

PLANNING COMMITTEE (On-line Only)

1.35pm on Tuesday 1st September 2020

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

Substitute Members: Councillors Barrett, Ireton, Madeley, Noland, Solloway and Whitaker.

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** – 17th August 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@cravenc.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@cravenc.gov.uk
21 August 2020.

Date of Next Meeting: Monday, 28th September 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 COMMITTEE17th August 2020

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

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

An apology for absence was received from Councillor Handley.

Ward Representatives : Councillor Brockbank (2020/21311/FUL), Councillor Myers and Councillor Sutcliffe (2020/21690/FUL) and Councillor Whitaker (2019/21002FUL)

Start: 1.37pm

Finish: 5:43pm

Councillor Whitaker joined the meeting at 2.06pm.

Councillor Heseltine left the meeting at 4.32pm.

Councillor Welch left the meeting at 4.45pm.

Councillor Sutcliffe left the meeting at 5:35pm.

A short comfort break was taken at 4.45pm.

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

In confirming the minutes of the Committee's meeting held on 3rd August 2020 Members were reminded that in accordance with Council Procedure Rules – Public Participation Scheme at Meetings, that the purpose of the Scheme was for members of the public to ask questions or make a statement on matters within the Terms of Reference of the Committee/Sub-Committee to which they are addressed.

PL.985

DECLARATIONS OF INTEREST AND LOBBYING**a. Declarations of Interest**

Members were invited to declare any interests in the business before the Committee. Councillor Whitaker declared a personal interest in application 2020/21690/FUL as he was Chairman of the Tarn Moor Trust that had land to the South and East of the application site. He took no part in the debate or vote thereon.

b. Lobbying

Application 2020/21690/FUL – The Chairman and Councillors Brown, Lis, Morrell, Pringle, Rose, Shuttleworth, Sutcliffe and Welch indicated that they had been lobbied against the application. Councillor Brown had also been lobbied in favour of the application

PL.986

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 2020/21311/FUL:	Mr Paul Butler (for the applicant)
Application 2020/21690/FUL:	Mrs Jean Ledworn (Stirton with Thorlby Parish Council)
	Mrs Jenny Andrews (objector/for the objectors)
Application 2019/21002/FUL:	Mr Robert Turnbull (for the applicant)

PL.987

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:

2019/20443/FUL Erection of agricultural building (retrospective) at Bowsber Farm, Clapham, Lancaster. LA2 8HJ Approved with Conditions.

2019/21004/LBC Listed building consent for refurbishment and re-fit of retail unit at 22 Sheep Street, Skipton, BD23 1HX. Approved with Conditions.

2019/21073/FUL 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 the Locomotive Building, Engine Shed Lane, Skipton BD23 1UP. Approved with Conditions.

2019/21184/FUL Proposed new detached dwelling on land located to the South of 10A Park Wood Close, Skipton BD23 1QW. Refused.

2020/21463/FUL Change of use of site from live/work unit with residential annexe to unrestricted C3 dwellinghouse with residential annexe and ancillary residential outbuilding at Salt Pot Barn, Binns Lane, Glusburn, Keighley. BD20 8JJ. Approved with Conditions.

2020/21593/HH Demolition of existing garage and stables and construction of new garage and stables at The Rookery, Chapel Lane, Halton East, Skipton BD23 6EH. Approved with Conditions.

2020/21600/HH Demolition of existing single storey rear/side extensions. Part single/part two storey side/rear extension. Loft conversion including rear dormer at 91 Raikes Road, Skipton, BD23 1LS. Approved with Conditions.

2020/21627/FUL Construction of 1 no. 2 bedroomed dwelling (resubmission of previously withdrawn application 2019/20530/FUL) on land adjacent to 10 Park Lane Terrace, Park Lane, Carleton, Skipton. Refused.

2020/21628/HH Replacement windows and doors at The Coach House, Meadow Lane, Cononley, Keighley, BD20 8NA. Approved with Conditions.

2020/21652/MMA Minor material amendment of condition no. 2 (Approved Plans) on previously approved application referenced 2019/20668/FUL granted 19 August 2019 at Enter Farm, Enter Lane, Ingleton LA6 3DL. Approved with Conditions.

2020/21653/HH Remove the existing plastic oil tank (size L170cm x W95cm x H110cm or 140cm including breeze blocks) and the breeze blocks on which it rests on top of the stone plinth. Repair and repoint the stone plinth. Install a metal, bunded, fire resistant oil tank to conform to building regulations. Install directly on the repaired stone plinth. Proposed size of tank L150cm x W90cm x H140cm. Plinth size L155cm x W95cm x H89cm. Brackenber Farmhouse, Lowkber Lane, Cold Cotes, Clapham, Lancaster LA2 8HZ. Approved with Conditions.

2020/21654/LBC Remove the existing plastic oil tank (size L170cm x W95cm x H110cm or 140cm including breeze blocks) and the breeze blocks on which it rests on top of the stone plinth. Repair and repoint the stone plinth. Install a metal, bunded, fire resistant oil tank to conform to building regulations. Install directly on the repaired stone plinth. Proposed size of tank L150cm x W90cm x H140cm. Plinth size L155cm x W95cm x H89cm. Brackenber Farmhouse, Lowkber Lane, Cold Cotes, Clapham, Lancaster LA2 8HZ. Approved with Conditions.

2020/21655/VAR Variation of condition 14 (boundary fence) and removal of condition 10 (vibration scheme) of 2019/21017/FUL at 86 Otley Road, Skipton BD23 1HG. Approved with Conditions.

2020/21661/MMA Minor material amendment to application allowed under appeal reference APP/C2708/W/19/3237080 granted 29 April 2020. To allow for rear ground floor window amendments to plots 3, 4, 5 and 6, rear first floor bathroom window re-positioned to plots 3 and 4, removal of stone mullions to rear windows of plots 3, 4, 5 and 6, removal of jambs to side and rear elevations of plots 3, 4, 5 and 6, with exception of rear door to plots 5 & 6, reduction in height of stone heads to windows and doors, amendment to front first floor window to plots 1 and 2. Rockwood House, Park Wood Close, Skipton BD23 1QW. Approved with Conditions.

2020/21672/CPL Remove existing conservatory and replace it with a single storey rear extension plus conversion of garage and to construct/infill the existing open space beyond the garage (below previously extended side extension). 73 Regent Drive, Skipton, BD23 1BB.
Split Decision.

2020/21675/HH To construct a two story extension to the rear of the property at 22 Park Crescent, Hellifield, Skipton. BD23 4HD. Refused.

2020/21686/HH Single storey rear extension following the demolition of the existing conservatory at Trees Farmhouse, Trees Farm, Westhouse, Ingleton LA6 3NZ. Approved with Conditions.

2020/21695/CPL Application for Certificate of Lawful Development for a proposed single storey rear extension at Stoneyber, Greenfoot Lane, Low Bentham, Lancaster. LA2 7EQ.
Approve Cert. Lawful Devt.

2020/21700/HH Single Storey Rear Extension at 46 The Close, Skipton, BD23 2BZ. Approved with Conditions.

2020/21716/FUL Change of use of detached domestic fitness studio to business fitness studio at 2 Greenfield Place, Binns Lane, Glusburn, Keighley BD20 8JH. Refused.

2020/21741/LHSHLD Prior approval notification for single storey rear extension measuring 5.27 metres beyond the rear wall; 3.95 metres in height from ground level and 2.60 metres in height to eaves from ground level at 16 Beanlands Drive, Glusburn Keighley BD20 8PZ.
Prior Approval Granted.

2020/21757/NMA Non Material Amendment to 2020/21345/HH date of decision 3rd March 2020, to amend replacement wall description. Current description is 'to match existing dry stone wall proposed'. The description should be 'to match existing stone walls' 5 The Bailey, Skipton, BD23 1AP. Approved no conditions.

2020/21792/NMA Non-material amendment on planning permission referenced 2018/18873/FUL granted 09 May 2018 on land to the East of Holly Tree House, Skipton Road, Low Bradley. Non-material amendment approved.

b. Applications

Permission Granted

2020/21311/FUL application for four affordable homes and associated infrastructure on land off Duke Street, High Bentham – subject to the following conditions:

Conditions

Time Limit for Commencement

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

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

Approved Plans

- 2 This permission relates to the following plans:

Drawing no. 1942 01 Rev A received by the Council on 2 April 2020
Drawing no. 1942.02 received by the Council on 19 December 2019
Drawing no. 1942 03 Rev A received by the Council on 2 April 2020
Drawing no. 1942 04 received by the Council on 19 December 2019
Drawing no. 1942 05 received by the Council on 19 December 2019
Covering Letter dated 19 December 2019

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

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

Ongoing Conditions

- 3 Prior to the construction of the dwellings hereby approved, a scheme for the provision of the affordable housing shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented as approved and thereafter retained unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the affordable dwellings are provided as proposed and to meet the requirements of policy H2 of the Craven Local Plan and the NPPF

- 4 Notwithstanding any details shown on the approved plans and the requirements of condition 2 [approved plans] of this permission, within three months of development first taking place a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, species, siting, planting distances and the programme of

planting of trees, hedges and shrubs. The duly approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the area and to provide biodiversity enhancements in accordance with the requirements of policies SP4, ENV4, and ENV5 of the Craven Local Plan, and the National Planning Policy Framework.

- 5 Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), no windows other than those expressly authorised by this permission shall be inserted in any elevation of the 4 dwellings at any time

Reason: To safeguard the privacy of occupiers of neighbouring dwellings and ensure satisfactory levels of amenity for adjoining residents in accordance with the requirements of Policy ENV3 of the Craven Local Plan and the National Planning Policy Framework

- 6 Before each dwelling hereby approved is first occupied, a scheme for the design, construction (including surface treatment) and drainage of its associated parking areas shall be submitted to and approved in writing by the Local Planning Authority. The parking areas shall be constructed in accordance with the duly approved scheme before each associated dwelling is first occupied, and retained as such thereafter for the parking of vehicles.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway, to ensure appropriate surface treatment of parking areas and that satisfactory provisions are made for the disposal of surface water in accordance with the requirements of policies SP4, H2, and ENV6 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.

2. Hours of Construction

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

3. Charging Points

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

2020/21690/FUL application to allow twelve months' holiday occupation at Tarn House Caravan Park, Stirton, Skipton BD23 3LQ – subject to the following conditions:

Conditions

Time Limit for Commencement

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

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

Approved Plans

- 2 The development hereby approved shall be carried out in accordance with the following drawings and documents:

GA3124-lp-01-d Location Plan
Planning Statement

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 caravans and lodges on the site shall be used for holiday accommodation only and shall not be used for any other purpose. In particular, the accommodation shall not be used as the sole or principal residence by any of the occupants.

The owners and operators of the site shall maintain an up-to-date register of the owners and occupiers of individual caravans and lodges and of their main home addresses (verified by a Council Tax Bill and photo ID/ driving licence) and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: For the avoidance of doubt as the site is in an open countryside location where the permanent occupation of the caravans and lodges as a principal residence would be contrary to Policy SP4(K) of the Craven Local Plan and conflict with the guidance in the National Planning Policy Framework.

4. No caravan or lodge on the site shall be occupied on the site in the period 15 December in any one year and 6 February in the following year unless the accommodation satisfies the requirements of BS3632.

Reason: To ensure that the accommodation is energy efficient and insulated to be suitable for year round living.

[Members requested recorded votes as follows:

First Vote to refuse the application against officer recommendation. For refusal; Councillors Brown, Heseltine, Morrell, Pringle (4). Against Refusal; Councillors Brockbank, Lis, Place, Rose, Shuttleworth and Welch (6).

Second Vote on amended condition 3 relating to proof of a permanent residence through a Council Tax bill and/or Photo driving licence and a new condition that caravans occupied during the extended opening season to comply with standard BS3632 (but Condition 4 not to apply retrospectively). For the amendment; Councillors Brockbank, Brown, Lis, Morrell, Place, Pringle, Rose, Shuttleworth (8). Against: Welch (1).

Third Vote for approval of officer recommendation with the above amendments. For; Councillors Brockbank, Lis, Place, Rose, Shuttleworth, Welch (6). Against; Morrell, Pringle (2) Abstain; Councillor Brown (1).]

Delegated Authority

2019/21002/FUL application for proposed Gallow Syke Water Storage Scheme – including replacement culvert entrances, lay-by area and access track at Aireville Park, Gargrave Road, Skipton, BD23 1UD - delegated authority is granted to the Planning Manager to approve the application conditionally subject to no substantive objection being received from a final consultation with the Environment Agency. As part of the delegated authority, Members agreed that informatives 4, 5, and 6 detailed below should be made conditional where appropriate, with an additional condition to be included that inspection and maintenance of the culvert should be carried out on a regular basis.

Conditions

Time Limit for Commencement

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

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

Approved Plans

- 2 This permission relates to the following plans:

Location Plan 0024
Location and Site Plan 9001

General Arrangement 9002 Sheets 1 to 3
Sections 9003
Trash Screen Metal Work Details 9004 Sheets 1 to 3
Sections 9005 Sheets 1 and 2
Sections 9006
Long Section 9007
Trash Screen Metal Work Details 9008
Gallow Syke FRA
Gallow Syke WFDSA
Gallow Syke HEDBA
Detail Section of Inlet -488633
Tree Protection after Fell Surveys-487256-487257
Tree Protection Plan 1 -487257
Tree Protection Plan 2-487256
Tree Influence Plan - 487247
Proposed Works to Culvert Adjacent to Skipton Baths Access Road -487249
Planning Application Supporting Note -487244
Final Issued Sediment Report - 488285

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

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Craven Local Plan 2012 to 2032 and the National Planning Policy Framework.

- 3 Prior to the commencement of the development a Construction Travel Plan, which shall include routing arrangements for construction vehicles, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken strictly in accordance with the Construction Travel Plan as approved at all times.

Reason: In the interests of local amenity and the free flow of traffic on the public highway.

- 4 Prior to the commencement of the development hereby approved a comprehensive method statement stating how any bats, great crested newts or nesting birds (including Barn Owls) which are found to be present on the site are to be safeguarded during the construction period and how appropriate mitigation measures (including habitat compensation and enhancement) are to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority.

The approved method statement shall be implemented in full accordance with the details, recommendations and timescales contained therein and any mitigation measures shall be fully implemented before the works hereby approved are commenced and shall be retained as such thereafter.

Reason: To ensure that appropriate measures are taken to establish whether habitats on the site which are suitable to support protected species are (or become) used by these species, and to ensure that adequate mitigation measures are introduced as part

of the development in order that it does not adversely affect the favourable conservation status of any protected species. This in accordance with Policies ENV4: Biodiversity and ENV5: Green Infrastructure of the Craven Local Plan 2012 to 2032 and the NPPF.

- 5 No development shall take place until a scheme for the provision of wheel washing facilities to be operated during the construction period has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be adhered to for the entirety of the construction period.

Reason: To ensure that satisfactory provisions are made for wheel washing facilities for construction traffic in order to prevent material trailing onto the highway in the interests of highway safety and visual amenity in accordance with the requirements of the Craven Local Plan 2012 to 2032.

- 6 The development hereby approved shall be carried out in strict accordance with the tree protection measures detailed in the approved plans, supporting documentation and Tree Protection Plans. The identified tree protection measures shall be implemented before any development takes place and maintained as such thereafter for the entirety of the construction period.

Reason: To ensure that adequate measures are put in place to protect existing trees which are to be retained as part of the development before any construction works commence in accordance with the requirements of policies ENV4: Biodiversity and ENV5: Green Infrastructure of the Craven Local Plan 2012 to 2032.

- 7 Any clearance of vegetation required to permit works and access shall only be carried out outside of the bird breeding season (i.e. avoiding March to September inclusive). If works are proposed for the bird breeding season, or if following initial clearance, it becomes apparent that some further de-vegetation is necessary during the bird breeding season, an experienced ecologist should first check all areas for the presence of nesting birds. Should any active nests be found, they should have an appropriate exclusion zone put in place, if possible, to safeguard the nests until the chicks have successfully fledged.
No works as described above shall be undertaken within the bird breeding season without first obtaining permission to do so from the local planning authority.

Reason: To ensure that appropriate measures are taken to establish whether habitats on the site which are suitable to support protected species are (or become) used by these species, and to ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species. This in accordance with Policies ENV4: Biodiversity and ENV5: Green Infrastructure of the Craven Local Plan 2012 to 2032 and the NPPF.

- 8 The approved temporary access road shall be removed within 6 months of completion of the works hereby approved and shall be adapted to the narrower permanent access in accordance with the approved plans.

Reason: For the avoidance of doubt and to specify the terms of the planning permission.

- 9 Before any of the protected trees to be felled as part of this permission are removed, a scheme for the replacement of each tree shall first be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include details of the size, species and location of the replacement trees. Each replacement tree shall be planted during the first planting season after the existing protected tree is removed in full accordance with the approved scheme.

If any of the replacement trees are removed, die, become severely damaged or seriously diseased within 10 years of planting, they shall be replaced by trees of a similar size and species.

Reason: To ensure appropriate compensatory planting following the loss of protected trees on the site in the interests of visual amenity in accordance with the requirements of The Craven Local Plan policies ENV4: Biodiversity and ENV5: Green Infrastructure of the Craven Local Plan 2012 to 2032 and the NPPF.

- 10 The Desk Based Assessment submitted with the application has identified a Dry-stone wall WSP01 which is likely of 18th century date and contemporary with the construction of the adjacent Leeds and Liverpool Canal. The wall is low value heritage asset. The approved scheme will require the permanent removal of a small section of the wall as part of the canal embankment works. Given the fragmentary nature of this wall and the poor condition of this section, the impacts are judged to be Minor Adverse and the effects Slight Adverse. Although the effects are slight, they will be permanent and therefore it is recommended that a programme of recording is undertaken before the heritage asset is removed. Given the low value of the asset, any recording required should be no more than a Level 1 Building Recording (photographic survey).

