planning permission 2019/20916/FUL and listed building consent 2019/20917/LBC	DOC satisfactory	13.05.2020
2020/21541/HH	Mr & Mrs Leigh	East Berwick Barn Draughton Skipton BD23 6DX	Attached rear garage	Approve with Conditions	12.05.2020
2020/21542/TCA	Mr Lewis	4 Hall Gardens Farnhill Keighley BD20 9AF	T1 Oak - Reduce by no more than 2m all round.	Approve Tree Works in Conservation Area	14.05.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21566/AGRRES	Landmarks	Agricultural Building Moorber Lane Coniston Cold BD23 4EQ	Prior approval notification for change of use of agriculture building to dwellinghouse	PN Refuse and Application Required	06.05.2020
2020/21543/MMA	JS & PL MacRae	Unit 3 Enterprise Way Airedale Business Centre Skipton	Application for minor material amendment to condition no. 2 (approved plans) on application reference number: 2019/20446/FUL granted 22 January 2020 to allow a variation in the design to relate to revised drawings.	Approve with Conditions	04.05.2020
2020/21544/HH	Mr Alan Brook	Stonecroft 6 Cawder Ghyll Skipton BD23 2QG	Balcony to be erected at the back of the house at first floor level, with access through existing French doors from a bedroom	Approve with Conditions	04.06.2020
2020/21545/CND	Mr M Baines	Land West Of Mell Brae Main Street Rathmell Settle	Application to discharge condition no's. 3 (Drainage - surface water), 4 (Drainage - foul water), 5 (Floor and Ground Levels) and 10 (Management and Maintenance of Drainage) on previously approved application reference number: 2020/21328/VAR granted 23 March 2020	DOC satisfactory	02.06.2020
2020/21546/HH	Mr & Mrs Neil Schofield	Godfrey House Bell Busk BD23 4DT	Rear extension incorporating terrace and rear dormer.	Approve with Conditions	22.06.2020
2020/21581/CND	Mr Robert Pearson	Land South East Of Crickle Grange East Marton Skipton BD23 3JD	Application to discharge condition no's 3 (Mud on highway - NYCC) and 5 (Accesses - NYCC Highways) on planning application referenced 2019/20747/FUL granted 18 December 2019 for construction of a farm track	DOC satisfactory	06.05.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21549/FUL	Mr C. S. E. Yorke	Auld Hall Limekiln Lane Halton West Skipton BD23 4LL	Formation of farm access onto public highway	Approve with Conditions	04.06.2020
2020/21551/CND	Mr Richard Pryke	Land To North Of Chapel Hill Skipton BD23 1UJ	Application to discharge condition no. 3 (Construction and Traffic Management) of planning permission referenced 2018/19367/FUL granted 21 December 2018	Conditions complied with	18.05.2020
2020/21554/HH	Mr & Mrs Hanson	12 Hazel Grove Road Sutton-in-Craven Keighley BD20 7QT	Bungalow re-development including raised pitched roof and single storey pitched roof rear extension	Approve with Conditions	27.05.2020
2020/21559/PNAG	Mr John Howard	Agricultural Building Funkirk Farm Heslaker Lane Carleton Skipton	Prior approval notification for an extension to an agricultural steel framed building	Prior Approval Not Required	16.04.2020
2020/21556/VAR	Esh Construction Ltd	Land North Of A629 And West Of Carleton Road Skipton North Yorkshire BD23 3BT	Application to vary condition 16 (CMS) on previous variation application referenced 2017/18136/VAR granted 16 March 2018	Application Withdrawn	21.04.2020
2020/21561/MMA	John Phillip Developments	Unit 5 Devonshire Place Keighley Road Skipton BD23 2LP	Minor material amendment of 2018/19112/FUL to amend roof finish and window specification	Approve with Conditions	19.06.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21563/CPE	Kirsty Taylor-Flynn	30 Middleton Cowling Keighley BD22 0DQ	Removal of polycarbonate roof and fitting solid lightweight insulated roof to a conservatory on the rear elevation of a cottage in a conservation area.	Approve Cert. Lawful Devt	05.06.2020
2020/21562/HH	Mr Douglas Robertson	Raygill House Raygill Lane Lothersdale Keighley BD20 8HH	Conversion of existing garage to self-contained 'granny annexe' ancillary to the main house	Approve with Conditions	22.05.2020
2020/21564/CND	Mr M Down	Stable Croft Barn Stott Fold Farm Cowling Hill Lane Cowling Keighley BD22 0LR	Application to discharge condition no. 1 (window and door details) of listed building consent 2019/21218/VAR and condition 4 of planning permission 2019/20683/FUL	DOC satisfactory	18.06.2020
2020/21567/PNAG	Mrs Tracy Harrison	Agricultural Building Stone Head Brow Cowling Hill Lane Cowling	Erection of steel portal frame with steel sheets on the roof and sides of the building	Prior Approval Not Required	27.05.2020
