

PLANNING COMMITTEE

14th July 2020

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

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

Apologies for absence were received from Councillors Heseltine, Morrell and Welch. Councillor Place left the meeting at approximately 2.52pm.

Ward Representatives : Councillor Wheeler (Application 2019/20936/FUL.

Start: 1.35pm

Finish: 3.23pm

The minutes of the Committee's meetings held on 16th March 2020 were confirmed.

Minutes for Report

PL.971

DECLARATIONS OF INTEREST AND LOBBYING

a. Declarations of Interest

Members were invited to declare any interests in the business before the Committee. Councillor Solloway indicated an interest in application 2020/21411/VAR as he was a County Councillor covering the site location and he had sat on the Licensing and Appeals Sub-Committee in respect of an application for a premises licence. He took no part in the debate and did not vote thereon.

b. Lobbying

Application 2020/21411/VAR – Councillors Brockbank, Brown, Harbron, Lis, Pringle, Rose, Shuttleworth and Solloway indicated that he had been lobbied against the application.

Application 2019/20936/FUL – Councillor Brown indicated he has been lobbied against the application.

PL.972

PUBLIC PARTICIPATION

The following persons had their statements read out on their behalf or addressed the Committee in person under its public participation scheme:

Application 2020/21411/VAR: Cllr Graham Bell (Skipton Town Council)
Mr Stephen Burrow (objector/for the objectors)
Mr William Cartwright (agent for the applicant)

PL.973

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:

b. Applications

2019/20167/FUL 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). Refused.

2019/20502/PNAG Proposed alteration by roofing over existing manure store. (Prior Notification) at Stainton House Farm, West Marton, Skipton BD23 3UH. Prior approval not required.

2019/20681/CND 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 at Felstead, Low Bentham Road, High Bentham, Lancaster LA2 7BP. DOC satisfactory.

2019/20750/HH Retrospective application for groundworks to the north of the property to provide supporting structure to the sloping garden at Lytham House, Lytham Gardens, Skipton. BD23 2TR. Approved with Conditions.

2019/20759/FUL 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 at Natwest, Market Place, Settle BD24 9EF. Refused.

2019/20760/LBC 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 at Natwest, Market Place, Settle BD24 9EF. Approved with Conditions.

2019/20779/FUL Proposed change of use of agricultural land to site timber clad lodges for holiday use on land to the East of Carla Beck Farm, Carla Beck Lane, Carleton, Skipton. Refused.

2019/20826/REM 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 on land off the A65, Crookrise, Skipton. Approved with Conditions.

2019/20847/HH External stairway at 16 Laycock Fields, Cowling, Keighley, BD22 0DN. Approved with Conditions.

2019/20889/FUL Erection of 8 no. replacement pitch side lighting standards at North Ribblesdale RUFC (retrospective), High Hill Grove Street. Settle BD24 9RB. Approved with Conditions.

2019/20932/CND Application to discharge condition no. 6 (affordable housing) and no. 7 (open space) on planning permission 2019/20279/MMA granted 31 May 2019 at former allotments and garages, Ings Avenue, Skipton BD23 1SZ. DOC satisfactory.

2019/20379/VAR 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. Harden Bridge House, Austwick, Lancaster LA2 8AD. Approved with Conditions.

2019/20933/FUL Residential development of 23 units and including amended vehicular access onto A65 on land off A65, Kendal Road, Hellifield, Skipton. Approved with Conditions.

2019/20956/FUL Erection of a shepherd's hut for the purpose of holiday accommodation on land to the South East of Standrise House, Moor Lane, Elslack, Skipton. Approved with Conditions.

2019/20982/CND Application to discharge condition no. 2 (internal and external boundaries) on planning permission referenced 2018/19708/MMA granted 7th November 2018. 1-5 land at Moorgarth, Ingleton, Carnforth. DOC not satisfactory.

2019/21001/CND 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 at Allen Green and Son Ltd., North Road, Sutton-in-Craven, BD20 7PL. DOC satisfactory.

2019/21017/FUL Erection of 1 no. new dwelling on adjacent land and alteration to existing dwelling at 86 Otley Road, Skipton, BD23 1HG. Approved with Conditions.

2019/21123/FUL Full planning application for the erection of two semi-detached dwellings (resubmission of previous application referenced 2019/20775/FUL refused 27 September 2019) on land to the West of Vicarage, Kirkgate, Kildwick, Keighley. Refused.

2019/21167/FUL Change of shop front at 35A Swadford Street, Skipton BD23 1QY. Approved with Conditions

2019/21157/FUL Alterations and change of use of part of existing garage/workshop to form holiday accommodation at Farnhill Hall, Main Street, Farnhill, Keighley BD20 9BP. Approved with Conditions.

2019/21158/LBC Alterations and change of use of part of existing garage/workshop to form holiday accommodation at Farnhill Hall, Main Street, Farnhill, Keighley BD20 9BP. Approved with Conditions.

2019/21176/CND 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. Lumb Mill, Carr Head Lane, Cowling, Keighley BD20 8DX. DOC satisfactory

2019/21165/FUL 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 at agricultural building land at top of Buckhaw Brow, Giggleswick. Approved with Conditions.

2019/21168/MMA Minor material amendment to vary condition no. 2 (Approved Plans) of planning approval referenced 2018/19836/FUL granted 11 January 2019 Field No. 8107, Bend Gate Farm, Flat Lane, Long Preston, Skipton BD23 4QR. Approved with Conditions.