Reason: To record and advance understanding of the heritage asset to be lost and to make information concerning the building's significance as a heritage asset publicly accessible in accordance with the requirements of policies ENV2: Heritage and ENV11: The Leeds & Liverpool Canal and the National Planning Policy Framework.

Informatives

1. Wildlife Protection:
The applicant is reminded that under the Habitat Regulations it is an offence to disturb, harm or kill bats or other protected species. If a protected species including the bats known to inhabit the site is found all work should cease immediately and a suitably licensed person is employed to assess how best to safeguard the species. Natural England should also be informed.
2. Nesting Birds:
All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and September may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. Such work should be scheduled for the period 1 October-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins

3. Otter and Badger Protective Measures:

Whilst no evidence of Otter or their resting places has been found during the Otter survey, they are known to use the Leeds-Liverpool Canal. The following general mitigation measures should be implemented during works to minimise impacts on any Otter, and also other large mammals such as Badger, that may be commuting or foraging along, or in close proximity to, the works:

- o Limit the hours of working to daylight hours, to limit disturbance to nocturnal and crepuscular animals.
- o The use of lighting at night should be avoided. If the use of lighting is essential, then a directional cowl should be fitted to all lights to prevent light spill and to be directed away from the Leeds-Liverpool Canal and Gallow Syke.
- o Contractors must ensure that no harm comes to wildlife by maintaining the site efficiently and clearing away materials which are not in use, such as wire or bags in which animals can become entangled.
- o Any pipes should be capped when not in use (especially at night) to prevent animals becoming trapped. Any excavations should be covered overnight to prevent animals from falling and getting trapped. If that is not possible, a strategically placed plank should be provided to allow animals to escape.

4. Biodiversity:

The developer must ensure that measures are put in place to ensure that there is no spread of invasive non-native species or diseases. The Check-Clean-Dry approach should be followed, ensuring that all PPE and equipment is cleaned before leaving site. For more information go to:

www.nonnativespecies.org/checkcleandry

5. Pollution Prevention Measures:

Appropriate mitigation measures should be implemented to ensure that habitats within proximity of the works are not degraded as a result of pollution events during the construction phase. Mitigation should include:

- o Abiding by relevant pollution prevention measures e.g. NetRegs:
<http://www.netregs.org/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/>
[site accessed: 28/05/2019].
- o Preventing accidental oil and fuel leaks can be achieved by the following actions:
 - Any chemical, fuel and oil stores should be located on impervious bases within a secured bund with a storage capacity 110% of the stored volume.
 - Biodegradable oils and fuels should be used where possible.
 - Drip trays should be placed underneath any standing machinery to prevent pollution by oil/fuel leaks. Where practicable, refuelling of vehicles and machinery should be carried out on an impermeable surface in one designated area well away from any watercourse or drainage (at least 10m).
 - Emergency spill kits should be available on site and staff trained in their use.
 - Operators should check their vehicles on a daily basis before starting work to confirm the absence of leakages. Any leakages should be reported immediately.

- Daily checks should be carried out and records kept on a weekly basis and any items that have been repaired/replaced/rejected noted and recorded. Any items of plant machinery found to be defective should be removed from site immediately or positioned in a place of safety until such time that it can be removed.

- o Silt run off can be prevented by incorporating the following actions:

- Silt curtains should be used where appropriate to prevent silt from the construction works entering the watercourse.

- Exposed bare earth should be covered as soon as possible to prevent soil erosion and silt run-off. This can be achieved by selecting a fast growing and soil binding seed mix such as Boston Seed's EA Special Mixture No.10 for river bank reinstatement:

<http://www.bostonseeds.com/advice/1/Grass-Seed/96/River-Bank-Reinstatement/>
[site accessed: 03/09/18].

Alternatively, geotextile coverings can be used to cover any exposed earth and prevent soil erosion.

- o Water quality downstream of the works can be monitored to detect any changes in water quality that could indicate a pollution incident. Should monitoring indicate potential pollution from the construction activities, works should be stopped, and a solution found to prevent the pollution source entering the watercourse. Monitoring could include visual monitoring to see if water colour has changed or if a plume is visible indicating sediment input and/or water quality meter measurements for Dissolved Oxygen and pH.

6. Enhancements:

There are several enhancement features that should be incorporated within the site area to improve the ecological value of the site, these include:

- o Installing bird nesting boxes.
- o Installing both crevice style (e.g. Kent Bat Boxes) and cavity style (e.g. 2FN Schwegler Boxes) bat boxes.
- o Installing insect houses.
- o Utilise felled material to form log piles to create refugia.
- o Reinstatement of grassland areas using more species-rich native mixes.
- o Increased in-channel vegetation of the pond by planting suitable native aquatic species, this will increase diversity and improve water quality.

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.988

PLANNING ENFORCEMENT

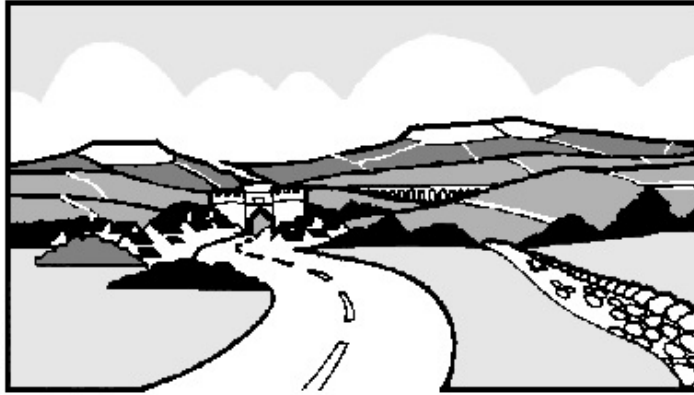
The Strategic Manager for Planning and Regeneration submitted details of closed enforcement cases and new enforcement complaints registered in the period from 24th July 2020 to 7th August 2020.

Minutes for Decision

- None –

Chairman.

Planning Committee 17 August 2020



CRAVEN

IN · THE · YORKSHIRE · DALES

D I S T R I C T

PLANNING COMMITTEE AGENDA

DATE: 1st September 2020

INDEX OF PLANNING APPLICATIONS

Item No.	Application Reference No.	Name of Applicant	Site Address	Page No's
1.	2019/20611/FUL & 2019/21182/LBC	Wellock Property Limited	Granary, Peel Green, Hellifield.	2 - 18
2.	2020/21468/FUL	Mr Elliott Exley	Fairmount , Starkey Lane, Farnhill.	19 - 33

Application Number: 2019/20611/FUL
&
2019/21182/LBC

Proposal: Part demolition and change of use of 'granary' buildings to create a holiday cottage (Use Class C3), glasshouse, extensions and alterations, parking and access.
&
Part demolition and change of use of granary buildings to holiday cottage (Use Class C3), glass house, minor extensions and alterations, parking and access.

Site Address: Granary, Peel Green, Hellifield, Skipton, BD23 4LD

On behalf of: Wellock Property Limited

Date Valid: 21st June 2019
&
08th November 2019

Expiry Date: 16th August 2019
&
03 January 2020

EOT Date, if applicable: N/A

Case Officer: Mr Neville Watson

This application has been called in to be heard by the Planning Committee by Cllr Moorby as Ward Member under the 7 day Notice procedure. Members deferred consideration of the application at the meeting on 18 February 2020 for legal advice. This is a joint report which covers both the planning and listed building applications and has been amended and updated.

1. Site Description

- 1.1 The application site comprises the former Granary building and former walled garden which together with other adjoining buildings are the ancillary and estate buildings to the listed Hellifield Peel being an imposing Peel Tower to the east of the building group. Collectively this group of buildings is accessed from the west along a drive which sweeps through the formal parkland, all located to the south of Hellifield. The application buildings are in a poor state of repair and are generally single storey with the exception of the eastern building which is 2 storey under a pyramid roof. The Granary in effect forms the northern boundary to the former kitchen garden which has a high western boundary wall.
- 1.2 Hellifield Peel itself has been subject to major renovation works, as has the close by additional farmhouse, with its attached barn being converted to residential use (Homestead House). The Peel Tower is a Grade II listed building and a Scheduled Ancient Monument
- 1.3 A further dwelling is located immediately to the north west of the Granary buildings called Keeper's Cottage and forms an integral part of the overall group of buildings. Keeper's Cottage was the subject of a separate planning application (2019/20717) and listed building application (2019/21181/LBC) for demolition and rebuild. Both these applications were refused under delegated powers on 24 January 2020.

2. Proposal

- 2.1 The proposal seeks to demolish some modern 'temporary style' shelters and buildings and replace these with a glazed contemporary design extension with the elongated extended part following the eastern boundary wall down to abut the garden wall of Hellifield Peel. This includes the complete removal of the existing south wall to the rear of building and some parts of internal walls with the proposed full length extension attached to the south side and projecting approximately 3.8m. The Granary together with the extension would be converted to form a holiday cottage consisting of 4 double en-suite bedrooms, lounge and kitchen/dining area.
- 2.2 At the western end and within the NW corner of the walled garden, a modern blockwork building under a single shallow pitch sheeted roofed would be demolished with a new building replacing it comprising dog kennels at ground floor level and a gym at first level with external access stairs. This would be stone faced with zinc seamed cladding under a zinc roof. There would be extensive glazed areas to the east, south and west and the proposed building would be taller than existing buildings including the pyramidal roofed building and be located immediately south of Keepers Cottage. The submitted drawings indicate the kennels would house dogs internally and no external runs are proposed.
- 2.3 A carport for 4 vehicles would be created at the southern end of the proposed extension to the Granary.
- 2.4 To the west of the Granary it is proposed to construct a lean-to glasshouse, with a floor area of 160 sq. m. The historic plans in the Heritage Statement clearly show there were greenhouses within the kitchen garden. Although substantial it is not uncommon to find glasshouses of this scale in the walled garden to a country house. The proposed design, materials and location of the greenhouse are suitably traditional. The proposed glasshouse will provide somewhere to grow produce for the applicant's restaurant kitchen and will create employment for a gardener. It is understood that the restaurant is at The Angel, Hetton.
- 2.5 In terms of the proposed use as originally submitted, it was presented as short stay group holiday accommodation with the opportunity to have a chef to cook for the guests. Officers considered this as a Class C1/hotel. The application has been formally amended to a Class C3 holiday cottage/dwelling. This issue is considered in the assessment of the application.

3. Planning History

- 3.1 42/2000/0615 – Adaptation of redundant buildings to form 4 residential units, 1 with workspace and construction of 2 new houses. Not determined.
- 3.2 42/2002/2575 – Extension / garage to Keeper's Cottage, conversion of single storey barns and outbuildings to form 3 no. dwellings with disabled accommodation, conversion of large barn to form 1 no. apartment over garage and 1 no. 2-storey apartment. Approved June 2003.
- 3.3 **Officer note.** This permission was partially implemented, but the proposed works for the Granary building to create three dwellings (2x three bed dwellings and 1x two bedroomed dwellings) were not carried out.
- 3.4 42/2011/12256 – Proposed construction of new vehicular access to be enclosed by traditional metal fencing. Existing vehicular access will be blocked up with a new boundary wall. Refused in February 2012,
- 3.5 42/2015/15833 – Creation of new access. Approved July 2015.
- 3.6 2017/18188/FUL – Conversion and extension of former granary, stables and outbuildings to provide three-bed dwelling house with access road, parking and turning areas. Withdrawn October 2017.
- 3.7 2018/19039/CND – Application to discharge Condition 3 - Protection of Trees - full details provided on Drawing P1086c/001a, Condition 4 - Track Details - full details provided on Drawing P1086c/002a, Condition 6 - Fence Details - full details provided on Drawing P1086c/003a, Condition 7 - Gate Details - full details provided on Drawing P1086c/004 on original planning permission referenced 42/2015/15833 granted 20.07.2015. Discharge of conditions in April 2015.

4. Planning Policy Background

- 4.1 The development plan includes the Craven Local Plan (2012 – 2032) adopted on 12 November 2019.
- 4.2 Policy SD1 seeks to ensure development is consistent with sustainable development principles set out in the NPPF.
- 4.3 Policy ENV1 seeks to ensure that the quality of the countryside and landscape is conserved with opportunities to restore and enhance.
- 4.4 Policy ENV2 indicates that the historic environment will be conserved and enhanced and provides criteria on how this will be achieved.
- 4.5 Policy ENV3 indicates good design will ensure that growth results in positive change and achieved through set out design principles.
- 4.6 Policy ENV4 seeks improvements in biodiversity
- 4.7 Policy ENV5 seeks improvements in the green infrastructure
- 4.8 Policy EC4 supports the growth of tourism in a sustainable way
- 4.9 Policy SP4 provides policy guidance for housing in the countryside
- 4.10 The National Planning Policy Framework provides advice relating to: Sustainable Development (Section 2); Supporting a prosperous economy (paragraph 83); Achieving well designed places (paragraph 127); Conserving and enhancing the natural environment (Section 15); Conserving and enhancing the historic environment (Section 16).

5.0 **Parish Council Comments**

- 5.1 Hellifield Parish Council responded on 6 September 2019 and again on 11 November 2019 (following re-consultation) objecting to the proposal citing:

“Hellifield Parish Council restates its objections from its earlier comments submitted on 6th September 2019. Being mindful that the buildings are now formally curtilage listed, greater weight should be given in considering the inappropriate scale of development and damage to the listed buildings. The Parish Council is also aware that since expressing its concerns about the inappropriate noise next to Peel Barn and The Peel, an appeal (in Fillongley, North Warwickshire) has determined that such an operation as proposed, will cause harm to health and well-being”.

6 **Consultations**

- 6.1 **Historic England** (a total of four consultations). Their responses are attached as Appendix 1 to this report. In summary, they conclude that they have no objection on heritage grounds to the principle of adaptive reuse of the Granary building and that the current condition of the Granary detracts from the setting of the Peel. They do have concerns about the proposed long flat sedum roof and suggest that a single pitched roof using traditional materials should be implemented.
- 6.2 **Officer note.** Member’s attention is drawn to the advice in the response of 30 March 2020, attached as Appendix 1. *“Whilst we accept that the adaptation and re-use of this structure is desirable, our concern relates to the suggested introduction of an extension with a long flat sedum roof to the rear of the Granary. We consider that the use of such an urban style and form is inconsistent with the agricultural and estate character of the complex. We continue to recommend that a single pitched roof using traditional materials should be implemented”*
- 6.3 **The Council’s Heritage Consultant** was also consulted on four occasions. His responses are attached as Appendix 2 to this report. In summary the final report (Heritage Advice 4) concludes that the general principle is acceptable and that the applications should be approved subject to; confirmation that the roof timbers in the two storey element and the stone water tank should be retained; confirmation that the roof-lights will be flush with the plane of the rear roof; submission of detailed drawings of the proposed windows on the N elevation to confirm that they will be vertically

sliding sashes and their mouldings and the usual condition requiring prior approval of materials and pointing.

6.4 **The LLFA** responded on 23 July 2019 indicating that it did not wish to make any comments.

6.5 **The EHO** responded on 4 Jul 2019 indicating there may be the potential for some isolated contaminated land issues, but recommends conditions to be attached to any planning permission if granted. They provided a further response on 26 July 2019 recommending further conditions relating to noise, dust and construction working hours. Further clarification in respect of noise from the now proposed use as a holiday cottage was sought from the EHO. Advice to the Planning Manager on 31 July 2020 confirmed that noise from a holiday cottage would be “minimal”.

7 Representations

7.1 Site notices dated 5 and 26 July 2019 were erected on site and neighbouring properties were notified by letter. Following the establishment that the properties were listed buildings, neighbours were re-consulted. 161 letters have been received objecting to the proposal. The main reasons for objecting include:

- 7.2
- Affect local ecology
 - Close to adjoining properties
 - Development too high
 - General dislike of proposal
 - Inadequate access
 - Increase in traffic
 - Increase of pollution
 - Loss of privacy
 - Noise nuisance
 - Out of keeping with character of area
 - Over development

8 Summary of Principal Planning Issues

8.1 The main issues are:

- The Listing Status
- The Principle of Development
- Effect on the setting of The Peel and the existing building group
- Effect on the landscape and parkland setting
- Effect on biodiversity and green infrastructure
- Effect on the living conditions of nearby residents
- Comments on the objections

9 Analysis

Listing Status

9.1 The Granary is not listed in its own right and does not appear on the Listed Buildings Register compiled by Historic England. However, Hellifield Peel is a listed building and also a Scheduled Ancient Monument. Historic England has provided guidance on ancillary buildings in association with listed buildings and whether the listing extends to include those buildings by reason of age and association, ownership (historically and at time of the listing).

9.2 Hellifield Peel is an imposing building with a long history, and forms part of a building group. In the first instance it is not realistically possible to define a curtilage to Hellifield Peel which is exclusive to all other properties. Whilst there is a hard boundary to the majority of Hellifield Peel, there is part

which would have a nominal or imaginary boundary. Considering the building group, these together with the existing walled garden is a single entity all within a single boundary comprising the iron railings, ha -ha and a high walled garden brick wall. As a result, both physically and visually, there is a clear collective single group of buildings. Hellifield Peel was listed on 20 February 1958. At that time of listing, the entirety of the building group and surrounding land was in the same ownership (as it had been for many years earlier) and were associated with the use and service of the main house 'Hellifield Peel'. The Council conclude that the existing building group as a single entity within a single boundary and located within the historic parkland setting is included within the 'listing' of Hellifield Peel by reason of age and association, notwithstanding they are not expressly referenced within the listing description of Hellifield Peel.