2020/21568/VAR	Tom Priestley	Land Off Strikes Lane Sutton-in-Craven Keighley BD20 7BJ	Application for variation of conditions condition 2 (approved plans) and no. 4 (materials) of planning permission reference number 2019/21048/REM granted 16 December 2019 to change the approved roof material to a more hard wearing material due to the exposed location of the proposed dwelling. Change of roof material from natural blue slate to Indian Stone Flags	Approve with Conditions	03.06.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21572/LBC	S Gregory	Bleaberry House Duke Street Burton In Lonsdale Carnforth LA6 3LG	Roof repairs to rear extension: strip and re-slate, using mixture of old and new slates	Approve with Conditions	15.06.2020
2020/21573/HH	Mr James Bullough	20 West Lane Embsay Skipton BD23 6RN	Two storey side extension and retrospective decking	Approve with Conditions	29.05.2020
2020/21574/FUL	Anchor-Hanover	Thornton Hill Church Road Thornton In Craven Skipton BD23 3TR	Construct a composite decking supported on a timber framework, to 3 sides of the existing conservatory, to the east elevation of the main building.	Approve with Conditions	01.06.2020
2020/21576/LBC	Mrs Harriet Horsfall	Teenley Coach House Wigglesworth Skipton BD23 4RJ	Retrospective application for listed building consent for 6 no. replacement windows and 1 no. replacement door to Teenley Coach House, and 2 no. replacement windows to the outbuilding.	Approve with Conditions	08.06.2020
2020/21580/FUL	Settle Coal Company Ltd	Unit 11 Sowarth Field Industrial Estate Sowarth Field Settle BD24 9AF	Removal of existing building and erection of a steel frame industrial building including stock storage area,office/toilets and point of sale. Car parking and landscaping.	Approve with Conditions	19.06.2020
2020/21582/VAR	Miss Horsfall	Garage At Stainton Cotes Moorber Lane Coniston Cold Skipton BD23 4EQ	Application for variation of Condition no. 2 (Approved Plans) to amend entrance (east elevation), French door detail (south elevation) and lean-to window detail (west elevation); removal of Condition No. 4 (Window Details) on application reference number: 2019/20740/FUL granted 05/11/2019.	Approve with Conditions	19.06.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21584/HH	Mr & Mrs Day	2 Orchard Hills Cottages Carleton Skipton BD23 3HF	Single storey rear extension	Approve no conditions	12.06.2020
2020/21587/HH	Mr D Gorman	Green Ways Glusburn Bridge Colne Road Glusburn Keighley BD20 8DP	Single storey rear extension.	Approve with Conditions	27.05.2020
2020/21597/CND	Skipton Properties Ltd	Former St Stephens Roman Catholic Primary School Gargrave Road Skipton BD23 1PJ	Application to discharge condition 14 (details of mezzanine) of full planning permission 2019/20916/FUL and listed building consent 2019/20917/LBC for the demolition of later extensions (former garage and sanitary block), the conversion of former school and presbytery to 7 no dwellings; and the erection of 3 no new build dwellings in the grounds	DOC satisfactory	19.05.2020
2020/21599/HH	Mark Vine	18 North Street Sutton-in-Craven Keighley BD20 7HA	Demolition of existing outhouse and erection of single storey rear extension with rooflight	Approve with Conditions	03.06.2020
2020/21609/HH	Mr & Mrs Barber	13 Long Meadow Skipton BD23 1BH	Side extension and porch	Approve with Conditions	12.06.2020
2020/21614/LHSHLD	Ms Rachel Greenhow	1 Park Place Hellifield Skipton BD23 4HB	Prior approval notification for single storey extension measuring 4.0 metres beyond the rear wall; 3.0 metres in height from ground level and 2.50 metres in height to eaves from ground level including necessary adjustments to services and drainage	PN Process Not Applicable	27.05.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21624/NMA	Mr and Mrs Andrew and Deborah Steane	Eastby House Barden Road Eastby Skipton BD23 6SN	Non-material amendment on planning permission referenced 2018/19737/HH granted 18 January 2019 for the amendment of roofing material for the extension and porch to be changed from natural stone slate to Bradstone Old Quarried slate	Non-material amendment approved	21.05.2020
2020/21631/NMA	Mr Varney	66 Starkey Lane Farnhill Keighley BD20 9AN	Non-material amendment to application ref: 2017/18846/HH granted 08 March 2018 to allow alterations to window and door arrangements.	Approve no conditions	18.06.2020
2020/21689/CND	Calvert & Woodward	Land To West Of The Old Smithy Skipton Road Farnhill Keighley	Application to discharge condition no. 3 (Drainage) and no. 7 (Materials) on planning permission referenced 2019/20416/FUL granted 01 August 2019	DOC satisfactory	22.06.2020
2020/21733/NMA	Mr Michael Wills	35 Main Street Farnhill Keighley BD20 9BJ	Non-material amendment to window material of 2020/21393/HH	Non-material amendment approved	19.06.2020

