

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 Application Withdrawn.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 staired 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.

Planning Committee 16 March 2020