- 9.3 The applicant has provided their own Counsel's opinion on the status of the listing reaching a conclusion that the building was not curtilage listed. Nevertheless taking the assessment of this issue as a whole, the Council is content that its process of analysing the Listing Status is robust. The submitted Legal Opinion by the applicant does not change the Council's assessment and findings, that the building group is included within the listing of Hellifield Peel. In response to that final assessment and conclusion the applicant accepted the Council's position and submitted a listed building application in November 2019.

Principle of Development

- 9.4 The existing building as part of the building group together with Hellifield Peel form a single entity and visually are all closely defined as a single building group. The current condition of the building is showing signs of rapid decline and continued lack of use would result in further deterioration of the building. Policies ENV1 and ENV2 seek to preserve and enhance man-made features and heritage objectives, and also conserve heritage assets and in particular those elements which contribute to its significance. This includes heritage assets being at greatest risk of loss or decay.
- 9.5 In terms of the proposed use, this is now confirmed as a holiday cottage (Class C3). Members are reminded that the Granary has had permission for conversion to a C3 use (see paragraphs 3.2 and 3.3) Taking account the deterioration of the building and the loss of the building would have as the building group as a whole, it is considered a holiday cottage (a dwelling) use would be acceptable in principle subject to consideration of other factors as part of the overall assessment. This is supported by Policy SP4 (K-c) "the proposal is for the re-use of one or more redundant or disused buildings and would enhance the immediate setting". It is concluded that the principle of residential use on the site is acceptable.

Effect on the building group

- 9.6 The building group forms a single entity within a single identified boundary located at the end of a sweeping tree lined drive within a historic formal parkland. In considering the effect on the existing building group, consideration needs also be given to the setting of that building group on its landscape setting.
- 9.7 The north elevation of the Granary would in effect have little change with existing openings being largely re-used. The major changes are to the south side and whilst out of public view, this does not affect consideration of effects on the building group's character. These changes include partial demolition of internal walls, the demolition of the entire south elevation and erection of a modern flat roofed extension with sedum roof.
- 9.8 It is proposed to extend the present building with a single storey structure in a modern design that does not attempt to imitate the original stone building. It faces the enclosed garden and will be largely hidden from public view.
- 9.9 To the west of the Granary it is proposed to demolish the existing concrete block stable building and replace it with a detached building containing kennels and a gym. It is considered that this building would be subsidiary to the main building.

- 9.10 The proposed green house is a lean-to structure against the west wall of the walled garden. Although entirely new it is similar in form to that of the late 19th and 20th century green houses that once existed in the garden and it is therefore appropriate.
- 9.11 Advice is set out in paragraph 193 – 196 of the NPPF as well as the statutory duty is set out in section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that decision makers *'shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'*.
- 9.12 The Council's Heritage Consultant as well as Historic England welcome the re-use of the building to prevent its further deterioration as part of the building group, However, Historic England raise concern about the sedum roof. Their advice of 30 March 2020 (it repeats the advice given on 11 November 2019) (attached in Appendix 1 to this report) states;
"Whilst we accept the adaptation and reuse of this redundant structure is desirable, our concern relates to the suggested introduction of an extension with a long flat sedum roof to the rear of the Granary. We consider that the use of such an urban form is inconsistent with the agricultural and estate character of the complex. We continue to recommend that a single pitch form using traditional materials should be implemented".
- 9.13 The Council's Heritage Consultant in response concludes in paragraph 4.12 of his report of 31 March 2020 (attached in Appendix 2 to this report):-
"However, I am not in entire agreement that a single pitch roof would be preferable to the proposed flat sedum roof, especially as it would necessitate the extension being taller. I consider that there is scope for extensions and interventions in a contemporary manner as proposed which could be acceptable in this historic environment, if slightly clarified, as set out in my advice above".
- 9.14 There is clearly a difference in professional opinion. Historic England consider that the extension should have a pitched roof, although their original consultation response of 16 July 2019 accepted that the car port extension could have a sedum roof. Historic England were not challenging the scale of the development (although latterly on 30 March 2020 they introduced an issue of scale, but a pitched roof would make the scale of the development larger than the submitted scheme). The Council's Heritage Consultant advises that a single pitched roof would make the extension taller. On balance it is concluded that the sedum flat roof is acceptable and the proposed extension by reason of its size, design and materials and as well the amount of demolition would cause only minimal harm to the heritage asset of the Granary and the ensemble as a whole and to the setting of Hellifield Peel.
- 9.15 Paragraph 192 of the NPPF states:-
In determining applications, local planning authorities should take account of
a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
c) The desirability of new development making a positive contribution to local character and distinctiveness.
- 9.16 Paragraph 193 of the NPPF goes on to advise:-
When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 9.17 The applicant's revised Heritage Statement (February 2020) provides the following summary of significance and states:-

The Granary and Keeper's Cottage are of some historic interest because of their association with Hellifield Peel. When country houses are assessed for Listing it is now recognised that ancillary buildings and structures can be important and these are separately itemised where they are of significance. These buildings fall well below the standard required for statutory listing because of their relatively late date, alteration, lack of architectural quality and lack of recognisably distinct function as either farm or garden buildings.

The 2 storey building that forms part of the granary range probably dates from the middle of the 19th century rather than earlier. Its original function is unclear, but it almost certainly wasn't a granary associated with a home farm. It is the most distinctive of the buildings, on the site of earlier buildings with a pyramid roof and prominent first floor loading door.

The attached outbuildings that form part of the main granary range seem to have been built shortly afterwards, on the site of earlier buildings. It incorporates cart sheds at the western end, but internal alterations make it difficult to be sure of its original function, which may simply have been potting sheds for the garden to the south. At the beginning of the 20th century it was altered when glass houses were built against its southern wall and a large free standing green, that has now been demolished, was built to the south. The demolition of these glass houses leaves a patchwork of brickwork, late 20th century alterations for equestrian use and the levelling of the area to the south to create a lorry park mean that the southern side of the building, although from public view, detracts from its traditional character.

The ancillary buildings are located next to the driveway on the approach to the northern side of the Peel, which means that the house has clear views to the south and east. This separation has been emphasised by the removal of some additions and the sub-division of the site following its re-instatement as a house. Homestead House and a barn that is now converted to residential use lie between the site of the present development proposal and the Peel which means that any proposals will have a minimal effect on the setting of the Listed building and Scheduled Monument".

- 9.18 The consultation advice from Historic England and the Council's Heritage Consultant is very influential in terms of effects on the heritage asset, and this is set against the desire to preserve and enhance the heritage asset which in this context is taken as being within the building group and Hellifield Peel. In this respect this application is very finely balanced, where the need for preserving the heritage assets is considered to be of great importance. Therefore, it would be appropriate to impose conditions regarding the use of materials to ensure these are appropriate for the receiving building, to be approved in consultation with the Council's Heritage Consultant.

Landscape setting

- 9.19 The building group appears as a single entity and particularly so whilst approaching along the tree lined formal driveway as it sweeps across the open parkland setting. The proposal would not have major changes to the north elevations, which seeks only to re-use existing openings and other changes would be out of public view due to being screened by existing buildings and the high walled garden boundary. Whilst no LVIA has been submitted with the proposal, the absence of any discernible change when viewed from beyond the boundary walls, it is considered there would be little or no discernible effect on the character or appearance of the wider parkland, or when viewed as part of the building group within that landscape setting, due to it being largely out of view.

Biodiversity and Green Infrastructure

- 9.20 A Bat, Barn Owl and Nesting Birds survey was submitted with the application which concluded that in respect of bats:
- Without mitigation, there is considered to be only a low potential for the alteration or loss of occasional, unconfirmed roost sites for bats at the site and this is unlikely to have a significant impact on their local distribution*

- 9.21 In terms of barn owls:

There is a low potential for use of the site by barn owls. There are no potential nest sites within the buildings and there is no indication of any type of past use.

9.22 In terms of nesting birds:

A moderate number of old swallow and other bird nest sites were found at the site. There is the potential for a disturbance to nesting birds during the construction phase. Compensation for lost nest sites should be provided post construction.

There was no indication of current use of the site by nesting birds. Evidence of past use suggests that buildings are used by moderate numbers of nesting birds.

9.23 An initial observation on site indicated that there was low potential for use by barn owls. In terms of bats, whilst it is considered there is also low potential for effect on unconfirmed sites, and would be unlikely to be used by significant numbers of bats for roosting, the report does not rule out the use of the building as a roost site even for small numbers, and provides suggestions on precautionary measures which may appropriate. The report does state that there would be high quality feeding roosts close by, but suggests that bats would be roosting elsewhere rather than at the application site.

9.24 The disturbance of bats and their habitats is a criminal offence and is covered by other existing legislation.

9.25 With regard to nesting birds, contrary to the submitted report which states there was no indication of current use of the site by nesting birds (para 7.2), observation at the site visit indicates there was a clear and evidential current use by nesting birds including swallow, blackbird, tits and wren.

9.26 Notwithstanding the findings of the report, policy ENV4 seeks to ensure a net improvement in biodiversity, which in this instance could be achieved by provision of nest boxes and bat boxes in appropriate locations, as well as provision of bat roosting holes within the existing walls.

9.27 With regard to green infrastructure, the site is located within the formal parkland setting, and whilst wildlife linkages are relatively good, the resurrection of the kitchen garden would make a contribution to wildlife habitat potential when in conjunction with other mitigation measures. In this respect the proposal would accord with policy ENV5.

Living conditions/ amenity

9.28 Nearby residents raise concern that the proposal is more than simply holiday accommodation but with the additional extras would give rise to unacceptable levels of noise and disturbance. Attention has been drawn to an appeal decision (APP/R3705/C/18/3217237) which found that a property let for holiday use was advertised and use for organised groups and therefore fell outside the scope of purely a dwelling use (Class C3). It was found to be a mixed use of residential house and events venue (Sui Generis). Notwithstanding this, the Inspector found that it would be difficult to impose strict conditions to make living conditions of neighbours acceptable and consequently the Appeal was dismissed.

9.29 Given that confirmation has been received that the proposed use would be a holiday cottage (C3 use), conditions could be attached to restrict its use to solely a C3 use. It is considered that conditions could be imposed to ensure the property does not become an events venue similar to that subject of the Appeal decision. The imposed conditions could ensure that harm to living conditions of neighbours from organised events due to noise and disturbance do not occur. It is concluded that use of the Granary for a holiday cottage (C3 use) would not have an adverse impact on the amenities of neighbouring dwellings (The Homestead and the Peel), unlike the concerns about the proposed use of Keeper's Cottage.

9.30 **Comments on the objections**

- 9.31 It is not considered that the proposed development would have an adverse impact on local ecology.
- 9.32 The proximity of the development to adjoining properties is a matter of fact, since the building is principally a conversion, but as assessed above it is not considered that this would impact on the amenities of neighbouring dwellings.
- 9.33 The development is principally single storey with only the kennels/gym at two storey and the existing two storey element of the existing Granary.
- 9.34 General dislike of the development. This is a subjective judgement.
- 9.35 Inadequate access and increase in traffic. It is considered that the existing access is acceptable and the traffic generation for a single holiday cottage is not significant. Although no information has been submitted with the application it is not considered that the greenhouse element would generate any significant traffic movements, limited potentially to a gardener and a chef from the applicant's restaurant collecting fresh produce.
- 9.36 Increase in pollution. It is not considered that a holiday cottage would create pollution.
- 9.37 Loss of privacy. This is considered in paragraphs 9.28 and 9.29 above.
- 9.38 Noise nuisance. It is considered that noise generation from a holiday cottage would be minimal (see paragraph 6.5).
- 9.39 Out of keeping with the area. This is a subjective judgement.
- 9.40 Over-development. Historic England in their final response of 30 March 2020 introduce an issue of overdevelopment that had not been referred to in previous consultations. Their advice to change the roof of the extension to a pitched roof would not change the footprint of the building. It is therefore considered that a single holiday cottage in this location cannot be considered to be an over-development of the site.

Conclusion

- 9.41 In conclusion it is important to make a distinction between these applications and the decisions on Keepers Cottage taking into account they are in the same group.
- 9.42 The Keepers Cottage applications were refused for the following reason: -
"The proposal by reason of its size, design and materials would be detrimental to the building and its setting within the building group as a whole. The proposed hotel type use would result in unacceptable noise disturbance for nearby residents and in the absence of information to the contrary it has not been demonstrated that the harm could be mitigated to overcome that harm. Consequently the proposal would be contrary to policies SD1, ENV1, ENV2 and ENV3 of the Local Plan and the requirements of the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990."
- 9.43 It can be seen from the reason for refusal that there were two distinct elements, the scale and design of the proposal and the proposed use. The design was unacceptable and the use was unacceptable. That concern was expressed in pre-application advice and in the subsequent decisions on the applications. There is a clear difference between the Keeper's Cottage applications, both in design and use and the current Granary applications. It should be noted that the applicant has not appealed the decision on Keeper's Cottage and the timescale in which an appeal could have been lodged has now passed. The applicant therefore has now no right of appeal against the decisions on Keeper's Cottage.
- 9.44 The design of the Granary scheme has been amended and it should be noted that Historic England has no objection in principle to the development but have concerns about matters of detailed

design, particularly the sedum roof. The Council's Heritage Consultant takes a different view to Historic England and now advises that the applications should be approved subject to conditions.

- 9.45 In its amended form the Granary application is for a holiday cottage rather than a hotel/ events/ party venue. It is considered that the activity associated with a holiday cottage is very different to a hotel/events venue. Although as a planning authority the Council cannot control the activities of visitors to the holiday cottage it is more likely to be occupied by families or groups of friends that would come and go at the same time. Similarly, the Council cannot control the use of outdoor space at the cottage but there is much less likelihood of noisy activity from a holiday cottage compared to an event venue. The applicant is prepared to accept a condition that there should be no external amplified music. The advice in paragraph 6.5 of this report should be noted in which the EHO advises that the noise from a holiday cottage should be minimal. Members should also take into account that the Granary has permission for conversion to residential use for three dwellings, albeit without an extension and this could be implemented (see paragraph 3.3 of this report). There are no controls on how the occupiers of those dwellings, if implemented would use the outdoor space.
- 9.46 Officer note.** The conclusion above is different to the conclusions reached on the applications on the Keeper's Cottage applications because the proposal is now for a holiday cottage not a wider C1 hotel use. A holiday cottage is a C3 use and is therefore a dwelling. This has a very different impact on the amenity of the neighbouring residential than a hotel/events venue and would not have any adverse impact on the amenities of neighbours.
- 9.47 The proposed development will sustain and enhance the significance of the heritage asset by putting the Granary to a viable use consistent with its conservation. It will make a positive contribution to a sustainable community including their economic viability and will make a positive contribution to local character and distinctiveness. It therefore accords with paragraph 192 of the NPPF.
- 9.48 It is considered that great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. It therefore accords with paragraph 193 of the NPPF.
- 9.49 The Council's Heritage Consultant considers that the proposal will cause minimal harm to the heritage asset of the Granary and the ensemble as a whole and to the setting of Hellifield Peel. The benefit of bringing back the site into beneficial use with substantial conservation and restoration works should be weighed against the harm. Paragraph 196 advises that *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits, including, where appropriate, securing its optimum viable use"*. In this case it is considered that the restoration of the Granary will secure its optimum viable use. The provision of holiday accommodation will contribute to the local economy which can be considered to be a public benefit. The construction of the glasshouse reinstates a piece of history and will not have any impact on the setting of the whole heritage asset.
- 9.50 This is a very finely balanced proposal, but it is considered that the public benefits, by construction jobs, employment generation (the gardener, management of the holiday cottage and its maintenance) and support of local businesses. The public benefits marginally outweigh the minimal harm to the heritage assets. The use of the property as a holiday cottage would not have any adverse impact on the amenities of neighbouring residential dwellings. The use of conditions relating to materials and restrictions on the use of the property, will also ensure that any harm from the proposal is reduced. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regards to the desirability of preserving the building or its setting and any features of special architectural or historic interest which it possesses. The proposal therefore, on balance, accords with policies SD1, ENV1, ENV2 and ENV3 of the Local Plan and paragraphs 8, and 193 -196 of the NPPF and satisfies the requirements of Section 16(2) of the Act.

10 Recommendation

1. **2019/20611/FUL: That the planning application be approved conditionally including a condition restricting the use of the Granary to a holiday cottage only (Class C3)**

Conditions

Time Limit for Commencement

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

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

Approved Plans

- 2 This permission relates to the following plans:

Drawing no. Drawing Pack Revision B received by the Council 17 March 2020
Drawing no. Highway Assessment received by the Council on 23 August 2019
Planning Statement received by the Council on 11 June 2019
Design and Access Statement received by the Council on 11 June 2019
Septic tank details received by the Council on 21 June 2019
Owl, Bat and Nesting Birds Survey received by the Council on 11 June 2019

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

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

During Building Works

- 3 Within 3 months of the date of approval, full details of the materials to be used on the external surfaces of the proposed development shall be submitted to and approved in writing by the Local Planning Authority:
- a) Details of the proposed timber boarding.
 - b) The type, texture, size, colour, bond and method of pointing for the stonework on the building's elevations.
 - c) The type, texture, size and colour of the slates to be used on the external surfaces of the building's roof and details of any other alternative roofing to be used.
 - d) The type, texture, finish and colour treatment of any gates enclosing the vehicle access to the site.
 - e) The surface treatment of the new and replacement areas of hardstanding.

The development shall thereafter be constructed in accordance with the duly approved materials.

Reason: To ensure the use of suitable materials which are sympathetic to the special architectural and historic character of the listed building and conservation area in accordance with the requirements of the Craven Local Plan, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 4 Within 3 months, a scheme for the details of the proposed guttering shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and thereafter retained.