Planning Committee Report of New Cases Registered **From 01/03/2020 to 25/06/2020**

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03221/2020	Noisy building work on a Saturday.	15 Fell View Embsay Skipton BD23 6RX	Embsay-with-Eastby
ENF/03222/2020	Potential holiday let business.	Kirkgate House 1 Kirkgate Kildwick Keighley BD20 9BA	Aire Valley With Lothersdale
ENF/03223/2020	Stables and tack room also being used as a mechanic's workshop and for selling vehicles.	Tatterthorn Lane Ingleton Carnforth Lancaster LA6 3DS	Bentham
ENF/03224/2020	Alleged unauthorised erection of large stone building	Routster Farm Barn Back Lane Giggleswick Settle BD24 0JS	Penyghent
ENF/03225/2020	Alleged unauthorised construction of hardstanding and outbuilding	1 Wood View High Street Burton In Lonsdale Carnforth LA6 3JT	Bentham
ENF/03226/2020	Development not being carried out in accordance with planning application ref: 2017/18192/FUL (untidy site).	Land North West Of Royd House Crosshills Road Cononley Keighley	Aire Valley With Lothersdale

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03227/2020	Alleged unauthorised change of use of land to site compound.	Land To West Of Church Close Farm Red Bridge To Church Close Farm Bell Busk	Gargrave And Malhamdale
ENF/03228/2020	Raised decking.	1 Dalacres Drive Embsay Skipton BD23 6RP	Embsay-with-Eastby
ENF/03229/2020	Stone business being run from an agricultural site.	Pikeber Farm Becks Brow To Mere Syke Bridge Wigglesworth Skipton BD23 4RR	Settle And Ribble Banks
ENF/03230/2020	Alleged erection of 6ft high fence on 2ft high wall around curtilage of 1 Smithy Croft Road.	1 Smithy Croft Road Gargrave Skipton BD23 3SL	Gargrave And Malhamdale
ENF/03231/2020	1) Alleged houses being built higher than approved 2) Alleged hedgerow and footway not being developed as approved.	Land Off Dick Lane Cowling Keighley BD22 0JY	Cowling
ENF/03232/2020	Blocking up/ removal of existing front doorway.	116 Burnside Crescent Skipton BD23 2BU	Skipton West
ENF/03234/2020	Flagged area been created causing damp and mould.	2 Heather Bank Main Street Farnhill Keighley BD20 9BP	Aire Valley With Lothersdale
ENF/03235/2020	Two steel buildings have been erected.	Hawshaw Grange Hawshaw Road Lothersdale Keighley BD22 0LB	Aire Valley With Lothersdale