2019/21179/OUT Outline application with all matters reserved for one detached house accessed from Garden Close on adjacent land, Glusburn, Keighley. Refused.

2019/21188/VAR Planning application to vary conditions 2, 8, 10, 11, 13, 14, 18, 19, 20 on outline planning permission 32/2016/17327 (granted on appeal) on land at Ling Haw Hill / Brow Top, Cononley Road, Glusburn. Approved with Conditions.

2019/21198/FUL Proposed detached dwelling at the rear of 34 North View, Keighley Road, Cross Hills, Keighley, BD20 7RU. Approved with Conditions.

2019/21212/CND 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 on land to the South of Burnside Crescent, Skipton, North Yorkshire BD23 2BJ. DOC satisfactory.

2019/21214/LBC Replace existing plastic gutter, down pipes and soil stack with seamless aluminium at Stansfield House, 12 Rook Street, Lothersdale, Keighley BD20 8EH. Approved with Conditions.

2019/21235/HH Removal of existing orangery and replacement with larger orangery and replacement windows at 2 Knowles House, Skipton Road, Gargrave, Skipton BD23 3SA. Approved with Conditions.

2019/21221/FUL Addition of first floor door opening and fire escape stairs at Bold Venture Garage, Keighley Road, Skipton BD23 2QT. Approved with Conditions.

2019/21226/MMA Minor material amendment to vary condition no 2 (Approved Plans) of planning approval referenced 2019/20838/FUL granted 31 October 2019 at 4, 6 & 8 Chapel Street, Settle BD24 9HS. Approved with Conditions.

2019/21234/FUL Repair and extension to access bridge at Mill House, Bell Busk BD23 4DU. Approved with Conditions.

2019/21237/FUL Replace existing uPVC windows with like for like at Flats 5-7, 38-40 & 14-20, Meadow Croft, Cononley, Bradford, Keighley BD20 8ND Approved. with Conditions.

2019/21238/FUL Replacement uPVC windows - like for like at Flat 2 And Flat 8 Skipton Road, Cononley, Keighley BD20 8NH. Approved with Conditions.

2019/21241/FUL Convert existing dwelling into 2No. Apartments, rear extension, replacement window units , roof coverings, and alterations at 5 Craven Street, Skipton BD23 2AP. Approved with Conditions

2019/21254/FUL Farm workers dwelling at Stansfield Farm, Nappa, Skipton BD23 4LT. Approved with Conditions.

2019/21280/LBC Replacement of front door at 14 North Street, Gargrave, Skipton BD23 3RN. Approved with Conditions.

2019/21267/VAR 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 Former High Bentham CP School, Main Street, High Bentham, Lancaster. Approved with Conditions.

2019/21271/FUL Demolition of existing tool shed and replace with new. Cricket Ground, The Cricket Pavilion Corn Mill Walk, Sutton-in-Craven, Keighley. Approved with Conditions.

2019/21286/FUL Enlargement of existing house into adjacent barn, conversion of balance of barn into new dwelling, formation of new access, closure of existing access Ghyll Syke, Bell Busk, Gargrave, BD23 4DU Approved with Conditions.

2019/21288/FUL 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) Scaleber Farm, Back Lane, Low Bentham, Lancaster LA2 8NZ. Approved with Conditions.

2019/21290/FUL Agricultural building over existing haylage bale store and open yard area Keasden Head Keasden Road, Clapham Lancaster, LA2 8EZ Approved with Conditions.

2020/21298/MMA Minor material amendment to vary condition no. 2 of 2018/20033/FUL (Approved Plans) Hillside, Skipton Road, Silsden, Keighley, BD20 9AB Approved with Conditions.

2020/21318/HH Two storey extension including an integral single garage 4 Rockwood Drive, Skipton BD23 1NF Approved with Conditions.

2020/21319/FUL Replacement air-con unit to rear; replacement rear door; re-painting of shopfront; external window vinyls to side windows 22 Sheep Street, Skipton, BD23 1HX Approved with Conditions.

2020/21322/TCA 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%. Bleaberry House, Duke Street, Burton In Lonsdale, Carnforth, LA6 3LG. Approved Tree Works in Conservation Area.

2020/21323/TCA T1 Conifer - Height reduction by 2m. T2 Ash – Fell Windy Ridge, Church Road, Thornton In Craven. Skipton BD23 3TU Approved Tree Works in Conservation Area.

2020/21324/FUL Installation of two new roof lights to first floor elevation, matching existing. 1 Cragdale Lodge, Duke Street, Settle BD24 9DU Approved with Conditions.

2020/21327/FUL Erect single span steel portal frame structure over existing silage clamp Crossgates Farm Bank Newton, Skipton, North Yorkshire, BD23 3NT, Approved with Conditions.

2020/21328/VAR 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. Land West Of Mell Brae Main Street, Rathmell, Settle, Approved with Conditions.

2020/21330/FUL Construction of single dwellinghouse adjoining No. 47 Sharphaw Avenue to the north and alterations to the existing dwelling 47 Sharphaw Avenue, Skipton, BD23 2QL. Approved with Conditions.

2020/21331/OUT Erection of 3 No. two storey dwellings and replacement stable block (resubmission of Application Reference No 2019/20859/OUT). Land Off Swires Lane, Woodside Lane, Cononley, Keighley Refused.