Reason: To preserve the character and appearance of the building and to accord with the requirements of the Craven Local Plan and the NPPF

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

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to preserve and enhance the character, appearance and setting of the building group to meet the requirements of the Craven Local Plan and the National Planning Policy Framework.

- 6 No works in the walled garden shall take place until a scheme for tree protection measures (both above and below ground) to be implemented during the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) Details of a construction exclusion zone (including protective fencing of a height and design which accords with the requirements BS 5837: 2012) to be formed around the root protection areas of those trees within and/or overhanging the site to be retained.
- (ii) Details of any excavation to take place within the root protection areas of those trees within and/or overhanging the site to be retained.
- (iii) Details of the foundations of any building, hardstandings and/or boundary treatments to be constructed within the root protection areas of those trees within and/or overhanging the site to be retained.

The development shall thereafter be carried out in strict accordance with the protection measures contained in the duly approved scheme throughout the entirety of the construction period.

Reason: To ensure that adequate measures are put in place to protect existing trees which are to be retained as part of the development before any construction works commence.

- 7 The development hereby approved shall be used for holiday accommodation only (Class C3) and shall not be used for any other purpose.

Reason: In the interests of the amenities of neighbouring properties

- 8 The roof timbers in the two storey element of the Granary and the water tank shall be retained.

Reason: In order to protect the historic fabric of the asset.

- 9 The rooflights shall be "conservation rooflights" fitted flush with the plane of the roof and thereafter retained.

Reason: To ensure that the rooflights are appropriate in the development hereby approved.

10 Prior to the first installation of windows in the development hereby approved, detailed drawings of the windows and their mouldings which shall be painted timber shall be submitted for the written approval of the Local Planning Authority and thereafter retained in accordance with the approved details.

Reason: To ensure that appropriate windows are installed and retained in the development.

11 Prior to the first occupation of the holiday cottage hereby approved details of bird and bat boxes shall be submitted for the written approval of the Local Planning Authority and thereafter installed and retained in accordance with the approved details.

Reason: To support local wildlife

12 No external amplified music shall be played at the development hereby approved.

Reason: In the interests of the amenities of neighbouring properties.

Ongoing Conditions

13 Notwithstanding the description of the proposal, the use shall be restricted to Use Class C3 and for no other use.

Reason: For the avoidance of doubt as to what the permission relates to and the use which is authorised.

14 Notwithstanding the provisions of Schedule 2, Part 1, Classes [****A, B, C, D and E ****] of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the dwelling hereby approved shall not be altered or extended, and no buildings or structures shall be erected within its curtilage.

Reason: In order to prevent overdevelopment of the site, to ensure the preservation of the character and appearance of the building group and its setting to meet the requirements of the Craven Local Plan and the NPPF

15 The scheme hereby approved shall be completed in its entirety prior to the proposal first being brought into use. The confirmation of the completion of the scheme shall be sought and approved in writing by the local planning authority.

Reason: to ensure the completion of the scheme to preserve the character and appearance of the building group as a whole to meet the requirements of the Craven Local Plan and the NPPF.

Informatives

1. Bats

The applicant is reminded that under the Habitat Regulations it is an offence to disturb, harm or kill bats. If a bat is found during the development all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Any works involving the destruction of a bat roost will require a European Protected Species Licence from Natural England.

2. Bats

The applicant is reminded that under the Habitat Regulations it is an offence to disturb, harm or kill bats. If a bat is found during the development all work should cease immediately and a suitably

licensed bat worker employed to assess how best to safeguard the bat(s). Any works involving the destruction of a bat roost will require a European Protected Species Licence from Natural England.

3. 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.

4. Hours of Construction

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

5. Noise

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

5. Your attention is drawn to the attached note relating to demolition and the requirements of The Building Act.

2. **2019/21182/LBC: The listed building application be approved subject to conditions.**

Conditions

Time Limit for Commencement

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

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

Approved Plans

- 2 This permission relates to the following plans:

Drawing no. Drawing Pack Revision A received by the Council 17 March 2020
Drawing no. Highway Assessment received by the Council on 23 August 2019
Planning Statement received by the Council on 11 June 2019
Design and Access Statement received by the Council on 11 June 2019
Septic tank details received by the Council on 21 June 2019
Owl, Bat and Nesting Birds Survey received by the Council on 11 June 2019

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

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

During Building Works

- 3 Within 3 months of the date of approval, full details of the materials to be used on the external surfaces of the proposed development shall be submitted to and approved in writing by the Local Planning Authority:
- a) Details of the proposed timber boarding.
 - b) The type, texture, size, colour, bond and method of pointing for the stonework on the building's elevations.
 - c) The type, texture, size and colour of the slates to be used on the external surfaces of the building's roof and details of any other alternative roofing to be used.
 - d) The type, texture, finish and colour treatment of any gates enclosing the vehicle access to the site.
 - e) The surface treatment of the new and replacement areas of hardstanding.

The development shall thereafter be constructed in accordance with the duly approved materials.

Reason: To ensure the use of suitable materials which are sympathetic to the special architectural and historic character of the listed building and conservation area in accordance with the requirements of the Craven Local Plan, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 4 Within 3 months, a scheme for the details of the proposed guttering shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and thereafter retained.

Reason: To preserve the character and appearance of the building and to accord with the requirements of the Craven Local Plan and the NPPF

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

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to preserve and enhance the character, appearance and setting of the building group to meet the requirements of the Craven Local Plan and the National Planning Policy Framework

- 6 No works in the walled garden shall take place until a scheme for tree protection measures (both above and below ground) to be implemented during the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- (i) Details of a construction exclusion zone (including protective fencing of a height and design which accords with the requirements BS 5837: 2012) to be formed around the root protection areas of those trees within and/or overhanging the site to be retained.
 - (ii) Details of any excavation to take place within the root protection areas of those trees within and/or overhanging the site to be retained.

(iii) Details of the foundations of any building, hardstandings and/or boundary treatments to be constructed within the root protection areas of those trees within and/or overhanging the site to be retained.

The development shall thereafter be carried out in strict accordance with the protection measures contained in the duly approved scheme throughout the entirety of the construction period.

Ongoing Conditions

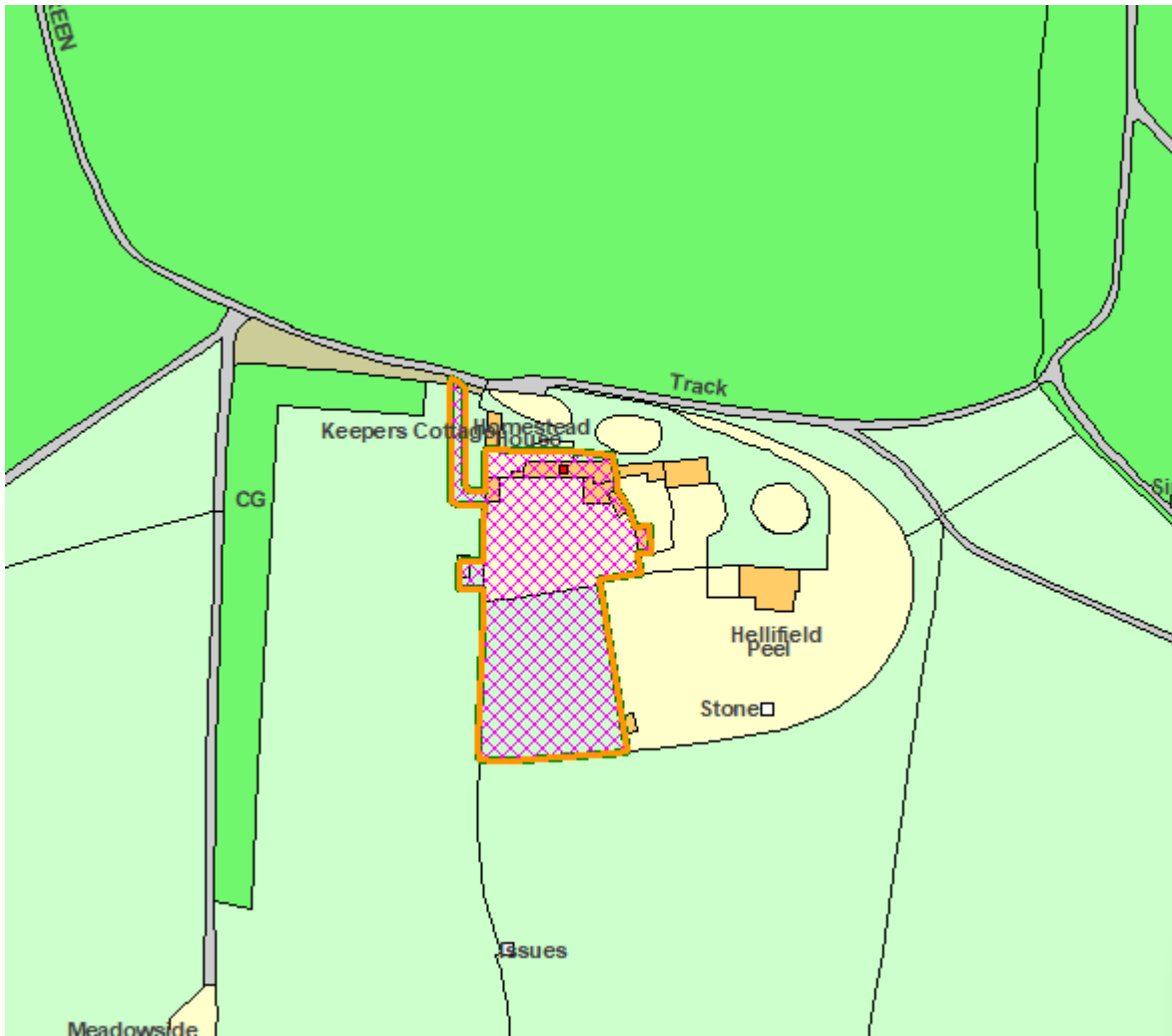
- 7 The scheme hereby approved shall be completed in its entirety prior to the proposal first being brought into use. The confirmation of the completion of the scheme shall be sought and approved in writing by the local planning authority.

Reason: to ensure the completion of the scheme to preserve the character and appearance of the building group as a whole to meet the requirements of the Craven Local Plan and the NPPF

Informatives

1. Statement of Positive Engagement:

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



Application Number: 2019/20611/FUL
&
2019/21182/LBC

Proposal: Part demolition and change of use of 'granary' buildings to create a holiday cottage (Use Class C3), glasshouse, extensions and alterations, parking and access
&
Part demolition and change of use of granary buildings to holiday cottage (Use Class C3), glass house, minor extensions and alterations, parking and access.

Site Address: Granary, Peel Green, Hellifield, Skipton, BD23 4LD

On behalf of: Wellock Property Limited



Mr David Coates
Craven District Council
1 Belle Vue Square
Broughton Road
Skipton
North Yorkshire
BD23 1FJ

Direct Dial: 01904 601988

Our ref: P01084619

16 July 2019

Dear Mr Coates

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**GRANARY, PEEL GREEN, HELLIFIELD, SKIPTON, NORTH YORKSHIRE, BD23
4LD**

Application No. 2019/20611/FUL

Thank you for your letter of 27 June 2019 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The application is for the part demolition and change of use of the granary building to create group holiday accommodation, the erection of a glasshouse, minor extensions and alterations with associated parking and access.

The application site is approximately 34 meters to the north west of the nationally important Scheduled Monument of Hellifield Peel. The Peel is also listed at Grade II.

The Peel is a much modified Tower House of approximately six phases with its origins as an aisled hall in the mid 13th century. The hall was expanded with a solar tower and subsequently a licence to crenellate in the early 14th century. The demolition of the aisled hall followed with the Peel converted into a "country retreat" between 1560 and 1630. The Peel was later "Georgianised", with the majority of the mullion windows removed and stone surround windows with sliding sashes added. A two-storey service wing was added to the west elevation in 1820 - 30 and an additional wing was added to the east elevation in 1910.

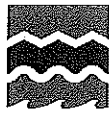
The site was used as a prisoner of war hostel in the Second World War for first Italian and then German prisoners of war who worked on the neighbouring farms, and then as a centre for 'displaced persons' immediately after the war. In 1948 the site was auctioned off and aggressively stripped and reduced for fixtures, fittings and



37 TANNER ROW YORK YO1 6WP

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stonework. The building was added to the (then) English Heritage Buildings at Risk register in 1999. The Peel was purchased in 2004 and successfully consolidated, with the two ruinous wings removed. The Peel was renamed as Hellified Peel Castle, and is a popular holiday destination.

The removal of the two later side wings has made the Peel a distinctive, legible and prominent feature in its parkland landscape where it serves as an important punctuation mark in the evolution of its landscape, with ha ha to the east and south and medieval earthworks to the north west. The Peel and the proposed development site is approached by a long, curving avenue of trees, several of which are older than portions of the Peel. Parkland planting is still clearly visible to the south of the Peel.

The buildings to the north west of the Peel, including those within the development proposal area should be seen and understood as part of the Peel estate when it was at its height.

The application is supported by a comprehensive and well written Heritage Statement (JWRC Conservation), Planning Statement (Rural Solutions Ltd) and Design and Access Statement (Rural Solutions Ltd). In this respect the application meets the requirements of the National Planning Policy Framework (NPPF) para 189.

Historic England has no objection on heritage grounds to the principle of the development proposal, and we recognise that the buildings identified for renewal and adaptation currently detract from the setting of the Peel. Their adaptation and re-use, combined with landscape improvements and integration into a wider business model will be a distinct improvement and will provide opportunity for people to engage with this and the wider landscape.

Our only reservation concerns the flat, sedum roof to the proposed extension and car port.

Whilst we understand the desire to provide a green solution for this extension, and create a modern addition that is distinct from the existing buildings, the area of the flat roof is large, and the flat roof itself is an alien form in the Dales vernacular. A sedum roof can have benefits, but it is more often used in urban contexts to generate a green effect, and also requires regular maintenance and watering to keep it in pristine condition. Quite often sedum roofs become brown and unsightly, and their initial benefits are lost.

A different approach would be to provide the extension with a single pitch roof in traditional materials, which could then be read as a traditional extension in an existing largely agricultural estate context. The car port could have a flat roof, with sedum treatment. By combining the two approaches, this would break up what is a large expanse of alien flat roof, but would also read better when seen from the courtyard of



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the proposed development and the upper floors of Hellifield Peel. In this way we feel that the development proposal would better reflect the aim and objectives of the NPPF, particularly paras 185 and 192.

Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 185 and 192 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Keith Emerick

Ancient Monuments Inspector

E-mail: Keith.Emerick@HistoricEngland.org.uk

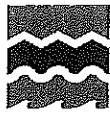
cc: James Podesta, Rural Solutions.



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Direct Dial: 01904 601988

Our ref: P01084619

11 November 2019

Dear Mr Coates

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**GRANARY, PEEL GREEN, HELLIFIELD, SKIPTON, NORTH YORKSHIRE, BD23
4LD**

Application No. 2019/20611/FUL

Thank you for your letter of 1 November 2019 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Historic England has previously provided advice on this development proposal on 6th September 2019 and 16th July 2019. On both occasions it was our advice and recommendation that we had 'concerns on heritage grounds' with regards to this proposal.

Historic England have now been provided with Amended Information, consisting of a number of photographic visualisations of the proposed scheme for the Granary.

We have considered the Amended Information and we remain content to repeat our advice as set out in our earlier advice letters.

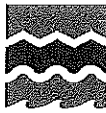
Whilst we accept that adaptation and reuse of this redundant structure is desirable, our concern relates to the suggested introduction of an extension with a long flat sedum roof to the rear of the Granary. We consider that the use of such an urban style and form is inconsistent with the agricultural and estate character of the complex. We continue to recommend that a single pitch form using traditional materials should be implemented.



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Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 185 and 192 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Keith Emerick

Ancient Monuments Inspector

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cc: James Podesta, Rural Solutions Ltd.



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Direct Dial: 01904 601988

Our ref: L01135110

11 December 2019

Dear Mr Coates

Arrangements for Handling Heritage Applications Direction 2015

GRANARY, PEEL GREEN, HELLIFIELD, SKIPTON, NORTH YORKSHIRE Application No. 2019/21182/LBC

Thank you for your letter of 21 November 2019 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Historic England has previously provided advice on this development proposal on 11th November 2019, 6th September 2019 and 16th July 2019 when it was submitted as planning application 2019/20611/FUL.

At that time it was our Advice and Recommendation that we had 'concerns on heritage grounds'. As the proposal has been resubmitted as an LBC, we are content to repeat our earlier advice and include our last advice letter for ease of reference.

We remain willing to discuss this proposal with your authority and the applicant.

Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 185 and 192 of the NPPF.

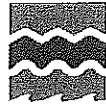
In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.



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Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Keith Emerick

Ancient Monuments Inspector

E-mail: Keith.Emerick@HistoricEngland.org.uk

cc: James Podesta, Rural Solutions Ltd.



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Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.



Historic England

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Direct Dial: 01904 601988

Our ref: P01084619

30th March 2020

Dear Mr Coates

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**Granary, Peel Green, Hellifield, Skipton, North Yorkshire, BD23 4LD.
Application No. 2019/20611/FUL and 2019/21182/LBC**

Thank you for your letter of 20th March 2020 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Historic England has previously provided advice on this application and previous Amendments on 11th November 2019, 6th September 2019 and 16th July 2019.

In each of our previous letters to your authority our advice and recommendation was that we had 'concerns on heritage grounds' with regard to the development proposal.

The amended information consists of a revised Heritage Statement (JWRC Conservation, February 2020) and modifications to the design scheme, being largely changes in proposed materials.

This advice letter also covers the Listed Building Consent application 2019/21182/LBC.

We have considered the Amended information and we remain content to repeat the comments set out in our earlier advice letters.