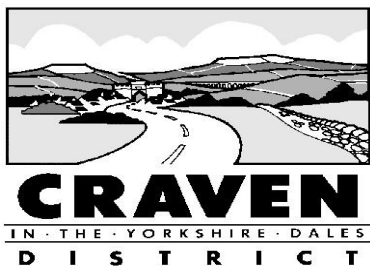
Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03236/2020	Alleged large amount of excavation works	Land To North West Of New Laithe Gargrave Skipton	Gargrave And Malhamdale
ENF/03237/2020	Alleged unauthorised construction of new farm track and widening of access	Land At Summerhouse Farm Lumb Lane Cowling Keighley BD22 0NJ	Cowling
ENF/03238/2020	Alleged unauthorised change of use to cafe	14 Duke Street Settle BD24 9DW	Settle And Ribble Banks
ENF/03239/2020	Alleged unauthorised change of use from storage to office & production.	Storage Unit Adjacent No 24 Eshton Road Gargrave Skipton	Gargrave And Malhamdale
ENF/03240/2020	Alleged unauthorised decking in rear garden at roof line level	33 Harper Grove Sutton-in-Craven Keighley BD20 7JN	Sutton-in-Craven
ENF/03245/2020	Alleged unauthorised ground works taking place adjacent to listed building	East Lodge Stainton Hall To Gledstone Hall West Marton Skipton BD23 3JL	West Craven
ENF/03241/2020	Development not being built in accordance with planning application ref: 2018/19503/HH	31 Ings Avenue Skipton BD23 1TS	Skipton West
ENF/03243/2020	New gate and boundary wall allegedly encroaching and blocking access onto back street behind Ings Avenue.	Former Allotments And Garages Broughton Road Skipton BD23 1SZ	Skipton West

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03242/2020	Shed located in front of neighbouring window	White Hall 25 Uppergate Ingleton Carnforth LA6 3BD	Ingleton And Clapham
ENF/03244/2020	Erection of additional fencing	17 Hall Croft Skipton BD23 1PG	Skipton North
ENF/03246/2020	Working on cars outside curtilage of garage.	Pendle Garages Pendle Street Skipton BD23 1SS	Skipton West
ENF/03247/2020	1. Alleged works happening outside of approved working hours and breach of construction management plan in relation to HGV's etc. 2. Alleged unauthorised groundworks and siting of portaloo.	Land To The South Of Brockhole View Settle BD24 9RF	Settle And Ribble Banks
ENF/03248/2020	Alleged unauthorised siting of portacabin	Land Located South Of 10A Park Wood Close Skipton BD23 1QW	Skipton North
ENF/03249/2020	Alleged unauthorised extension and construction of patio.	15 Airedale Ings Cononley Keighley BD20 8LF	Aire Valley With Lothersdale
ENF/03250/2020	Alleged unauthorised engineering works and widening of an access	Land To The North Of Butterhaugh Farm Church Street Gargrave BD23 3PD	Gargrave And Malhamdale
ENF/03251/2020	Rear fence allegedly too high	Cranborne Skipton Road Low Bradley Keighley BD20 9EF	Aire Valley With Lothersdale

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03252/2020	1) Garden being prepared so it can be used as a parking area for commercial vehicles 2) Surplus material deposited to form a bund	Over Raygill House Dumb Toms Lane Ingleton Carnforth Lancaster LA6 3DS	Bentham
ENF/03253/2020	Alleged large amount of ground works being undertaken in adjacent field next to campsite.	Thornbrook Barn Caravan Site Thornton In Lonsdale Ingleton LA6 3PD	Ingleton And Clapham
ENF/03254/2020	Alleged large stone building being built.	Land To Rear Of Cononley Community Primary School Cononley BD20 8LZ	Aire Valley With Lothersdale
ENF/03255/2020	Alleged unauthorised outbuilding built in agricultural field.	Land To Rear Of 7 Windle Lane Cononley Keighley BD20 8JX	Aire Valley With Lothersdale
ENF/03256/2020	Alleged unauthorised garden shed on raised decking.	4 Town Head Way Settle BD24 9RG	Settle And Ribble Banks
ENF/03257/2020	Car park has been created.	Land Adjacent To Mayfield Road High Bentham Lancaster LA2 7LP	Bentham
ENF/03258/2020	Alleged timber store built under planning approval 45/2016/17322 is being lived in.	Langber End Ingleton North Yorkshire LA6 3DR	Ingleton And Clapham
ENF/03259/2020	Alleged unauthorised building and ground works.	Land To East Of Orcaber Farm Orcaber Lane Austwick Lancaster LA2 8AE	Ingleton And Clapham