2020/21333/FUL 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. Tow Path To Rear Of, Rendezvous Hotel, Keighley Road, Skipton. Approved with Conditions.

2020/21338/HH Proposed single storey rear extension & 2 oak framed balconies with new French windows. 3 Lock View, Smithy Croft Road, Gargrave, Skipton, BD23 3BW. Approved with Conditions.

2020/21339/FUL 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. Kirksteads, Croft Road, Ingleton, Carnforth, LA6 3DU. Approved with Conditions.

2020/21340/CPL Single storey rear extension 6 Cross Bank, Skipton, BD23 6AH. Approved Cert. Lawful Devt.

2020/21341/FUL 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) 30 - 32 Main Street, Sutton-in-Craven, Keighley, BD20 7HD. Refused.

2020/21346/TCA Removal of all trees to the rear of the property. Fernwood, Keighley Road, Cowling, Keighley, BD22 0BX. Split Decision.

2020/21347/TCA Remove 2 no. Monkey Puzzle trees 37 Starkey Lane, Farnhill, Keighley, BD20 9AW. Approved Tree Works in Conservation Area.

2020/21349/LBC Replacement of porch/conservatory roof and frames. Bridge Cottage, Moor Lane, Elslack Skipton. BD23 3BA. Refused.

2020/21350/TCA Crown reduction to 8 no. Trees. Removal of 3 no. Conifers 3 Sarahs Croft, Coniston Cold Skipton, BD23 4ED Approved Tree Works in Conservation Area.

2020/21351/MMA Minor material amendment to vary condition 2 (Approved Plans) on application referenced 2019/20573/FUL granted 01 August 2019 Land East Of Hayfield View, (Plot 39) Off Green Lane, Glusburn Keighley, Approved with Conditions.

2020/21352/CND Application to discharge condition 21 (Affordable Housing) of previous application referenced 63/2014/15027 granted 28 August 2015 Clitheroe Street Works, Clitheroe Street, Skipton BD23 1FQ DOC satisfactory.

2020/21353/HH Provision of pre-cast sectional concrete garage 12 Alexandra Ville, Keighley Road, Skipton BD23 2QZ. Application Withdrawn.

2020/21354/HH Two storey side extension 9 Hall Way, Sutton-in-Craven, Keighley, BD20 7NJ. Approved with Conditions.

2020/21357/FUL Extension to provide cheese storage facilities The Courtyard Dairy Ltd
Crow Nest Road, Austwick, Lancaster, Approved with Conditions.

2020/21359/HH Single storey side extension High Weasel Green Barn, Moorside, Stockshott Lane, Cononley
Keighley, BD20 8ED Approved with Conditions.

2020/21360/PNAG Proposed agricultural building, Land to East Of Fummerber Lane, Eldroth, Settle.
Prior Approval Granted.

2020/21362/FUL Conversion of 428 Station Road, Cross Hills, Keighley BD20 7DT -bed house to 4no 1-bed
flats. Approved with Conditions.

2020/21364/HH Attached greenhouse to rear of dwellinghouse; solar panels to roof of dwellinghouse 16
Church Street, Gargrave, Skipton, BD23 3NE. Approved with Conditions.

2020/21365/LBC Attached greenhouse to rear of dwellinghouse; solar panels to roof of dwellinghouse 16
Church Street, Gargrave, Skipton, BD23 3NE. Approved with Conditions.

2020/21367/HH Two storey rear extension and extension of existing front parking area and dropped kerb 116
Burnside Crescent, Skipton, BD23 2BU. Approved with Conditions.

2020/21369/HH Two storey side extension with car port at ground level. 3 Old Hall Road, Glusburn, Keighley
BD20 8QY Approved with Conditions.

2020/21370/CPL Use of part of garage for MOT testing Kildwick Crossing Garage, Skipton Road Cross Hills
Keighley BD20 7DS Approved Cert. Lawful Devt.

2020/21372/TCA Removal of 8 no. Conifers at 15 Scar View, Royd Street, Cowling, Keighley BD22 0BW
Approved. Tree Works in Conservation Area.

2020/21373/FUL Construction of rear and side extensions to existing pharmacy at Carleton Pharmacy, West
Road, Carleton, Skipton BD23 3DT Approved with Conditions.

2020/21375/NMA Non-material amendment on planning permission referenced 2019/20986/MMA granted 22
November 2019 at The Co-op, Main Street, High Bentham Lancaster LA2 7HE Non-material amendment
approved.

2020/21377/TCA Fell 1 no. Prunus. 25% Crown Reduction of 1 no. Silver Birch & 1 no. Prunus. Tatham
House, 1 Low Street, Burton In Lonsdale, Carnforth LA6 3LF Approved Tree Works in Conservation Area.

2020/21378/TPO Removal of 1 no. Ash Foundry House, Carleton Road, Skipton. Refused Tree Work under
TPO.

2020/21379/CPE Application for a Certificate of Lawful Development for existing double garage and
extension at Lythe Birks, Keasden Road, Clapham, Lancaster LA2 8EZ. Approved Cert. Lawful Devt.

2020/21380/FUL Change of use of first and second floors at 8-12 Swadford Street, to form 2 no. apartments
at 8 - 12 Swadford Street, Skipton BD23 1RD. Approved with Conditions.

2020/21381/MMA 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 Settle Creamery
Sowarth Industrial Estate, Sowarth Field, Settle, BD24 9AF. Approved with Conditions.