We note that the Amended application is supported by a 'Statement of Facts' (Rural Solutions 5th February 2020). Whilst we accept that we continue to have no objection on heritage grounds to the principle of adaptive reuse of the Granary building, and that the current condition of the Granary detracts from the setting of the Peel, we wish to remind your authority that on each occasion we have been asked to provide advice on



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this proposal, we have stated clearly that we have concerns on heritage grounds with regard to the suggested treatment.

Whilst we accept that adaptation and reuse of this redundant structure is desirable, our concern relates to the suggested introduction of an extension with a log flat sedum roof to the rear of the Granary. We consider that the use of such an urban style and form is inconsistent with the agricultural and estate character of the complex. We continue to recommend that a single pitch form using traditional materials should be implemented.

The size of sedum roofed extension also raises the question of the scale of the adaptation. When taken in conjunction with the extension on the south elevation of the Granary, the volume of the Granary is extremely generous for the suggested eight residents and may even be larger than the volume of the Peel per resident. Questions of over development therefore also arise, and the concern here is that a larger Granary challenges the existing hierarchy of the Peel and its associated buildings.

We refer your authority to the opening paragraphs of the Design and Access Statement (Rural Solutions, June 2019), which states that, because of the proximity of the Scheduled Peel, 'There is therefore an increased need for any design proposals to be sensitive and contextual.' The suggested modification stated above would help the development better respond to this sensitive context.

Recommendation

Historic England has concerns regarding the application on heritage grounds.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 185 and 192 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely



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Ancient Monuments Inspector
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Cc: James Podesta, Rural Solutions Ltd.



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Heritage Advice: The Granary at Hellifield Peel

Site: The Granary at Hellifield Peel
Application: 2019/20611/FUL
Proposal: Part demolition and change of use of 'granary' buildings to create group holiday accommodation, glasshouse, minor extensions and alterations, parking and access.
Date: 3.9.19
Heritage Advice from Hinchliffe Heritage to Craven District Council

1. Introduction

1.1 My comments are restricted to heritage and design issues connected with the proposal.

1.2 The advice is given following: heritage advice dated 9th February 2019 on a pre-application consultation for the conversion of the outbuildings which are proposed to be converted as part of this application, plus alterations/extensions to Keeper's Cottage; an email request from David Coates dated 27th June 2019; a site visit on 28th June; heritage advice dated 15.7.19; subsequent correspondence with David Coates seeking clarity on the extent of demolition; a meeting at CDC with David Coates and the agents on 8th August, when two statements regarding the extent of listing from Jonathan Ratter (applicant's heritage consultant) were received and; receipt of amended plans/justification dated 23rd August (on Planning Portal) .

2. The Status of the Heritage Assets

2.1 2.1.1 Hellifield Peel is a Grade II Listed Building. It was listed on 20th February 1958.

2.1.2 The Planning (LB & CA) Act 1990 states:

In this Act "listed building" means a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act—

- (a) any object or structure fixed to the building;*
- (b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948,*

shall be treated as part of the building.

A key issue to be determined is whether the Keeper's Cottage and the Granary are within the curtilage of Hellifield Peel and thus whether they are protected as curtilage buildings. The tests for determining this issue are: a) the physical layout; b) the ownership at the time of listing and; c) the use/function of the buildings at the time of listing, as set out in Historic England's *Listed Buildings and Curtilage Historic England Advice Note 10*.

The Heritage Statement states:

...the buildings that are the subject of this report were not in its curtilage at the time when it was Listed.

but it provides no evidence to support this. The *History of Hellifield* states that Hellifield Peel was: requisitioned in WWII and used as a POW camp; was used subsequently for displaced persons but; was then returned to private ownership and; during the 1950s began to fall into disrepair. The exact date of breaking up the estate is not given.

Heritage Advice: The Granary at Hellifield Peel

In my previous advice, I had suggested that further information should be requested to assist in confirming whether or not the buildings should be considered as being within the curtilage of Hellifield Peel but the Heritage Statement has not been updated.

2.1.3 The 2 additional statements (one dated 7th August, the other undated) provided by Jonathan Ratter on 8th August provide some additional information on the legislation, guidance and relevant dates of use/ownership but, ultimately, the issue of whether the Granary (and Keepers Cottage) should be considered to be listed is inconclusive. In the absence of further conclusive evidence, I therefore make a judgement on the basis of the updated evidence. If the Heritage Statement and additional information are correct, then I accept that the outbuildings are not curtilage buildings and that LBC is not required for any of the works. This heritage advice is therefore given on the basis that the buildings are not protected through the listing of Hellifield Peel.

2.1.4 In any event, the buildings are in close proximity to the listed building (Plate 6), they are adjacent to the main driveway to it and their redevelopment will affect the setting of the listed building. S.66 of the Planning (LB & CA) Act requires that:

*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or **its setting** or any features of special architectural or historic interest which it possesses.*

2.1.5 Furthermore, Keeper's Lodge and the Granary should be regarded as non-designated heritage assets. Para 197 of the NPPF states:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

2.2 Hellifield Peel is a scheduled ancient monument.

3. The Heritage Significance

3.1 The application is accompanied by a helpful Heritage Statement which has been informed by a study in the Yorkshire Archaeological Journal and a study by the West Yorkshire Archaeological Service, neither of which I have had a chance to study.

3.2 The listing description (for identification only) for Hellifield Peel is:

Hellifield Peel 20.2.58 - II

Formerly C14 tower solar, converted to tower house probably in C15, with C17 and late C18 alterations. Slobbered rubble, stone dressings. 3 storeys, 3 bays. 3 windows with late C18 moulded surrounds per storey; strainer arches over; no glazing. Late C18 embattled parapet. Left-hand return contains 2 C14 chamfered staircase windows, one with rough ogee head. At rear are 2 garderobe chutes and flat arched exits. Source: P F Ryder & J Birch "Hellifield Peel: a North Yorkshire Tower House" Yorkshire Archaeological Society Transactions 55 (1983), pp 73-94. Scheduled ancient monument.

3.2 The Keeper's Lodge and Granary are within the historic parkland estate of Hellifield Peel, as illustrated in the 1847 OS Map (Plate 1) and were historically within the curtilage of Hellifield Peel and its Homestead Farm.

Heritage Advice: The Granary at Hellifield Peel

3.3 Keeper's Lodge is a two storey house and probably dates from the late 19th C. It is shown on the 1893 OS Map. It has been extended at a later date and much altered. It incorporates some earlier historic fabric, relocated from elsewhere. It is attached to a (rebuilt) tall stone and brick garden wall which defined the W built envelope of the ensemble of service buildings at Hellifield Peel and Homestead Farm. It is located in a prominent position on the approach to Hellifield Peel.

It has very limited architectural value, mostly embodied in the relocated earlier fabric. It has some historic and evidential value due to its association with Hellifield Peel and in illustrating the tradition of large country houses having a home farm and a range of service buildings. It has limited aesthetic value but it is mostly constructed in local natural materials and occupies a prominent position.

3.4 The Granary is a linear stone-built structure on an E-W axis which is two storey at the E end and single storey in the centre and at the W end. It probably dates from the early 19th C - the historic maps provided in the Heritage Statement suggest that the two storey structure had been built by 1856 and that the single storey buildings had been added by 1893. The Heritage Statement suggests that the two storey building might have been remodelled in the mid-19th C. It also suggests that the name of "The Granary" is a misnomer. Indeed, the location, form and architectural detailing, suggests that the two storey building was a stable and hayloft and that the single storey building was stables and coach/cart house and then possibly gardener's facilities. The presence of attached greenhouses on the S side by 1907 strongly suggests that they were at least partly used as gardeners' facilities at that date. The N elevation is well-articulated and detailed, with dressed stone surrounds to openings and large stone corbels in the two storey building which formerly supported a platform for loading produce through a doorway. The S elevation has been much altered and rebuilt in brick. The interior has little surviving decorative fabric but some clearing out of debris between the visits in February and June has revealed: a plain stone fire surround (Plate 11) within the two storey part; an interesting timber roof structure (Plate 10) of heritage significance and; a very large stone water tank (Plate 13).

The Granary has considerable architectural value, mostly embodied in the N elevation. It has some historic and evidential value due to its association with Hellifield Peel and in illustrating the tradition of large country houses having a home farm and a range of service buildings. It has aesthetic value, is mostly constructed in local natural materials and occupies a prominent position facing the driveway to Hellifield Peel.

3.5 The Heritage Statement states:

These buildings fall well below the standard required for statutory Listing because of their relatively late date, alteration, lack of architectural quality, and lack of a recognisably distinct function as either farm or garden buildings.

Whilst I fully agree with this assessment in respect of Keepers Lodge, I am less certain in respect of The Granary. In any event, the Heritage Statement accepts:

The Granary and Keeper's Cottage are of some historic interest because of their association with Hellifield Peel

and that they:

...could be regarded as Non-Designated Heritage Assets

3.6 A number of other ancillary buildings have been erected on the S side of the Granary during the 20th C and, from an initial inspection, appear to have no heritage significance.

3.7 The SAM has the List Entry Number: 1004073. The extent of the scheduled site is tightly drawn around the main building of Hellifield Peel (Plate 2).

Heritage Advice: The Granary at Hellifield Peel

The Historic England website states:

This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available.

4. Assessment of the Proposal

4.1 This application is limited to: the proposals for the Granary and the attached single storey buildings; the reconstruction and extension of The Kennels and; the construction of a greenhouse and external works.

The Planning Statement states:

The wider site also contains 'Keepers Cottage' which the applicant wishes to remodel and bring back into active use as part of the wider holiday accommodation offer available at site. A separate application has been prepared for this building.

I have now been consulted on an application for the proposals for the Keepers Cottage but as it is a separate application, I provide separate advice on that proposal.

4.2 The Granary has been disused for several years and is in an advanced state of decay. It is considered to be a non-designated heritage asset. The principle of the proposal to bring investment into the site to secure its re-use and the restoration of most of the historic fabric is very much welcomed. The use as tourist facilities will not, per se, cause any harm to the heritage significance of the site and indeed will enable the heritage significance of the wider site to be appreciated by a wider audience.

4.3 I welcome most of the proposed details of the restoration, conversion and conservation of The Granary, including the largely "light touch" treatment of the N elevation and the roof, with minimal alterations and use of appropriate materials. However:

- a) I note that the doorways in the two storey part are proposed to be glazed and to have central vertical glazing bars, effectively creating two over two windows. Whilst this is acceptable, the proposed windows in the single storey part do not have glazing bars and so are one over one windows. I consider that, as the proposed conversion has a "traditional treatment" for the N elevation and a "contemporary treatment" for the S elevation, the traditional treatment should be as convincing as possible and that **all windows should be two over two**. Ideally, this detail should be shown on the submitted drawings in advance of determination, but if all other details are acceptable, it could potentially be required by condition.
- b) the method of opening of the proposed windows on the N elevation is not specified but **should ideally be vertically sliding sashes**. This should be specified at this stage and working drawing at a scale of 1:10 should be required by condition.
- c) now that the survival of the roof structure, fireplace surround and water tank are known, every effort should ideally be made to retain them to retain as much authenticity and integrity of the historic building as possible. **The retention of these historic features will also add depth to the visitor experience and ultimately the value of the proposal and should be requested**

4.4 Given the very poor condition and past alterations in the rear (S) elevation, I consider that the proposed greater level of intervention in that elevation and the contemporary design of the new extensions are an acceptable design concept, especially in this more discrete location. The large areas of glazing in anthracite grey aluminium frames, covered walkway, demolition of buildings at

Heritage Advice: The Granary at Hellifield Peel

the rear (S) and new flat roof with sedum covering and zinc capping are all part of this approach and should provide an exciting contrast with the front elevation. However:

- a) the proposed extensions to the S are large and will obstruct some (private) views (Plate 14) of Hellifield Peel. Even so, I consider that the harmful impact on the setting of the principal heritage asset (Hellifield Peel) will be very low and an objection to them on heritage grounds is not justified.
- b) **the rooflights should be specified as "Conservation rooflights"** so that they are less prominent
- c) I still have concerns that the proposed use of "larch cladding boards" is unsuitable, as in my experience it soon starts to look shabby and tarnished and, whilst OK for new farm sheds, is less acceptable on residential buildings. I am not aware of any precedent for its use within this ensemble. I consider that use of standing seam zinc in lieu of larch, as shown in some Pre-app proposals, would be far more suitable, would retain its appearance for longer, would have a synergy with the roof of the proposed rebuilt "Kennels". However, the revised supporting information dated 23rd August provides a strong defence for the use of larch cladding and confirms that it will be treated to reduce the chances of disproportionate staining. Given that the parts proposed for this material are effectively enclosed within the courtyard/garden, I now consider that it may be just acceptable as part of a contemporary treatment of this area, with some caution.

4.5 The proposed extent of demolition/retention of historic fabric has now been amended and clarified with the provision of a demolition plan. The extent of the original building (notably the cross walls) now proposed to be retained has been substantially increased. I am therefore now more satisfied that the proposal can be considered as a conversion, rather than a facade retention project and is more acceptable.

Whilst the existence of "the Kennels" at present is accepted, they are a single storey structure of inferior materials, which will need to be completely rebuilt and so should be assessed effectively as a new structure rather than a conversion. It is proposed that, on the outer (W) elevation: the kitchen garden wall will be increased in height and that a short, recessed horizontal slit window will be created at first floor level, with a zinc-covered over-hanging roof and; two vertical slit windows will be created at ground floor level. Although these will be seen by all approaching the site and Hellifield Peel, I consider that the design will be a relatively minimal contemporary intrusion into the existing traditional scene of a plain wall (stone on outer face and brick on inner face). Whilst I was previously concerned that that an excessive area of glazing would be inappropriate at first floor level for the rebuilding of the more prominent Keepers Cottage, I consider that this reduced and improved design is acceptable in this location. It is proposed that the ground floor within the kitchen garden will be matching stonework but slightly lower, creating a larger area of glazing and revealing a timber frame within. This will have a greater synergy and consistency with the treatment of the S elevation of the Granary and is acceptable in that location but my concerns about the use of larch cladding are the same on this building as on the other.

4.6 The historic plans in the Heritage Statement clearly show that there were greenhouses within the kitchen garden, albeit not in the location now proposed. However, the proposed design, materials and location of the greenhouse are suitably traditional and I consider that it will enhance the setting of the heritage assets rather than cause harm to them.

4.7 I have now seen the initial consultation response from Historic England dated 16th July on this application (and the consultation response from HE on the application for Keepers Cottage which revises the initial response. I also understand that the amended schemes will need to be further reconsidered by HE. Notwithstanding, my opinion on the current proposal and justifications is set out above.

Heritage Advice: The Granary at Hellifield Peel

5. Recommendation

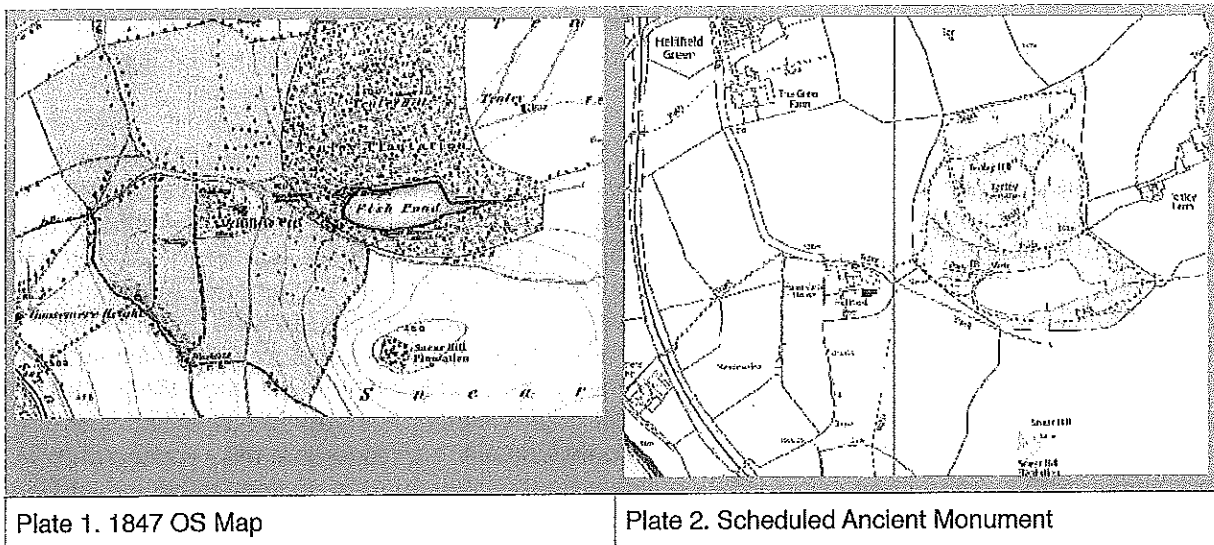
5.1 I recommend that:

- a) the general principle of the proposal is acceptable and should be encouraged
- b) the scheme should be amended/conditioned slightly as suggested above

Heritage Advice provided by:

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Heritage Advice: The Granary at Hellifield Peel



Plate 3. Keeper's Lodge - Feb 19



Plate 4. Rear of The Granary - Feb 19



Plate 5. Front of The Granary - Feb 19



Plate 6. Rear of Granary and Hellifield Peel - Feb 19



Plate 7. Prominence of Keeper's Lodge in the approach with Hellifield Peel beyond - Feb 19