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03260/2020	Alleged unauthorised brick structure in rear garden	82 Mill Close Settle BD24 9BX	Settle And Ribble Banks
ENF/03261/2020	Erection of prefabricated garage/shed at the front of the property.	9 Crag View Road Skipton BD23 2SA	Skipton South
ENF/03262/2020	Lighting on site not in accordance with approved plans?	Malsis Hall Colne Road Glusburn Keighley BD20 8DS	Glusburn
ENF/03263/2020	Potential business being run from the property.	8 Alexandra Court Skipton BD23 2RG	Skipton West
ENF/03264/2020	Alleged development not in accordance with approved plans (2019/21048/REM)	Land Off Strikes Lane Sutton-in-Craven Keighley BD20 7BJ	Sutton-in-Craven
ENF/03265/2020	Alleged development not in accordance with approved plans	1 Raikeswood Drive Skipton BD23 1NA	Skipton North
ENF/03266/2020	Alleged non-compliance with condition 2 of planning approval referenced 2019/20799/HH	7 East View Kendal Road Hellifield Skipton BD23 4EU	Hellifield And Long Preston
ENF/03267/2020	Alleged unauthorised erection of pergola	35 Willow Way Skipton BD23 3BP	Skipton West
ENF/03268/2020	Alleged construction of dwelling not in accordance with approved plans (2019/21121/REM)	Land Adjacent No. 55 Green Lane Glusburn Keighley BD20 8RU	Glusburn
ENF/03269/2020	Permanent structure erected and tree removed.	1 Shady Lane Cononley Keighley BD20 8NJ	Aire Valley With Lothersdale

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03270/2020	Alleged unauthorised internal and external works to listed building.	16 Gledstone Road West Marton Skipton BD23 3UE	West Craven



Planning Enforcement
 Craven District Council
 1 Belle Vue Square
 Broughton Road
 SKIPTON
 North Yorkshire
 BD23 1FJ
 Telephone: 01756 706254

Planning Committee Report of Cases Closed **From 01/03/2020 to 25/06/2020**

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/03141/2019	16th August 2019	11th June 2020	No Breach	Caravan being used as a permanent residence	Land At Springfield House Keighley Road Skipton BD23 2TA	Aire Valley With Lothersdale
2121/2015	19th May 2015	15th April 2020	Retrospective Planning	Greenhouses and allotments	Fields At Clifford Hall Low Bentham Lancaster North Yorkshire LA6 3LW	Bentham
ENF/02764/2017	3rd November 2017	10th June 2020	Not Expedient to Enforce	Agricultural building not being built in accordance with 22/2017/17816 - addition of roller shutters?	Mill Cross Farm Cowling Hill Lane Cowling Keighley BD22 0LP	Cowling
ENF/02809/2018	31st January 2018	16th April 2020	Retrospective Planning	Potential change of use to occasional hotel.	Broughton Hall Broughton Lodge Broughton Skipton	West Craven