2020/21384/HH Demolition of existing garage and porch, construction of side and front extension, and
creation of front parking area at 31 Aire Valley Drive, Low Bradley, Keighley, BD20 9HY. Approved with
Conditions.

2020/21400/OHL 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. Eastby, Skipton BD23 6SN. Approved no conditions

2020/21386/FUL Demolition of existing detached bungalow and construction of new detached dwelling at Eveleanor, Skipton Road, Low Bradley, Keighley, BD20 9ED. Approved with Conditions.

2020/21387/FUL Change of use of part residential and bed and breakfast to provide 3 letting bedrooms back to full residential at Bridge Cottage, Station Road, Clapham, Lancaster LA2 8DP. Approved no conditions.

2020/21390/FUL Additional windows and fire escape at first floor with external steel escape stair and single fire escape at ground floor at Unit 4, Skelton Industrial Estate, Skelton Road, Cross Hills, Keighley. BD20 7BY Approved with Conditions.

2020/21392/FUL 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) 82 Broughton Road, Skipton BD23 1TT. Refused.

2020/21393/HH Alterations to windows to rear elevation at 35 Main Street, Farnhill, Keighley BD20 9BJ Approved with Conditions.

2020/21394/TCA T1 Cypress – Fell at Cedar Ville, Netherghyll Lane, Cononley, Keighley BD20 8PB. Approved Tree Works in Conservation Area.

2020/21395/HH Proposed new vehicular access and front parking area to existing dwelling at Milton Lodge Marton Road, Gargrave, Skipton. BD23 3NN. Approved with Conditions.

2020/21396/ADV The installation of 4 no. new digital freestanding signs and 1 no. 15" digital booth screen at McDonald's Restaurant, Millennium Road, Airedale Business Centre, Skipton, BD23 2TZ. Approved with Conditions.

2020/21399/FUL Replacement of 4 uPVC windows at 11 Gordon Terrace, Cononley, Keighley, BD20 8NQ Approved with Conditions.

2020/21402/AGRRES Change of use from existing agricultural building to dwelling (Prior Notification) at Knowle Top Farm, Ellers Road, Sutton-in-Craven, Keighley, BD20 7BH. Prior Approval Granted.

2020/21403/LHSHLD 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) 17 Regent Road, Skipton, BD23 1AT. Prior Approval Granted.

2020/21406/FUL Conversion of agricultural buildings to 3 dwellings at Raygill Farm, Raygill Lane, Lothersdale, Keighley BD20 8HH Approved with Conditions.

2020/21407/HH Proposed new drive access & block paving of front garden at 42 Collinge Road, Cowling, Keighley. BD22 0AG Approved with Conditions.

2020/21409/LBC Replacement timber windows and doors to south east and south west elevations at Brigstone House, White Hill Lane, Lothersdale, Keighley BD20 8HX. Approved with Conditions.

2020/21410/HH Proposed single storey side extension at 14 Brook View, Carleton, Skipton. BD23 3EX Approved with Conditions.

2020/21418/TPO T1 Sycamore - Crown Lift to 6m. T2 Sycamore - Crown Lift 15%. T3 Sycamore - Dead Wood Removal. Hawlands, 6 Kirk Lane, Eastby, Skipton, BD23 6SH. Approved Tree Work under TPO.

2020/21419/TCA T1 Oak - Crown reduction 25% 3 The Fold, Lothersdale, Keighley BD20 8HD. Approved Tree Works in Conservation Area.

2020/21412/HH Proposed external works to garden including creation of terraced ground levels & associated retaining walls to Glen Croft, 72 Raikes Road, Skipton. BD23 1LS. Approved with Conditions.

2020/21414/HH Re-tiling of main roof to 5 Cragdale, Settle BD24 9HX. Approved with Conditions.

2020/21417/TCA T1 & T2 Sycamore - repollard. T3 Sycamore - repollard and remove 2 smaller stems. 3 Garden Holme, Thornton In Lonsdale, Ingleton. LA6 3ES. Approved Tree Works in Conservation Area.

2020/21420/FUL New detached dwelling and change of use of land to garden area on land adjacent To 35 Green Lane, Glusburn Keighley. BD20 8RR. Refused.

2020/21421/TCA T1 Larch - Prune back to boundary. 2 Heather Bank, Main Street, Farnhill, Keighley BD20 9BP. Approved Tree Works in Conservation Area.

2020/21430/TPO 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 Wigglesworth CommunityCentre, Becks Brow To Mere Syke Bridge, Wigglesworth, Skipton. BD23 4RR. Approved Tree Work under TPO.

2020/21423/HH Storm porch and boundary wall demolition 1 Raspberry Place, West Lane, Sutton-in-Craven, Keighley, BD20 7NS. Approved with Conditions.

2020/21424/LBC Replace windows, install bevelled stoops to stone sills and replace yard door 14 Kings Street, Skipton. BD23 1HD. Approved with Conditions.

2020/21425/TPO 4 Sycamores-Fell. 1 Lime & 1 Sycamore-Reduce to 15m Saddlers Hall, 5 Hall Gardens, Farnhill, Keighley, D20 9AF. Split Decision.

2020/21426/TCA T1 Larch - Cut back branches on neighbours side. T2 Birch - Cut back branches on neighbours side. 2 Heather Bank, Main Street, Farnhill, Keighley. BD20 9BP. Approved Tree Works in Conservation Area.