Plate 8. Earlier two storey part of The Granary - Feb 19

Heritage Advice: The Granary at Hellifield Peel

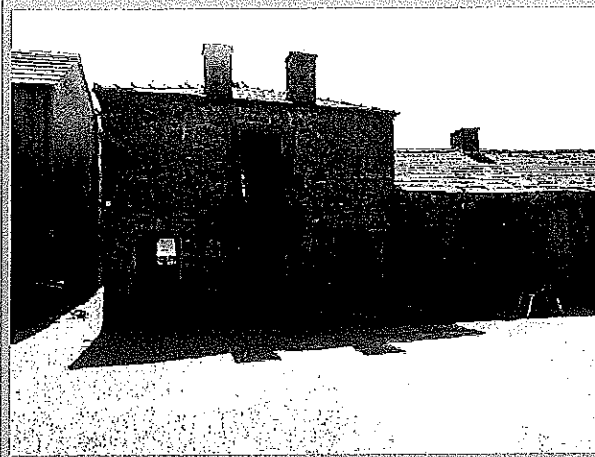


Plate 9 Granary - June 19

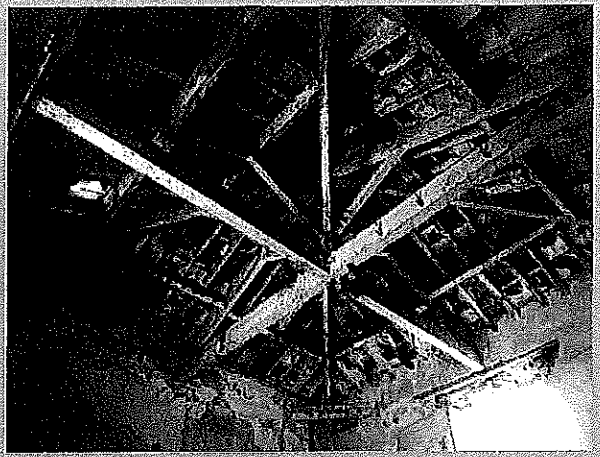


Plate 10. Roof structure of The Granary - June 19



Plate 11. Fireplace surround (?) in Granary - June 19



Plate 12. Rear Elevation June 19

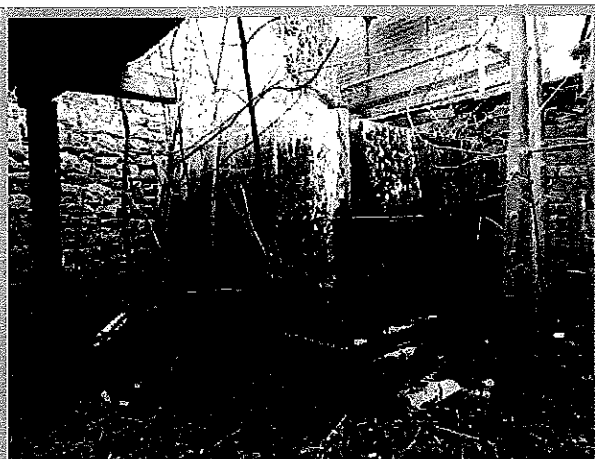


Plate 13. Stone water tank



Plate 14. View of Hellifield Peel

Heritage Advice 3: The Granary at Hellifield Peel

Site: The Granary at Hellifield Peel
Application: 2019/20611/FUL and 2019/21182/LBC
Proposal: Part demolition and change of use of 'granary' buildings to create group holiday accommodation, glasshouse, extensions and alterations, parking and access.
Date: 2.12.19
Heritage Advice from Hinchliffe Heritage to Craven District Council

1. Introduction

1.1 My comments are restricted to heritage and design issues connected with the proposal.

1.2 The advice is given following:

- heritage advice dated 9th February 2019 on a pre-application consultation for alterations/extensions to Keeper's Cottage and the conversion of the Granary and outbuildings;
- heritage advice dated 15th July on application for planning permission (2019/20611/FUL) for the conversion of the Granary and outbuildings;
- heritage advice on the application for planning permission (2019/20717/FUL) on 5th August for demolition of Keepers Cottage;
- a meeting at CDC with David Coates and the agents on 8th August, when two statements regarding the extent of listing from Jonathan Ratter (applicant's heritage consultant) were received;
- receipt of amended plans/justification dated 23rd August (on Planning Portal) and further heritage advice dated 3rd September 2019
- the decision of Craven Council that Keepers Cottage and The Granary should be regarded as curtilage listed buildings, based on: further evidence; the advice of Historic England; my advice and; further consideration
- a site visit on 16th September when I saw the site from within Hellifield Peel and when I was in receipt of a copy of *Hellifield Peel - A North Yorkshire Tower House* by Peter Ryder and Julian Birch from the Yorkshire Archaeological Journal Vol 55, 1983 and;
- a reconsultation on the proposal from David Coates dated 21st November, including the application for 2019/21182/LBC

2. The Status of the Heritage Assets

2.1 2.1.1 Hellifield Peel is a Grade II Listed Building. It was listed on 20th February 1958.

2.1.2 The Planning (LB & CA) Act 1990 states:

In this Act "listed building" means a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act—

(a) any object or structure fixed to the building;

(b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948,

shall be treated as part of the building.

Heritage Advice 3: The Granary at Hellifield Peel

A key issue to be determined is whether the Keeper's Cottage and the Granary are within the curtilage of Hellifield Peel and thus whether they are protected as curtilage buildings. The tests for determining this issue are:

- a) the physical layout;
- b) the ownership both historically and at the date of listing and;
- c) the use or function of the relevant buildings, again both historically and at the date of listing

as set out in Historic England's *Listed Buildings and Curtilage Historic England Advice Note 10*.

Further guidance on the extent of listing within the curtilage of listed buildings is provided by the Institute of Historic Buildings in its *Advice Note on the Curtilage Rule – An interpretation of the Taunton Deane judgment* (GN2019/2 v. March 2019). This note states:

The distinction between domestic and non-domestic farm buildings is, therefore, not always cut and dried, particularly where the farmhouse and working buildings are attached or intimately related; in the Jews Farm case, the geographical relationship of the barn and the granary to the farm house (the first test) was also considered significant, particularly the existence of the wall separating them.

The Heritage Statement states:

...the buildings that are the subject of this report were not in its curtilage at the time when it was Listed.

but it provided no evidence to support this. The *History of Hellifield* states that Hellifield Peel was: requisitioned in WWII and used as a POW camp; was used subsequently for displaced persons but; was then returned to private ownership and; during the 1950s began to fall into disrepair. The exact date of breaking up the estate is not given.

2.1.3 In my initial advice, I suggested that further information should be requested to assist in confirming whether or not the buildings should be considered as being within the curtilage of Hellifield Peel. The 2 additional statements (one dated 7th August, the other undated), provided by Jonathan Ratter on 8th August, provide some additional information on the legislation, guidance and relevant dates of use/ownership but the Heritage Statement has not been updated. Ultimately, the issue of whether the Granary (and Keepers Cottage) should be considered to be listed was inconclusive and I therefore gave my subsequent advice (3.9.19) on the basis that the buildings were not protected through the listing of Hellifield Peel. However, *Hellifield Peel - A North Yorkshire Tower House* by Peter Ryder and Julian Birch states:

Harry Lund...retained it (the Peel estate) until his death in 1964. Thereupon, in 1965, his executors split the property into three parts..." The Granary and Keepers Cottage were thus in the same ownership at the date of listing (1958). I therefore consider that this mitigates in favour of the buildings being considered as curtilage listed buildings.

2.1.4 In any event, the building is in close proximity to the listed building and SAM (Plate 6), it is adjacent to the main driveway to it and the proposal will affect the setting of the principal listed building. S.66 of the Planning (LB & CA) Act requires that:

*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or **its setting** or any features of special architectural or historic interest which it possesses.*

2.2 Hellifield Peel is a scheduled ancient monument and thus the impact of a proposal on its setting should be considered, even though there is no direct impact on the scheduled site.

Heritage Advice 3: The Granary at Hellifield Peel

3. The Heritage Significance

3.1 The application is accompanied by a helpful Heritage Statement which has been informed by a study in the Yorkshire Archaeological Journal and a study by the West Yorkshire Archaeological Service.

3.2 The listing description (for identification only) for Hellifield Peel is:

Hellifield Peel 20.2.58 - II

Formerly C14 tower solar, converted to tower house probably in C15, with C17 and late C18 alterations. Slobbered rubble, stone dressings. 3 storeys, 3 bays. 3 windows with late C18 moulded surrounds per storey; strainer arches over; no glazing. Late C18 embattled parapet. Left-hand return contains 2 C14 chamfered staircase windows, one with rough ogee head. At rear are 2 garderobe chutes and flat arched exits. Source: P F Ryder & J Birch "Hellifield Peel: a North Yorkshire Tower House" Yorkshire Archaeological Society Transactions 55 (1983), pp 73-94. Scheduled ancient monument.

3.2 The Keeper's Lodge and Granary are within the historic parkland estate of Hellifield Peel, as illustrated in the 1847 OS Map (Plate 1) and were historically within the curtilage of Hellifield Peel and its Homestead Farm.

3.3 Keeper's Lodge is a two storey house and probably dates from the late 19th C. Although a building is shown on the approximately site of Keepers Cottage in several pre-1850 plans (including Greenwood's survey of 1839 [Plate 15]), it is not shown on Greenwood's Plan of 1856 (Plate 16), provided in the Heritage Statement, but it is shown on the 1893 OS Map. It has been extended at a later date and much altered. It incorporates some earlier historic fabric, relocated from elsewhere. It is attached to a (rebuilt) tall stone and brick garden wall which defined the W built envelope of the ensemble of service buildings at Hellifield Peel and Homestead Farm. It is located in a prominent position on the approach to Hellifield Peel.

It is of traditional construction and materials but it has very limited architectural value, mostly embodied in the relocated earlier fabric. No original windows survive. It has exposed quoins on all corners, as well as at the junction of the two components, but those on the NW corner have one snecked-faced and one rock-faced and those on the SW are covered with the render on the W elevation. The bonding of the masonry is neither a typical coursed bonding or a traditional random bonding (except on the upper portion of the S elevation) but is a partially-coursed bonding of orthogonal blocks. Whilst this is not a common vernacular form of bonding, it is a form which is found on a few late 19th C buildings in and around Hellifield, including: the boiler house of St Aidans Church (Plate 9b) in Hellifield (1905/6); the local railway bridges (albeit rock-faced rather than snecked) and; an Edwardian House in Hellifield (Plate 9a). The bonding on the W elevation is covered by the render. It has a roof covering of natural blue slates, larger on the earlier part, a stone ridge tiles and square corbels for the gutters.

It has some historic and evidential value due to its association with Hellifield Peel and in illustrating the tradition of large country houses having a home farm and a range of service buildings. It has limited aesthetic value but it is mostly constructed in local natural materials and occupies a prominent position.

Further understanding of the use of Keepers Cottage in the early/mid 20th C is provided in *Yorkshire Dales Lad* (2008) by David Craven Ellis, who lived in the building as a child from 1934 with his family: his father, who was the chauffeur to Sir William Nicholson of Hellifield Peel; his mother, who was a housemaid in Hellifield Peel and; his brother and sister. He includes a low resolution photograph of the building (Plate 16) with a porch on the front. He describes the adjacent building, a "the wash house", which had a rough concrete floor, a copper boiler in the

Heritage Advice 3: The Granary at Hellifield Peel

corner with a fire beneath on the ground floor and a bathroom above, which depended on the boiler below for hot water and so only had hot water on wash days!

3.4 The Granary is a linear stone-built structure on an E-W axis which is two storey at the E end and single storey in the centre and at the W end. It probably dates from the early 19th C - the historic maps provided in the Heritage Statement suggest that the two storey structure had been built by 1856 and that the single storey buildings had been added by 1893. The Heritage Statement suggests that the two storey building might have been remodelled in the mid-19th C. It also suggests that the name of "The Granary" is a misnomer. Indeed, the location, form and architectural detailing, suggests that the two storey building was a stable and hayloft and that the single storey building was stables and coach/cart house and then possibly gardener's facilities. The presence of attached greenhouses on the S side by 1907 strongly suggests that they were at least partly used as gardeners' facilities at that date. The central part and E end of the N elevation are well-articulated and detailed, with dressed stone surrounds to openings and large stone corbels in the two storey building which formerly supported a platform for loading produce through a doorway. The S elevation has been much altered and rebuilt in brick and river boulders. The interior has little surviving decorative fabric but some clearing out of debris between the visits in February and June has revealed: a plain stone fire surround (Plate 11) within the two storey part; an interesting timber roof structure (Plate 10) of heritage significance and; a very large stone water tank (Plate 13). A passage way inside the N elevation has been created in the past by forming doorways within the cross-walls.

The Granary has considerable architectural value, mostly embodied in the N elevation. It has some historic and evidential value due to its association with Hellifield Peel and in illustrating the tradition of large country houses having a home farm and a range of service buildings. It has aesthetic value, is mostly constructed in local natural materials and occupies a prominent position facing the driveway to Hellifield Peel.

3.5 The Heritage Statement states:

These buildings fall well below the standard required for statutory Listing because of their relatively late date, alteration, lack of architectural quality, and lack of a recognisably distinct function as either farm or garden buildings.

Whilst I fully agree with this assessment in respect of Keepers Lodge, I am less certain in respect of The Granary. In any event, the Heritage Statement accepts:

The Granary and Keeper's Cottage are of some historic interest because of their association with Hellifield Peel

and that they:

...could be regarded as Non-Designated Heritage Assets

3.6 The applicants seem to have now accepted that Keepers Cottage and the Granary are curtilage listed buildings, as applications for LBC have been submitted, but the Heritage Statement has not been updated and the peer review has not been submitted with the application for LBC. The same version of the Heritage Statement, dated November 2018, has been resubmitted with the applications.

3.6 A number of other ancillary buildings and structure have been erected on the S side of the Granary during the 20th C and, at an initial inspection, it appeared as though they have no heritage significance, apart from the large slate water tank (Plate 13). However, a further site visit revealed the survival of an early Game Larder (Plate 16), just outside the application site. The ha-ha (Plate 19) around the E curtilage of Hellifield Peel also appears to be of heritage significance, although I have not inspected it closely.

Heritage Advice 3: The Granary at Hellifield Peel

3.7 The SAM has the List Entry Number: 1004073. The extent of the scheduled site is tightly drawn around the main building of Hellifield Peel (Plate 2).

The Historic England website states:

This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available.

4. Assessment of the Proposal

4.1 This application is limited to: the proposals for the part demolition and change of use of 'granary' buildings to create group holiday accommodation; the reconstruction and extension of The Kennels and; the construction of a greenhouse and external works.

The Planning Statement states:

The wider site also contains 'Keepers Cottage' which the applicant wishes to remodel and bring back into active use as part of the wider holiday accommodation offer available at site. A separate application has been prepared for this building.

It is proposed that the currently proposed conversion to tourism accommodation will be used in conjunction with the Angel Inn at Hetton and the proposals for Keepers Cottage. I provide separate advice on that proposal.

4.2 The Granary should be considered as a heritage asset but it is a heritage asset of medium heritage significance. Neither the Heritage Statement (November 2018) nor the Heritage Statement (Design) (June 2019) state a specific level of significance for the Keepers Cottage but they do acknowledge that it has some significance. However, it has now been assessed as being a curtilage listed building. Although this in itself does not increase the heritage significance of the building, it does raise the heritage status of the building and the criteria against which the proposal should be assessed. Para 192 of the NPPF states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)....

4.3 The Granary has been disused for several years and is in an advanced state of decay. It is now considered to be a curtilage listed building. The principle of the proposal to bring investment into the site to secure its re-use and the restoration of most of the historic fabric is very much welcomed. The use as tourist facilities will not, per se, cause any harm to the heritage significance of the site and indeed will enable the heritage significance of the wider site to be appreciated by a wider audience.

4.4 I welcome most of the proposed details of the restoration, conversion and conservation of The Granary, including the largely "light touch" treatment of the N elevation and the roof, with minimal alterations and use of appropriate materials. However, if the principle of the overall proposal is acceptable, some further amendments are required before the details can be assessed as being acceptable:

- a) I note that the doorways in the two storey part are proposed to be glazed and to have central vertical glazing bars, effectively creating two over two windows. Whilst this is acceptable, the proposed windows in the single storey part do not have glazing bars and so are one over one windows. I consider that, as the proposed conversion has a "traditional treatment" for the N

Heritage Advice 3: The Granary at Hellifield Peel

elevation and a “contemporary treatment” for the S elevation, the traditional treatment should be as convincing as possible and that **all windows should be two over two**. This detail should be shown on the submitted drawings in advance of determination.

- b) the method of opening of the proposed windows on the N elevation is not specified but **should be vertically sliding sashes**. This should be specified at this stage and working drawing at a scale of 1:10 should be required by condition.
- c) the roof structure, fireplace surround and water tank should be retained in situ and restored to preserve as much authenticity and integrity of the historic building as possible. **The retention of these historic features will also add depth to the visitor experience and ultimately the value of the proposal and should be required**

4.5 Given the very poor condition and past alterations in the rear (S) elevation, I consider that the proposed greater level of intervention in that elevation and the contemporary design of the new extensions are an acceptable design concept, especially in this more discrete location. The large areas of glazing in anthracite grey aluminium frames, covered walkway, demolition of buildings at the rear (S) and new flat roof with sedum covering and zinc capping are all part of this approach and should provide an exciting contrast with the front elevation. However:

- a) the proposed extensions to the S are large and will obstruct some (private) views (Plate 14) of Hellifield Peel and will be visible in views from the Peel (Plate 15). Even so, I consider that the harmful impact on the setting of the principal heritage asset (Hellifield Peel) will be low. Ideally, the applications should be supported by an assessment of the impact of the proposal on the setting of Hellifield Peel, using the methodology recommended by Historic England in its *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*. However, in the absence of such an assessment, I am not convinced that the proposed new buildings and extensions will cause any meaningful harm to its setting.
- b) **the rooflights should be specified as “Conservation rooflights”** so that they are less prominent
- c) I still have concerns that the proposed use of “larch cladding boards” is unsuitable, as in my experience it soon starts to look shabby and tarnished and, whilst OK for new farm sheds, it is a material which I consider is less acceptable on residential buildings and extensions to historic buildings. I am not aware of any precedent for its use within this ensemble or in Hellifield (apart from agricultural buildings). I consider that use of standing seam zinc in lieu of larch, as shown in some Pre-app proposals, would be far more suitable, would retain its appearance for longer, would have a synergy with the roof of the proposed rebuilt “Kennels” and should be required.