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/02848/2018	10th April 2018	15th April 2020	Breach Resolved	Unauthorised shed on agricultural land	Clifford Hall Mill Hill Road To Clifford Hall Burton-in-Lonsdale Carnforth LA6 3LW	Bentham
ENF/02857/2018	23rd April 2018	16th April 2020	Retrospective Planning	Development not in accordance with approved plans 63/2014/15027 - Extra window in Plot 29 and steps onto the highway	Clitheroe Works Clitheroe Street Skipton BD23 1SU	Skipton West
ENF/02869/2018	22nd May 2018	11th June 2020	Breach Resolved	Rear fence too high? Has hoardings stuck on	15 Eller Mews Skipton BD23 2TG	Skipton West
ENF/02877/2018	13th June 2018	16th April 2020	Breach Resolved	Development not carried out in accordance with decision notice - Condition 3 not discharged prior to commencement	Land Adjacent To Clarrick Terrace Bentham Road Ingleton Carnforth LA6 3HP	Ingleton And Clapham
ENF/02897/2018	13th July 2018	15th April 2020	Breach Resolved	1.Installation of new windows to the toilets in a conservation area. 2. Alleged unauthorised platform and height of structure	Albion Inn 27 Otley Street Skipton BD23 1DY	Skipton North
ENF/02899/2018	20th July 2018	11th June 2020	Breach Resolved	Erection of 6ft fence adjacent to highway.	6 Mill Close Settle BD24 9BX	Settle And Ribble Banks

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/02915/2018	15th August 2018	10th June 2020	Not Expedient to Enforce	Unauthorised sign advertising the car park and prices.	Skipton Castle The Bailey Skipton BD23 1AW	Skipton North
ENF/02925/2018	7th September 2018	15th April 2020	Breach Resolved	8ft wall having been erected on a PROW- breach of condition of planning ref: 22/2016/17178.	Barn Fleet Farm Pad Cote Lane Cowling Keighley	Cowling
ENF/02942/2018	17th October 2018	11th June 2020	No Breach of Planning	Running car breakers business from garages to rear of property	6 Railway Cottages Station Road Settle BD24 9BJ	Settle And Ribble Banks
ENF/02972/2018	3rd December 2018	10th June 2020	No Breach of Planning	Alleged lowering and reconstruction of an ancient wall in a Conservation Area to create a better vis splay/access.	Land To North Of St Marys Green Carla Beck Lane Carleton Skipton	West Craven
ENF/02977/2018	12th December 2018	24th April 2020	Retrospective Planning	Conservatory- Permitted development removed under planning application ref: 5/63/2231/B under condition no. 13.	10 Whinfield Court Skipton BD23 2UY	Skipton West

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/03013/2019	20th February 2019	10th June 2020	Breach Resolved	Working outside the operating hours (up to 10.00pm Thursdays?)	Unit 5 Off Roundell Drive West Marton Skipton BD23 3UL	West Craven
ENF/03047/2019	1st April 2019	14th April 2020	Retrospective Planning	Alleged unauthorised works within curtilage of a listed building	Ivy Fold Church Street Giggleswick Settle BD24 0BH	Penyghent
ENF/03131/2019	30th July 2019	24th April 2020	Breach Resolved	1) Development due to start before conditions from Yorkshire Water and NYCC Highways have been complied with. 2) Roads around development being left untidy (Mud & Oily Residue)	Land To The South Of Burnside Crescent Skipton	Skipton West
ENF/03138/2019	3rd August 2019	11th June 2020	No Breach of Planning	1) Alleged extension of site curtilage 2) Construction works happening outside of approved operating hours 3) Alleged occupation of caravans prior to discharge of condition 4.	Gallaber Park Gallaber Long Preston Skipton BD23 4QF	Hellifield And Long Preston

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/03136/2019	8th August 2019	30th April 2020	Breach Resolved	1) Large amount of HGV and Heavy Planting Equipment accessing site via Green Lane 2) Dirt and other materials being left on road.	Land On The East Side Of Green Lane Glusburn BD20 8RT	Glusburn
ENF/03143/2019	16th August 2019	11th June 2020	Not Expedient to Enforce	Alleged fence around rear of property (Breach of condition?)	23 Hammerton Drive Hellifield Skipton BD23 4LZ	Hellifield And Long Preston
ENF/03142/2019	16th August 2019	11th June 2020	Breach Resolved	Static caravan allegedly being rented out.	Sandyforth Farm Keighley Road Cowling Keighley BD22 0NB	Cowling
ENF/03144/2019	22nd August 2019	28th April 2020	No Breach of Planning	Caravan too close to gas store, electrical building and neighbouring house	Flying Horse Shoe Caravan Site Crook Beck Bridge To Wenning Bank Bridge Clapham Lancaster LA2 8ES	Ingleton And Clapham
ENF/03164/2019	23rd September 2019	27th April 2020	No Breach of Planning	Alleged caravan located in off-street parking	Whinfield Court Skipton	Skipton West