2020/21428/HH Single storey rear sunroom extension 23 Clayton Hall Road, Cross Hills, Keighley BD20 7TA. Approved with Conditions.

2020/21429/FUL Proposed relocation of the Studio Workshop with associated off street parking and access onto Carr Head Lane. Carr Head Hall, Carr Head Lane, Cowling. Keighley. BD22 0LD. Refused.

2020/21431/HH Retrospective application for a flue1 Runley Mill Lane, Settle. BD24 9LF. Approved with Conditions.

2020/21432/HH Three storey side extension Airewood, Baxter Wood, Cross Hills, Keighley. BD20 8BB Approved with Conditions.

2020/21433/FUL Refurbishment works to roof coverings, windows and curtain walling. The Skipton Academy Gargrave Road, Skipton. BD23 1UQ. Approved with Conditions.

2020/21434/LBC Refurbishment works to roof coverings, windows and curtain walling. The Skipton Academy Gargrave Road, Skipton, BD23 1UQ Approved with Conditions.

2020/21445/HH Installation of air conditioning unit Apartment 2 Burnside House, Carleton Road, Skipton. BD23 2BE. Approved with Conditions.

2020/21435/HH Demolition of existing outbuilding and erection of new kitchen extension 16 North Street Sutton-in-Craven, Keighley, BD20 7HA. Approved with Conditions.

2020/21436/FUL Proposed conversion of existing outbuilding into a residential annex Sandy Laithe, Tosside, Skipton. BD23 4SE. Approved with Conditions.

2020/21438/TCA T1 Fell. T2 Scots Pine - Fell. T3 Scots Pine - Crown Lift. Ghyll Field, Lothersdale, Keighley BD20 8HB. Approved Tree Works in Conservation Area.

2020/21439/HH Second storey extension and rear single storey extension 7 High Gate Croft, Cononley, Keighley. BD20 8JQ. Approved with Conditions.

2020/21440/CND Application to discharge condition no. 10 (Repair/Remedial Works) and 12 (Railing Detail) of applications referenced 2019/20916/FUL and 2019/20917/LBC Former St Stephens School, Gargrave Road, Skipton. BD23 1FJ. DOC satisfactory.

2020/21444/TCA T1 Sycamore – Fell Station House, Station Road, Settle. BD24 9AA . Approved Tree Works in Conservation Area.

2020/21446/HH Single storey conservatory extension to front elevation. Croft House, Station Road, Clapham, Lancaster. LA2 8ER. Approved with Conditions.

2020/21447/HH Rear extension and alterations West Croft Cottage, West Road, Carleton, Skipton. BD23 3EJ. Approved with Conditions.

2020/21456/TPO T1 Spruce - Fell. T2 Holly - Fell. T3 Blue Cedar - Fell. T4 Conifer - Fell. Arley House, Church Road, Thornton In Craven, Skipton. BD23 3TU. Split Decision.

2020/21450/HH Two storey side extension, single storey side and rear extension, and alterations. Demolition of existing outbuilding and greenhouse 9 Regent Drive, Skipton. BD23 1AY. Approved with Conditions.

2020/21451/HH Proposed loft conversion with rear dormer to create two additional bedrooms and a bathroom. 25 Robin Lane, High Bentham, Lancaster. LA2 7AB. Approved with Conditions.

2020/21453/HH Porch 42 Branch Road, Skipton. BD23 2BX. Approved with Conditions.

2020/21455/CND Application to discharge condition no. 5 (Tree Planting Scheme) on planning permission referenced 2019/20986/MMA granted 22 November 2019 Co-op, Main Street, High Bentham, Lancaster. LA2 7HE. DOC satisfactory.

2020/21454/CND Application to discharge condition no 4 (Condition Survey) of planning permission 2018/19473/FUL and listed building consent 2018/19474/LBC St Monicas Convent, Gargrave Road, Skipton. BD23 1PJ. DOC satisfactory.

2020/21458/LBC Alterations to toilet and library / store. Addition of glazed screen to porch of cottage. Friends Meeting House, The Ginnel, Newmarket Street, Skipton. BD23 2JA. Approved with Conditions.

2020/21459/TPO T1, T2, T4 Poplars – Fell The Craven Nursing Home, Keighley Road, Skipton, BD23 2TA Approved Tree Work under TPO.

2020/21460/CND 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 Brooksbank Valves Ltd., Sackville Street, Skipton. BD23 2PS. DOC satisfactory.

2020/21461/HH Proposed extensions & alterations to existing dwelling 48 Green Lane, Glusburn, Keighley. BD20 8RU. Approved with Conditions.

2020/21462/VAR Application to remove condition no. 2 (agricultural occupancy) on planning application reference number 5/42/78 granted 31 January 1983 Tenley House, Hellifield, Skipton. BD23 4JN. Approved with Conditions.

2020/21476/RETRES Change of use from A2 to residential (Prior Notification). 58 Main Street, High Bentham, Lancaster. LA2 7HY. Prior Approval Not Required.

2020/21464/FUL Refurbishment of two existing industrial units together with the construction of 17,580sqft of industrial/commercial units with car parking and service yard. B K Business Park, Snaygill Industrial Estate, Skipton. BD23 2QR. Approved with Conditions.