4.6 The proposed extent of demolition/retention of historic fabric has now been amended and clarified with the provision of a demolition plan in the planning application but this is not provided in the drawing package in the listed building consent, which should not be approved without such a plan for the avoidance of doubt. The extent of the original building (notably the cross walls) now proposed to be retained has been substantially increased on the demolition plan. I am therefore now more satisfied that the proposal can be considered as a conversion, rather than a facade retention project and is more acceptable in this regard.

4.7 Whilst the existence of “the Kennels” at present is accepted, they are a single storey structure of inferior materials, which will need to be completely rebuilt and so should be assessed effectively as a new structure rather than a conversion. It is proposed that, on the outer (W) elevation: the kitchen garden wall will be increased in height and that a short, recessed horizontal slit window will be created at first floor level, with a zinc-covered over-hanging roof and; two vertical slit windows will be created at ground floor level. Although these will be seen by all approaching the site and Hellifield Peel, I consider that the design will be a relatively minimal contemporary intrusion into the existing traditional scene of a plain wall (stone on outer face and brick on inner face). Whilst I am

Heritage Advice 3: The Granary at Hellifield Peel

concerned that an excessive area of glazing would be inappropriate at first floor level for any potential rebuilding of the more prominent Keepers Cottage, I consider that this reduced and improved design for the kennels is acceptable in this location. It is proposed that the ground floor within the kitchen garden will be matching stonework but slightly lower, creating a larger area of glazing and revealing a timber frame within. This will have a greater synergy and consistency with the treatment of the S elevation of the Granary and is acceptable in that location but my objection to the use of larch cladding on the prominent N elevation on this building are the same as on the other building.

4.8 The historic plans in the Heritage Statement clearly show that there were greenhouses within the kitchen garden, albeit not in the location now proposed. However, the proposed design, materials and location of the greenhouse are suitably traditional and I consider that it will enhance the setting of the heritage assets rather than cause harm to them.

4.9 I have now seen the objections from Historic England, including the letter dated 11th November with the summary:

Whilst we accept that adaptation and reuse of this redundant structure is desirable, our concern relates to the suggested introduction of an extension with a long flat sedum roof to the rear of the Granary. We consider that the use of such an urban style and form is inconsistent with the agricultural and estate character of the complex. We continue to recommend that a single pitch form using traditional materials should be implemented.

Notwithstanding, I consider that there is potentially scope for extensions and interventions in a contemporary manner which could be acceptable in this historic environment, if amended as set in my advice above. However, in the absence of acceptance of the suggested amendments, I consider that the proposal will cause less than substantial harm to the heritage asset of the Granary and the ensemble as a whole and to the setting of Hellifield Peel. I accept that the benefit of bringing the site back into beneficial use should be weighed against the harm, as recommended in Para 195 d) of the NPPF, and I consider that it is a delicate balance. However, although I remain in support of the principle of the proposal, I consider that the harm caused by the details marginally outweighs the benefits.

5. Recommendation

5.1 I recommend that:

- a) the general principle of the proposal is acceptable but
- b) the applications should be refused: in the context of the raised heritage status of the Granary; the failure to amend the details of the scheme satisfactorily; the failure to update the Heritage Statement in the light of the raised heritage status and; the inconsistency between the drawings for the application for planning permission and the application for LBC.

Heritage Advice provided by:

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Heritage Advice 3: The Granary at Hellifield Peel

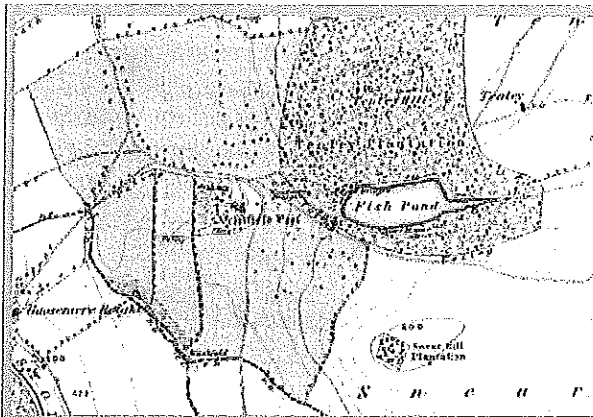


Plate 1. 1847 OS Map

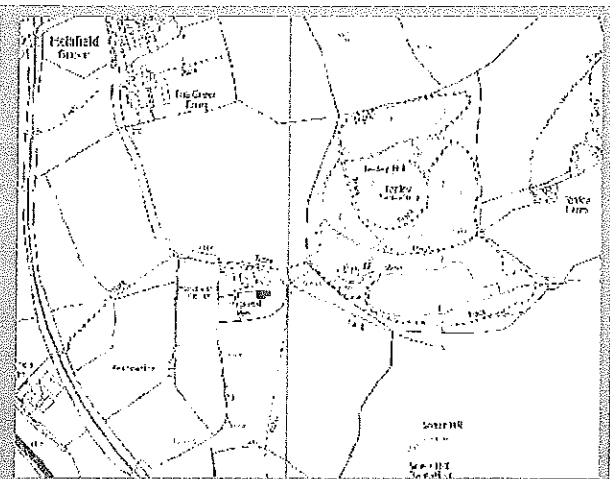


Plate 2. Scheduled Ancient Monument



Plate 3. Keeper's Lodge - Feb 19



Plate 4. Rear of The Granary - Feb 19



Plate 5. Front of The Granary - Feb 19



Plate 6. Rear of Granary and Hellifield Peel - Feb 19

Heritage Advice 3: The Granary at Hellifield Peel



Plate 7. Prominence of Keeper's Lodge in the approach with Hellifield Peel beyond - Feb 19



Plate 8. Earlier two storey part of The Granary - Feb 19



Plate 9 Granary - June 19

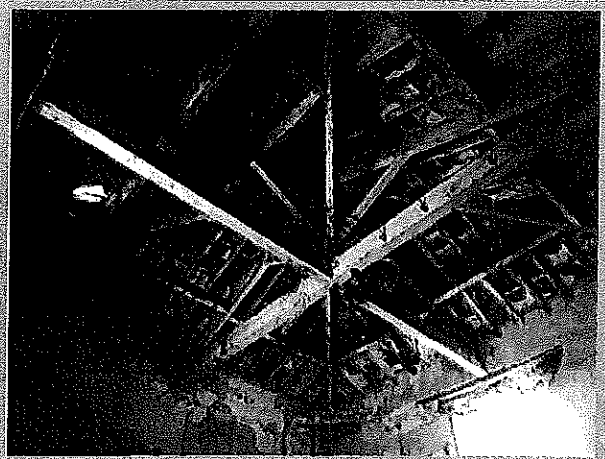


Plate 10. Roof structure of The Granary - June 19



Plate 11. Fireplace surround (?) in Granary - June 19



Plate 12. Rear Elevation June 19

Heritage Advice 3: The Granary at Hellifield Peel

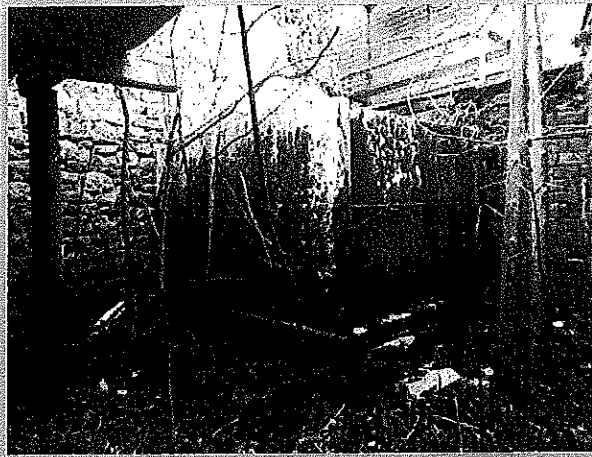


Plate 13. Stone water tank



Plate 14. View of Hellifield Peel



Plate 15. The Granary and Keepers Cottage from top of Hellifield Peel (September 2019)



Plate 16. Game Larder

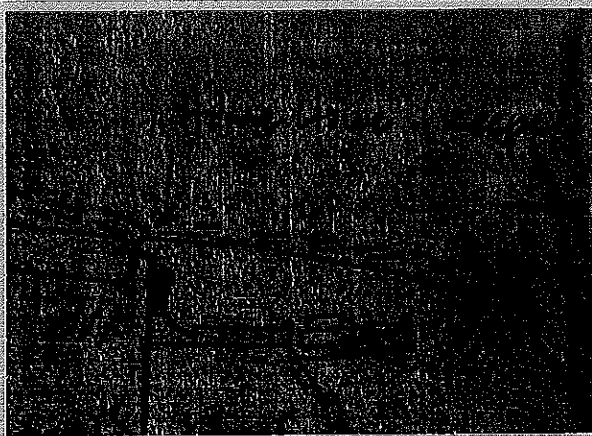


Plate 17. Greenwoods Gisburn Survey of 1839

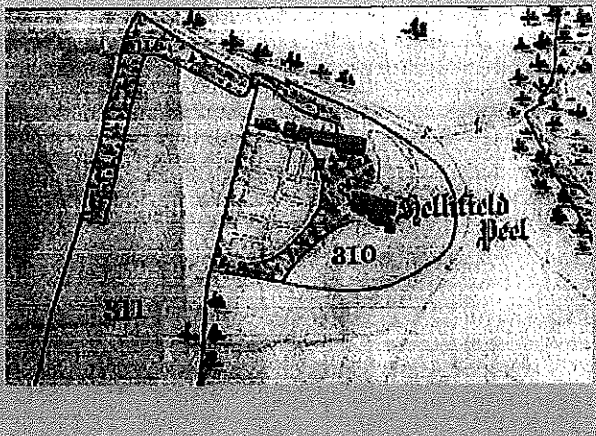


Plate 18 Greenwoods Map of 1856

Heritage Advice 3: The Granary at Hellifield Peel



Plate 19. The ha-ha seen from Hellifield Peel

Neville Watson

From: jnshinchliffe@gmail.com
Sent: 18 February 2020 10:38
To: David Coates
Subject: The Granary, Hellifield Peel: 2019/20611/Ful and 2019/21181/LBC

Dear Mr Coates,

I write to provide a brief summary of my Heritage and design advice on the above applications, as the proposals have been under consideration for some time and some of the issues which are addressed in my previous advice are complex.

On the basis of further information, it has been agreed that the buildings are within the curtilage of the listed Hellifield Peel and, in accordance with legislation, should be treated as part of the listed building.

The NPPF advises at Para 193 that "...great weight should be given to the (Heritage) asset's Conservation...This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

Policy Env 2 Heritage of the Craven Local Plan is consistent with that national policy.

Although I am supportive of the principle of the proposal, as it will secure investment in the repair and maintenance of the buildings, I consider that the details of the proposal will cause "less than substantial harm" to the Heritage significance of the buildings, for the reasons explained in my last Heritage advice, dated 2.12.19. As such I consider that the proposals will harm the authenticity, appearance and significance of the buildings.

I consider that the heritage benefits do not outweigh the Heritage harm. I have suggested improvements to the proposals which would much reduce the harm and make them acceptable but the applicants have not shown a willingness to make those improvements.

I therefore maintain a recommendation that the applications should be refused.

Regards

John Hinchliffe
HINCHLIFFE Heritage

Sent from my iPad

Heritage Advice 4: The Granary at Hellifield Peel

Site: The Granary at Hellifield Peel
Application: 2019/20611/FUL and 2019/21182/LBC
Proposal: Part demolition and change of use of 'granary' buildings to create group holiday accommodation, glasshouse, extensions and alterations, parking and access.
Date: 31.3.20
Heritage Advice from Hinchliffe Heritage to Craven District Council

1. Introduction

1.1 My comments are restricted to heritage and design issues connected with the proposal.

1.2 The advice is given following:

- heritage advice dated 9th February 2019 on a pre-application consultation for alterations/ extensions to Keeper's Cottage and the conversion of the Granary and outbuildings;
- heritage advice dated 15th July on application for planning permission (2019/20611/FUL) for the conversion of the Granary and outbuildings;
- heritage advice on the application for planning permission (2019/20717/FUL) on 5th August for demolition of Keepers Cottage;
- a meeting at CDC with David Coates and the agents on 8th August, when two statements regarding the extent of listing from Jonathan Ratter (applicant's heritage consultant) were received;
- receipt of amended plans/justification dated 23rd August (on Planning Portal) and further heritage advice dated 3rd September 2019
- the decision of Craven Council that Keepers Cottage and The Granary should be regarded as curtilage listed buildings, based on: further evidence; the advice of Historic England; my advice and; further consideration
- a site visit on 16th September when I saw the site from within Hellifield Peel and when I was in receipt of a copy of *Hellifield Peel - A North Yorkshire Tower House* by Peter Ryder and Julian Birch from the Yorkshire Archaeological Journal Vol 55, 1983 and;
- a reconsultation on the proposal from David Coates dated 21st November, including the application for 2019/21182/LBC
- my Heritage Advice 3 dated 2.12.19
- refusal of the applications for Keepers Cottage on 24.1.20
- a summarising email to CDC dated 24.2.20
- a reconsultation on the amended proposal from David Coates dated 18.3.20

2. The Status of the Heritage Assets

2.1 2.1.1 Hellifield Peel is a Grade II Listed Building. It was listed on 20th February 1958.

2.1.2 The Planning (LB & CA) Act 1990 states:

In this Act "listed building" means a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act—

- (a) any object or structure fixed to the building;*
- (b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948,*

Heritage Advice 4: The Granary at Hellifield Peel

shall be treated as part of the building.

A key issue to be determined is whether the Keeper's Cottage and the Granary are within the curtilage of Hellifield Peel and thus whether they are protected as curtilage buildings. The tests for determining this issue are:

- a) the physical layout;
- b) the ownership both historically and at the date of listing and;
- c) the use or function of the relevant buildings, again both historically and at the date of listing

as set out in Historic England's *Listed Buildings and Curtilage Historic England Advice Note 10*.

Further guidance on the extent of listing within the curtilage of listed buildings is provided by the Institute of Historic Building Conservation in its *Advice Note on the Curtilage Rule – An interpretation of the Taunton Deane judgment* (GN2019/2 v. March 2019). This note states:

The distinction between domestic and non-domestic farm buildings is, therefore, not always cut and dried, particularly where the farmhouse and working buildings are attached or intimately related; in the Jews Farm case, the geographical relationship of the barn and the granary to the farm house (the first test) was also considered significant, particularly the existence of the wall separating them.

The initial Heritage Statement stated:

...the buildings that are the subject of this report were not in its curtilage at the time when it was Listed.

but it provided no evidence to support this. The *History of Hellifield* states that Hellifield Peel was: requisitioned in WWII and used as a POW camp; was used subsequently for displaced persons but; was then returned to private ownership and; during the 1950s began to fall into disrepair. The exact date of breaking up the estate is not given.

2.1.3 In my initial advice, I suggested that further information should be requested to assist in confirming whether or not the buildings should be considered as being within the curtilage of Hellifield Peel. The 2 additional statements (one dated 7th August, the other undated), provided by Jonathan Ratter on 8th August, provide some additional information on the legislation, guidance and relevant dates of use/ownership but the Heritage Statement has not been updated. Ultimately, the issue of whether the Granary (and Keepers Cottage) should be considered to be listed was inconclusive and I therefore gave my subsequent advice (3.9.19) on the basis that the buildings were not protected through the listing of Hellifield Peel. However, *Hellifield Peel - A North Yorkshire Tower House* by Peter Ryder and Julian Birch states:

Harry Lund...retained it (the Peel estate) until his death in 1964. Thereupon, in 1965, his executors split the property into three parts..." The Granary and Keepers Cottage were thus in the same ownership at the date of listing (1958).

I therefore consider that this mitigates in favour of the buildings being considered as curtilage listed buildings and this has been agreed by CDC and Historic England. The appellants have accepted the decision (hence the submission of applications for LBC) but the revised Heritage Statement states:

There has been some disagreement about whether the buildings that are the subject of this report were in its curtilage at the time of listing (or 1st January 1969, which Historic England suggest is the relevant date), ...

Heritage Advice 4: The Granary at Hellifield Peel

2.1.4 In any event, the building is in close proximity to the listed building and SAM (Plate 6), it is adjacent to the main driveway to it and the proposal will affect the setting of the principal listed building. S.66 of the Planning (LB & CA) Act requires that:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.2 Hellifield Peel is a scheduled ancient monument and thus the impact of a proposal on its setting should be considered, even though there is no direct impact on the scheduled site.

3. The Heritage Significance

3.1 Introduction

3.1.1 The revised application is accompanied by an updated Heritage Statement which has been informed by a study in the Yorkshire Archaeological Journal, a study by the West Yorkshire Archaeological Service and further information supplied by Francis Shaw of Hellifield Peel.

3.1.2 The revised Heritage Statement summarises the heritage significance of the Granary (and Keeper's Cottage)

The Granary and Keeper's Cottage are of some historic interest because of their association with Hellifield Peel. When country houses are assessed for Listing it is now recognised that ancillary buildings and structures can be important and these are separately itemised where they are of significance. These buildings fall well below the standard required for statutory Listing because of their relatively late date, alteration, lack of architectural quality, and lack of a recognisably distinct function as either farm or garden buildings.