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/03166/2019	2nd October 2019	11th June 2020	Breach Resolved	1) Construction works happening outside of approved operating hours 2) Parking of HGV's on West View Close 3) Mud from site being trailed around West View Close 4) Has the site boundary been extended towards the canal?	Land Off Matthew Lane Bradley Keighley BD20 9DH	Aire Valley With Lothersdale
ENF/03174/2019	31st October 2019	27th April 2020	Not Expedient to Enforce	Unauthorised alterations to fence, gate and wall in rear garden of a Listed Building, namely 1) Replacement of 1m fence and gate with 6ft fence and 2) Increased height of stone wall adjacent to the public footway.	3 Bank View Doctors Hill Low Bentham Lancaster LA2 7DZ	Bentham
ENF/03176/2019	31st October 2019	27th April 2020	Breach Resolved	Alleged unauthorised siting of hot food van within car park (Unauthorised change of use from A1 to A5).	Lords Antiques And Salvage Yard Greendale House Dales Business Park New Road Ingleton LA6 3HL	Ingleton And Clapham
ENF/03189/2019	19th November 2019	24th April 2020	Retrospective Planning	Alleged engineering works to widen bridge	Mill House Bell Busk BD23 4DU	Gargrave And Malhamdale

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/03194/2019	4th December 2019	24th April 2020	Retrospective Planning	Alleged agricultural building not built in accordance with approved plans of planning ref: 18/2017/17993.	Keasden Head Keasden Road Clapham Lancaster LA2 8EZ	Ingleton And Clapham
ENF/03207/2020	15th January 2020	12th June 2020	Breach Resolved	Alleged breach of condition of planning approval 2019/20673/VAR in regards to safety fencing and off site parking.	Land Opposite Greta Villas Main Street Ingleton Carnforth LA6 3BZ	Ingleton And Clapham
ENF/03211/2020	31st January 2020	11th June 2020	No Breach of Planning	Alleged inaccuracy of approved planning drawings	28 Tarn Moor Crescent Skipton BD23 1LT	Skipton North
ENF/03212/2020	31st January 2020	12th June 2020	Not Expedient to Enforce	Alleged breach of conditions 5 (External Materials), 6 (Soft Landscaping) and 10 (Window and Door Colour) of planning approval referenced 2019/21215/MMA.	Deep Spring Grange Road Farnhill Keighley BD20 9AE	Aire Valley With Lothersdale
ENF/03215/2020	11th February 2020	24th April 2020	No Breach of Planning	Alleged development not being carried out in accordance with the approved plans	Clough Head Farm West Lane Sutton-in-Craven Keighley BD20 7BA	Sutton-in-Craven
ENF/03216/2020	13th February 2020	11th June 2020	No Breach of Planning	Alleged fence being constructed to rear of house	17 Regent Road Skipton BD23 1AT	Skipton East

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/03221/2020	4th March 2020	18th June 2020	No Breach of Planning	Noisy building work on a Saturday.	15 Fell View Embsay Skipton BD23 6RX	Embsay-with-Eastby
ENF/03232/2020	25th March 2020	12th June 2020	No Breach of Planning	Blocking up/ removal of existing front doorway.	116 Burnside Crescent Skipton BD23 2BU	Skipton West
ENF/03236/2020	6th April 2020	11th June 2020	No Breach of Planning	Alleged large amount of excavation works	Land To North West Of New Laithe Gargrave Skipton	Gargrave And Malhamdale
ENF/03244/2020	22nd April 2020	22nd June 2020	Not Expedient to Enforce	Erection of additional fencing	17 Hall Croft Skipton BD23 1PG	Skipton North
ENF/03248/2020	5th May 2020	11th June 2020	Breach Resolved	Alleged unauthorised siting of portacabin	Land Located South Of 10A Park Wood Close Skipton BD23 1QW	Skipton North