2020/21465/LBC Replacement of windows with new to match existing Donkin House, 10 Leeming Lane, Burton In Lonsdale, Carnforth. LA6 3LD. Approved with Conditions.

2020/21466/HH Two storey replacement extension to existing house Huntworth Farm, Buck Haw Brow To Huntworth, Giggleswick, Settle. BD24 0DJ. Approved with Conditions.

2020/21467/HH Single storey detached domestic garage Pad Cote Barn, Pad Cote Lane, Cowling, Keighley. BD22 0NY. Approved with Conditions.

2020/21478/LHSHLD 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) 2 Harley Bank, Low Bentham Road, Low Bentham, Lancaster. LA2 7BU. PN Process Not Applicable.

2020/21470/TCA T1 Sycamore - Crown reduction by 30% High Barn Cottage, Draughton, Skipton. BD23 6DU. Refused Tree Work and Make TPO.

2020/21471/CPL Single storey extension 18 North Street, Sutton-in-Craven, Keighley, BD20 7HA. Application Withdrawn.

2020/21479/PNAG Steel portal framed building for the purpose of housing a new rotary milking parlour and associated collecting yard and dairy (Prior Notification) Panbeck Farm, Mill Lane To Back Lane, Hellifield, Skipton. BD23 4LQ. Prior Approval Not Required.

2020/21492/FUL Leaky pond creation as part of natural flood management project in the upper Aire catchment. Higher Stone Head Farm, Cowling, Keighley. BD22 0LZ. Approved with Conditions.

2020/21477/HH New glazed entrance porch to existing house. 6 Old Hall Croft, Gargrave, Skipton. BD23 3PQ. Approve with Conditions

2020/21489/FUL Extension to existing farm building Fairplace Farm, Piper Lane, Cowling, Keighley, BD22 0NS. Approved with Conditions.

2020/21481/FUL Demolition of agricultural building and replacement with 1 No. dwelling Agricultural Building Lane End Farm, Cam Lane, Thornton In Craven, Skipton. Refused.

2020/21482/HH Extension of existing domestic horse arena Reedshaw Farm, Reedshaw Lane, Cowling, Keighley. BD22 0NA. Approved with Conditions.

2020/21483/HH Conversion of workshop to stables, replacement of outbuildings with stables and temporary siting of loose boxes Reedshaw Farm, Reedshaw Lane, Cowling, Keighley. BD22 0NA. Approved with Conditions.

2020/21488/PNAG Timber framed extension to existing agricultural building (Prior Notification) Small Gill Farm, Wigglesworth, Skipton. BD23 4SS. Prior Approval Not Required.

2020/21491/TCA T1 Ash - Fell. Land Off Nan Scar, Ickornshaw, BD22 0NN. Approved Tree Works in Conservation Area.

2020/21495/HH Single storey extension 43 Park Road, Cross Hills, Keighley. BD20 8BG. Approved with Conditions.

2020/21486/TCA T1 Spruce - Fell. T2 Scots Pine - Fell. T3 Spruce - Fell. T4 Willow - Remove low overhanging branches. 1 Cragdale, Settle. BD24 9HX. Approved Tree Works in Conservation Area.

2020/21487/TPO T1 Beech - Remove 2 low limbs. T2 Beech - Remove 1 long limb. 1 Cragdale, Settle. BD24 9HX. Refused Tree Work under TPO.

2020/21490/HH Proposed first floor bedroom extension above approved ground floor garage extension, alterations to existing dwelling including demolition of projections and new door / window openings. 7 Rockwood Close, Skipton. BD23 1UG. Approved with Conditions.

2020/21493/FUL Demolish barn and replace with 2 No single storey agricultural buildings Birk Knott Clapham, Lancaster. LA2 8HB. Approved with Conditions.

2020/21494/ADV Replace existing fascia sign. Refurbish and repaint existing projecting signs. 55 - 57 High Street, Skipton. BD23 1DS. Approved with Conditions.

2020/21500/HH Rear single storey extension 42 Crofters Mill, Sutton-in-Craven, Keighley. BD20 7EW. Approved with Conditions.

2020/21502/FUL Proposed fixed frame pergola to existing rear terrace/outside seating area. Cock And Bottle 30 Swadford Street, Skipton. BD23 1RD. Approved with Conditions.

2020/21503/LBC Replacing rear tarmac with paving flags Cock And Bottle, 30 Swadford Street, Skipton BD23 1RD. Approved with Conditions.

2020/21504/CPL Flat roof rear extension 37 Starkey Lane, Farnhill, Keighley. BD20 9AW. Approved Cert. Lawful Devt.

2020/21512/NYCC 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 Sutton In Craven C Of E Primary School, Main Street, Sutton-in-Craven, Keighley. BD20 7JS Approved with Conditions.

2020/21505/HH Demolition of single storey front and rear extensions, modern carport and store. Erection of single storey extensions and shed. 5 Spring Terrace, Lothersdale, Keighley. BD20 8HA. Approved with Conditions.

2020/21506/HH Erection of garden room and patio area Great Slack Farm, New Lane, Silsden, Keighley. BD20 9HL. Refused.

2020/21507/LBC Patio area Great Slack Farm, New Lane, Silsden, Keighley. BD20 9HL. Approved with Conditions.

2020/21508/OUT Outline application for the erection of agricultural worker's dwelling, all matters reserved with the exception of highways. Hard Standing Yard, Crown Hill Farm, Skipton Road, Cononley, Keighley. Approved with Conditions.

2020/21511/HH Demolition of garage and construction of single storey extension, with associated external alterations including siting of LPG storage tank. Meadowside, Benthams Road, Ingleton, Carnforth. LA6 3HZ. Approved with Conditions.

2020/21513/HH Proposed two storey extension Croft House, West Lane, Cononley, Keighley, BD20 8NN. Approved with Conditions.

2020/21515/FUL Proposed Stable Block and Access into Field Adjoining Curtilage Sirebank House Jacksons Lane, Low Bradley, Keighley. BD20 9HG. Approved with Conditions.

2020/21516/TCA Fell 6 no. Sycamore, Bankwell, Bankwell Road, Giggleswic, Settle. BD24 0AP. Approved Tree Works in Conservation Area.

2020/21519/ADV 9 signs - A to I. Details on application form 10 Coach Street, Skipton. BD23 1LH. Approved with Conditions.

2020/21521/HH Detached single storey double garage, with workshop, therapy room and store. Halsteads Barn, Mewith Lane, Mewith, Benthams, Lancaster. LA2 7AR. Approved with Conditions.

2020/21524/HH Replace 3 frosted windows with clear glass 14 Brook View, Carleton, Skipton. BD23 3EX Approved with Conditions.

2020/21525/CND Application to discharge condition no. 3 (Landscaping Plan) on planning application referenced 2019/20192/FUL granted 28 February 2020 Anchor Croft Farm, Hellifield Road, Gargrave, Skipton. BD23 3NB. DOC satisfactory.

2020/21527/CND Application to discharge condition no. 11 (Window/Door Schedule) of planning permission referenced 2019/20916/FUL granted 29 January 2020 Former St Stephens School Gargrave Road, Skipton. BD23 1PJ. DOC satisfactory.

2020/21528/LBC 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. Auld Hall, Limekiln Lane, Halton West, Skipton, BD23 4LL. Approved with Conditions.

2020/21529/TPO T1 Sycamore (Ivy covered) - Fell. T2 Cherry - Fell. T3 Yew - Fell. T4 Yew - Fell. Malsis Hall Malsis Drive, Glusburn, Keighley, BD20 8FH. Split Decision.

2020/21530/HH Proposed single store Hollin Root Barn, West Lane, Sutton-in-Craven, Keighley. BD20 7AU rear kitchen extension. Approved with Conditions.

2020/21532/FUL New galvanised steel vertical extract duct. 8 High Street, Skipton. BD23 1JZ. Approved with Conditions.

2020/21531/MMA Minor material amendment to vary condition 2 (Approved Plans) of 2018/19284/HH33 Sunmoor Drive, Skipton. BD23 2JS. Approved with Conditions.

2020/21535/TCA T1 Maple - Reduce all round by 1.5m. T2 Sycamore - Fell. 24 Gainsborough Court Skipton. BD23 1QG. Approved Tree Works in Conservation Area.

2020/21534/HH Detached double garage and workshop Beech Croft Barn, Mewith Lane, Mewith, Bentham, Lancaster. LA2 7AP. Approved with Conditions.

2020/21536/LBC 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. Withens, Lowkber Lane, Cold Cotes, Clapham, Lancaster. LA2 8HZ. Approved with Conditions.

2020/21540/CND 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 Former St Stephens Roman Catholic Primary School, Gargrave Road, Skipton. BD23 1PJ. DOC satisfactory.

2020/21541/HH Attached rear garage East Berwick Barn, Draughton, Skipton. BD23 6DX. Approved with Conditions.

2020/21542/TCA T1 Oak - Reduce by no more than 2m all round. 4 Hall Gardens, Farnhill, Keighley. BD20 9AF. Approved Tree Works in Conservation Area.

2020/21566/AGRRES

Prior approval notification for change of use of agriculture building to dwellinghouse Agricultural Building Moorber Lane, Coniston Cold, BD23 4EQ. PN Refuse and Application Required.

2020/21543/MMA 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. Unit 3, Enterprise Way, Airedale Business Centre, Skipton. Approved with Conditions.

2020/21544/HH Balcony to be erected at the back of the house at first floor level, with access through existing French doors from a bedroom Stonecroft, 6 Cawder Ghyll, Skipton. BD23 2QG. Approved with Conditions.

2020/21545/CND 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 Land West Of Mell Brae, Main Street, Rathmell, Settle. DOC satisfactory.

2020/21546/HH Rear extension incorporating terrace and rear dormer. Godfrey House, Bell Busk, BD23 4DT Approved with Conditions.

2020/21581/CND 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 Land South East Of Crickle Grange, East Marton, Skipton. BD23 3JD. DOC satisfactory.

2020/21549/FUL Formation of farm access onto public highway Auld Hall, Limekiln Lane, Halton West, Skipton BD23 4LL. Approved with Conditions.

2020/21551/CND Application to discharge condition no. 3 (Construction and Traffic Management) of planning permission referenced 2018/19367/FUL granted 21 December 2018 Land To North Of Chapel Hill, Skipton. BD23 1UJ. Conditions complied with.

2020/21554/HH Bungalow re-development including raised pitched roof and single storey pitched roof rear extension 12 Hazel Grove Road, Sutton-in-Craven, Keighley. BD20 7QT. Approved with Conditions.

2020/21559/PNAG Prior approval notification for an extension to an agricultural steel framed building Agricultural Building, Funkirk Farm, Heslaker Lane, Carleton, Skipton. Prior Approval Not Required.
2020/21556/VAR Application to vary condition 16 (CMS) on previous variation application referenced 2017/18136/VAR granted 16 March 2018 Land North Of A629 And West Of Carleton Road, Skipton. North Yorkshire. BD23 3BT. Application Withdrawn.

2020/21561/MMA Minor material amendment of 2018/19112/FUL to amend roof finish and window specification Unit 5, Devonshire Place, Keighley Road, Skipton. BD23 2LP. Approved with Conditions

2020/21563/CPE Removal of polycarbonate roof and fitting solid lightweight insulated roof to a conservatory on the rear elevation of a cottage in a conservation area. 30 Middleton, Cowling, Keighley. BD22 0DQ Approved Cert. Lawful Devt.

2020/21562/HH Conversion of existing garage to self-contained 'granny annexe' ancillary to the main house Raygill House, Raygill Lane, Lothersdale, Keighley. BD20 8HH. Approved with Conditions.

2020/21564/CND 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 Stable Croft Barn, Stott Fold Farm Cowling Hill Lane, Cowling, Keighley. BD22 0LR. DOC satisfactory.

2020/21567/PNAG Erection of steel portal frame with steel sheets on the roof and sides of the building Agricultural Building, Stone Head Brow, Cowling Hill Lane, Cowling. Prior Approval Not Required.

2020/21568/VAR 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 Land Off Strikes Lane, Sutton-in-Craven, Keighley. BD20 7BJ. Approved with Conditions.

2020/21572/LBC Roof repairs to rear extension: strip and re-slate, using mixture of old and new slates Bleaberry House, Duke Street, Burton In Lonsdale, Carnforth. LA6 3LG. Approved with Conditions.

2020/21573/HH Two storey side extension and retrospective decking 20 West Lane, Embsay, Skipton. BD23 6RN. Approved with Conditions.

2020/21574/FUL Construct a composite decking supported on a timber framework, to 3 sides of the existing conservatory, to the east elevation of the main building. Thornton Hill, Church Road, Thornton In Craven, Skipton. BD23 3TR. Approved with Conditions.

2020/21576/LBC 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. Teenley Coach House, Wigglesworth, Skipton. BD23 4RJ. Approved with Conditions.

2020/21580/FUL 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. Unit 11, Sowarth Field Industrial Estate, Sowarth Field, Settle, BD24 9AF. Approved with Conditions.

2020/21582/VAR 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. Garage At Stainton Cotes, Moorber Lane, Coniston Cold, Skipton. BD23 4EQ. Approved with Conditions.

2020/21584/HH Single storey rear extension 2 Orchard Hills Cottages, Carleton, Skipton. BD23 3HF. Approved no conditions.

2020/21587/HH Single storey rear extension. Green Ways, Glusburn Bridge, Colne Road, Glusburn, Keighley. BD20 8DP. Approved with Conditions.

2020/21597/CND 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 Former St Stephens Roman Catholic Primary School Gargrave Road, Skipton, BD23 1PJ. DOC satisfactory.

2020/21599/HH Demolition of existing outhouse and erection of single storey rear extension with rooflight 18 North Street, Sutton-in-Craven, Keighley. BD20 7HA. Approved with Conditions.

2020/21609/HH Side extension and porch 13 Long Meadow, Skipton. BD23 1BH. Approved with Conditions.

2020/21614/LHSHLD 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 1 Park Place, Hellifield, Skipton. BD23 4HB. PN Process Not Applicable.

2020/21624/NMA 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 Eastby House, Barden Road, Eastby, Skipton. BD23 6SN. Non-material amendment approved.

2020/21631/NMA Non-material amendment to application ref: 2017/18846/HH granted 08 March 2018 to allow alterations to window and door arrangements. 66 Starkey Lane, Farnhill, Keighley. BD20 9AN. Approved no conditions.

2020/21689/CND Application to discharge condition no. 3 (Drainage) and no. 7 (Materials) on planning permission referenced 2019/20416/FUL granted 01 August 2019 Land To West Of The Old Smithy Skipton Road, Farnhill, Keighley. DOC satisfactory.

2020/21733/NMA Non-material amendment to window material of 2020/21393/HH 35 Main Street Farnhill, Keighley, BD20 9BJ. Non-material amendment approved.

Permission Granted

2020/21411/VAR application for variation of condition numbers 2 (Approved Plans) and 8 (Noise Management Plan) on previous consent referenced 2019/19739/COU granted 19th February 2019 at 9-11 Court Lane, Skipton BD23 1DD, subject to the conditions below and the

recommendations of the Environmental Health Officer as a statutory consultee as set out in 6.2 of the case officer's report are included in Condition 8, the actual wording to be formulated by the Planning Manager.

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 about 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.

2019/20936/FUL application for the construction of rear decking (retrospective) and alterations to fence at 9A Black Abbey Lane, Glusburn, Keighley BD20 8RY – subject to the conditions below

Conditions

Time Limit for Commencement

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

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

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 of 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.

2020/21448/ADV application to install one new directional sign on land to the East of Unit 1, Union Business Park, Snaygill Industrial Estate, Skipton – subject to the conditions below

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.

PL.974

PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of enforcement cases closed, and new enforcement complaints registered in the period 1st March 2020 to 25th June 2020.

Minutes for Decision

- None -

Chairman.