The 2-storey building that forms part of the 'granary' range probably dates from the middle of the 19th century rather than earlier. Its original function is unclear, but it almost certainly wasn't a granary associated with a home farm. It is the most distinctive of the buildings, with a pyramid roof and a prominent first-floor loading door.

The attached outbuilding that form part of the main 'granary' range seem to have been built shortly afterwards, on the site of earlier buildings. It incorporates cart sheds at its western end, but internal alterations make it difficult to be sure of its original function, which may simply have been as potting sheds for the garden to the south. At the beginning of the 20th century it was altered when glass houses were built against its southern wall and a large free-standing greenhouse, that has now been demolished, was built to the south. The demolition of these glass houses leaving a patchwork of brickwork, late 20th century alterations for equestrian use, and the levelling of the area to the south to create a lorry park mean that the southern side of the building, although hidden from public view, detracts from its traditional character.

The ancillary buildings are located next to the driveway on the approach to the northern side of the Peel, which means that the house has clear views to the south and east. This separation has been emphasised by the removal of some additions and the sub-division of the site following its reinstatement as a house. Homestead House and a barn that is now converted for residential use lie between the site of the present development proposal and the Peel, which means that any proposals will have a minimal effect on the setting of the Listed building and Scheduled Monument.

Heritage Advice 4: The Granary at Hellifield Peel

3.1.3 I have seen representations and information, including several historic maps, supplied by Francis Shaw which provides some counter-evidence and queries the accuracy of the Heritage Statement. Even so, I consider that, in total, there is sufficient information on the history and significance of the building upon which to be able to assess the revised proposal.

3.1.4 The listing description (for identification only) for Hellifield Peel is:

Hellifield Peel 20.2.58 - II

Formerly C14 tower solar, converted to tower house probably in C15, with C17 and late C18 alterations. Slobbered rubble, stone dressings. 3 storeys, 3 bays. 3 windows with late C18 moulded surrounds per storey; strainer arches over; no glazing. Late C18 embattled parapet. Left-hand return contains 2 C14 chamfered staircase windows, one with rough ogee head. At rear are 2 garderobe chutes and flat arched exits. Source: P F Ryder & J Birch "Hellifield Peel: a North Yorkshire Tower House" Yorkshire Archaeological Society Transactions 55 (1983), pp 73-94. Scheduled ancient monument.

3.1.5 The Keeper's Lodge and Granary are within the historic parkland estate of Hellifield Peel, as illustrated in the 1847 OS Map (Plate 1) and were historically within the curtilage of Hellifield Peel and its Homestead Farm.

3.2 Keepers Lodge

3.2.1 Keeper's Lodge is a two storey house and probably dates from the late 19th C. Although a building is shown on the approximately site of Keepers Cottage in several pre-1850 plans (including Greenwood's survey of 1839 [Plate 15]), it is not shown on Greenwood's Plan of 1856 (Plate 16), provided in the Heritage Statement, but it is shown on the 1847 and 1893 OS Map. This suggests to me that the current building is on the site of an earlier building which has been substantially rebuilt (with some historic masonry from elsewhere), subsequently extended at a later date and much altered. It is attached to a (rebuilt) tall stone and brick garden wall which defined the W built envelope of the ensemble of service buildings at Hellifield Peel and Homestead Farm. It is located in a prominent position on the approach to Hellifield Peel.

3.2.2 It is of traditional construction and materials but it has very limited architectural value, mostly embodied in the relocated earlier fabric. No original windows survive. It has exposed quoins on all corners, as well as at the junction of the two components, but those on the NW corner have one snecked-faced and one rock-faced and those on the SW are covered with the render on the W elevation. The bonding of the masonry is neither a typical coursed bonding or a traditional random bonding (except on the upper portion of the S elevation) but is a partially-coursed bonding of orthogonal blocks. Whilst this is not a common vernacular form of bonding, it is a form which is found on a few late 19th C buildings in and around Hellifield, including: the boiler house of St Aidans Church (Plate 9b) in Hellifield (1905/6); the local railway bridges (albeit rock-faced rather than snecked); the school and; an Edwardian House in Hellifield (Plate 9a). The bonding on the W elevation is covered by the render. It has a roof covering of natural blue slates, larger on the earlier part, a stone ridge tiles and square corbels for the gutters.

3.2.3 It has some historic and evidential value due to its association with Hellifield Peel and in illustrating the tradition of large country houses having a home farm and a range of service buildings. It has limited aesthetic value but it is mostly constructed in local natural materials and occupies a prominent position.

3.2.4 Further understanding of the use of Keepers Cottage in the early/mid 20th C is provided in *Yorkshire Dales Lad* (2008) by David Craven Ellis, who lived in the building as a child from 1934 with his family: his father, who was the chauffeur to Sir William Nicholson of Hellifield Peel; his mother, who was a housemaid in Hellifield Peel and; his brother and sister. He includes a low

Heritage Advice 4: The Granary at Hellifield Peel

resolution photograph of the building (Plate 16) with a porch on the front. He describes the adjacent building, as "the wash house", which had a rough concrete floor, a copper boiler in the corner with a fire beneath on the ground floor and a bathroom above, which depended on the boiler below for hot water and so only had hot water on wash days!

3.2.5 The applications for the Keepers Cottage were refused by CDC on 24.1.20.

3.3 The Granary

3.3.1 The granary is a linear stone-built structure on an E-W axis which is two storey at the E end and single storey in the centre and at the W end. It probably dates from the early 19th C. Although the 18th C maps show a building in this location, they and the fabric of the building suggest that the two storey structure had been built by 1856 and that the single storey buildings had been added by 1893. The Heritage Statement suggests that the two storey building might have been remodelled in the mid-19th C. It also suggests that the name of "The Granary " is a misnomer. Indeed, the location, form and architectural detailing, suggests that the two storey building was a stable and hayloft and that the single storey building was stables and coach/cart house and then possibly gardener's facilities.

3.3.2 The presence of attached greenhouses on the S side by 1907 strongly suggests that they were at least partly used as gardeners' facilities at that date. The central part and E end of the N elevation are well-articulated and detailed, with dressed stone surrounds to openings and large stone corbels in the two storey building which formerly supported a platform for loading produce through a doorway. The S elevation has been much altered and rebuilt in brick and river boulders. The interior has little surviving decorative fabric but some clearing out of debris between the visits in February and June 2019 revealed: a plain stone fire surround (Plate 11) within the two storey part; an interesting timber roof structure (Plate 10) within the two storey of heritage significance and; a very large stone water tank (Plate 13). A passage way inside the N elevation has been created in the past by forming doorways within the cross-walls.

3.3.3 The Granary has considerable architectural value, mostly embodied in the N elevation. It has some historic and evidential value due to its association with Hellifield Peel and in illustrating the tradition of large country houses having a home farm and a range of service buildings. It has aesthetic value, is mostly constructed in local natural materials and occupies a prominent position facing the driveway to Hellifield Peel.

3.3.4 The Heritage Statement states:

These buildings (Keepers Cottage and the Granary) fall well below the standard required for statutory Listing because of their relatively late date, alteration, lack of architectural quality, and lack of a recognisably distinct function as either farm or garden buildings.

Whilst I fully agree with this assessment in respect of Keepers Lodge, I am less certain in respect of The Granary. In any event, the Heritage Statement accepts:

The Granary and Keeper's Cottage are of some historic interest because of their association with Hellifield Peel

The initial Heritage Statement states that they:

...could be regarded as Non-Designated Heritage Assets

The revised Heritage Statement states:

...it is not disputed that they are Heritage Assets

Heritage Advice 4: The Granary at Hellifield Peel

3.4 Other ancillary buildings and structures

3.4.1 A number of other ancillary buildings and structures have been erected on the S side of the Granary during the 20th C and, at an initial inspection, it appeared as though they have no heritage significance, apart from the large slate water tank (Plate 13). However, a further site visit revealed the survival of an early Game Larder (Plate 16), just outside the application site.

3.4.2 The ha-ha (Plate 19) around the E curtilage of Hellifield Peel also appears to be of heritage significance, although I have not inspected it closely.

3.5 The Scheduled Ancient Monument

The SAM (Hellifield Peel) has the List Entry Number: 1004073. The extent of the scheduled site is tightly drawn around the main building of Hellifield Peel (Plate 2).

The Historic England website states:

This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available.

4. Assessment of the Proposal

4.1 These applications are limited to: the proposals for the part demolition and change of use of 'granary' buildings to create group holiday accommodation; the reconstruction and extension of The Kennels and; the construction of a greenhouse and external works.

4.2 Para 189 of the NPPF states:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance...

I consider that the revised Heritage Statement adequately describes the significance of the heritage assets (notwithstanding some queries on some aspects of it) but it provides relatively little in the assessment of the impact on their significance. The assessment is simply a short narrative and has not been undertaken using any recognised methodology.

4.3 Historic England issued *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* in October 2019. This recommends:

In practice developing applications for heritage-related consents will usually mean following a staged approach to decision-making. The development of proposals for change to heritage assets, and the consideration of subsequent applications based on the resultant proposals, benefits from a structured approach to the assembly and analysis of relevant information. A staged approach would usually embrace the following stages, informed by the scope of the proposal:

1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits

2. Understand the significance of the asset(s)

These two stages fulfil the requirement in paragraph 189 of the NPPF and are undertaken by the applicant.

3. Understand the impact of the proposal on that significance

This stage fulfils the requirement in paragraph 190 of the NPPF and is undertaken by the LPA. However, the applicant needs to be aware of impacts so that the analysis of significance submitted to the LPA, under paragraph 189, is sufficient in its level of detail.

4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF

5. Look for opportunities to better reveal or enhance significance

Although the Heritage Statement fulfils stages 1 and 2, I do not consider that it adequately fulfils stages 3 and 4. (It is for CDC to fulfil Stage 5). Notwithstanding, I make some further comments on the proposal.

4.4 Neither the Heritage Statement (February 2020) nor the Heritage Statement (Design) (June 2019) state a specific level of significance for the Granary but they do acknowledge that it has some significance. However, it has now been assessed as being a curtilage listed building. Although this in itself does not increase the heritage significance of the building, it does raise the heritage status of the building and the criteria against which the proposal should be assessed. I consider that the Granary is a heritage asset of **Medium** heritage significance (using the criteria set out in Volume 11 Section 3 Part 2 (Cultural Heritage) of Highways England's *Design Manual for Roads and Bridges* 22016 (DMRB). Although the DMRB has been withdrawn by the government, the levels of significance and their criteria remain valid.)

Para 192 of the NPPF states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)....

4.5 The Granary has been disused for several years and is in an advanced state of decay. It is now considered to be a curtilage listed building. The principle of the proposal to bring investment into the site to secure its re-use and the restoration of most of the historic fabric is very much welcomed. The use as tourist facilities will not, per se, cause any harm to the heritage significance of the site and indeed will enable the heritage significance of the wider site to be appreciated by a wider audience.

4.6 I welcome most of the proposed details of the restoration, conversion and conservation of The Granary, including the largely "light touch" treatment of the N elevation and the roof, with minimal alterations and use of appropriate materials.

4.7 I have previously expressed strong concern about some aspects of the previously proposed details and I now assess whether the amendments in the revised application have adequately addressed these concerns:

- a) The proposal has been amended to have two over two windows on the N elevation and the drawing suggests that they will be vertically sliding sashes. I consider that these proportions are appropriate for mid 19th C buildings and are in principle acceptable. However, the windows are simply annotated "Painted timber windows" and shown at a small scale, which provides no clarity on details of mouldings or method of opening. Ideally, these details would be shown on the submission but the issue could be resolved by a condition which stipulates that for the avoidance of doubt the windows on the N shall be vertically sliding sashes and requiring that full details at a scale of 1:10 (or a sample window) shall be submitted prior to installation.
- b) In my previous heritage advice I recommended that the roof structure, fireplace surround and water tank should be retained in situ and restored to preserve as much authenticity and

Heritage Advice 4: The Granary at Hellifield Peel

integrity of the historic building as possible and to add depth to the visitor experience and ultimately the value of the proposal. Although the revised plans are annotated to show the retention of the fireplace, there is no such annotation or drawing to confirm that the roof structure in the two storey element or the large water tank will be retained. I consider that these are important parts of the building and that without confirmation that they will be retained, there is some ambiguity about their future. I therefore still consider that their retention should be confirmed.

4.8 Given the very poor condition and past alterations in the rear (S) elevation, I consider that the proposed greater level of intervention in that elevation and the contemporary design of the new extensions are an acceptable design concept, especially in this more discrete location. The large areas of glazing in anthracite grey aluminium frames, covered walkway, demolition of later buildings at the rear (S) and new flat roof with sedum covering and zinc capping are all part of this approach and should provide an exciting contrast with the front elevation.

However:

- a) the proposed extensions to the S are large and will obstruct some (private) views (Plate 14) of Hellifield Peel and will be visible in views from the Peel (Plate 15). Even so, I consider that the harmful impact on the setting of the principal heritage asset (Hellifield Peel) will be low. Ideally, the applications should be supported by an assessment (LVIA) of the impact of the proposal on the setting of Hellifield Peel and landscape, using an appropriate methodology, such as that recommended by Historic England in its *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*. However, in the absence of such an assessment, I am not convinced that the proposed new buildings and extensions will cause any meaningful harm to its setting.
- b) the rooflights should be specified as "Conservation rooflights" so that they are less prominent. They are annotated as being "PPC Black aluminium " but a specific quality of "conservation rooflights" is that they sit flush within the plane of the roof and so are recessive in appearance. This should be specified.
- c) the previously proposed use of "larch cladding boards" on the walls of the S elevation has been replaced with standing seam zinc. I consider that treated zinc: has a similar appearance as lead, which is a traditional material for low pitched roofs and some walls; is in the same tonal range as blue slate; will be visually recessive; will have a synergy with the roof of the proposed rebuilt "Kennels" and; is acceptable in the circumstances, subject to a condition requiring approval of a sample of the treated zinc. Standing seam zinc has been used successfully in many contemporary developments in historic areas, including in some examples cited by Historic England in its *Building In Context*.

4.9 The proposed extent of demolition/retention of historic fabric has now been amended and clarified with the provision of a demolition plan. The extent of the original building (notably the cross walls) which is now proposed to be retained has been substantially increased on the demolition plan. I am therefore now more satisfied that the proposal can be considered as a conversion, rather than a facade retention project and is more acceptable in this regard.

4.10 Whilst the existence of "the Kennels" at present is accepted, they are a single storey structure of inferior materials, which will need to be completely rebuilt and so the proposal should be assessed effectively as a new structure rather than a conversion. It is proposed that: on the outer (W) elevation: the kitchen garden wall will be increased in height and that a short, recessed horizontal slit window will be created at first floor level, with a zinc-covered over-hanging roof and; two vertical slit windows will be created at ground floor level. Although these will be seen by all approaching the site and Hellifield Peel, I consider that the design will be a relatively minimal contemporary intrusion into the existing traditional scene of a plain wall (stone on outer face and brick on inner face). Whilst I am concerned that an excessive area of glazing would have been

Heritage Advice 4: The Granary at Hellifield Peel

inappropriate at first floor level for any potential rebuilding of the more prominent Keepers Cottage, I consider that this reduced and improved design for the kennels is acceptable in this location. It is proposed that the ground floor within the kitchen garden will be matching stonework but slightly lower, creating a larger area of glazing and revealing a timber frame within. This will have a greater synergy and consistency with the treatment of the S elevation of the Granary and is acceptable in that location. The previously proposed use of larch cladding on the prominent N elevation on this building has also been amended to be standing seam zinc and is acceptable for the reasons stated above.

4.11 The historic plans in the Heritage Statement clearly show that there were greenhouses within the kitchen garden, albeit not in the location now proposed. However, the proposed design, materials and location of the greenhouse are suitably traditional and I consider that it will enhance the setting of the heritage assets rather than cause harm to them.

4.12 I have now seen the objections from Historic England, including the letter dated 11th November and 11th December with the summary:

Whilst we accept that adaptation and reuse of this redundant structure is desirable, our concern relates to the suggested introduction of an extension with a long flat sedum roof to the rear of the Granary. We consider that the use of such an urban style and form is inconsistent with the agricultural and estate character of the complex. We continue to recommend that a single pitch form using traditional materials should be implemented.

However, I am not in entire agreement that a single pitch roof would be preferable to the proposed flat sedum roof, especially as it would necessitate the extension being taller. I consider that there is scope for extensions and interventions in a contemporary manner as proposed which could be acceptable in this historic environment, if slightly clarified, as set in my advice above.

4.13 I consider that, with the suggested further clarification, the proposal will cause only minimal harm to the heritage asset of the Granary and the ensemble as a whole and to the setting of Hellifield Peel.

I consider that the benefit of bringing the site back into beneficial use with substantial conservation and restoration works should be weighed against the harm, as recommended in Para 195 d) of the NPPF.

4.14 Although the NPPF states at Para 193 "...great weight should be given to the asset's conservation...", it also states at Para 192:

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

4.15 Furthermore, Historic England states in its Conservation Principles:

New work or alteration to a significant place should normally be acceptable if:

Heritage Advice 4: The Granary at Hellifield Peel

- a) there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b) the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c) the proposals aspire to a quality of design and execution which may be valued now and in the future;*
- d) the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.*

I consider that these criteria are just about met by the amended proposals, subject to the further minor clarifications, and that the proposal will be consistent with Policies ENV 2 and ENV3 of the Craven Local Plan.

I remain in support of the principle of the proposal, and I consider that the heritage benefits caused by the proposal marginally outweighs the harm to the heritage assets.

5. Recommendation

5.1 I recommend that:

- a) the general principle of the proposal is acceptable and
- b) the applications should be approved, subject to: confirmation that the roof timbers in the two storey element and the stone water tank being retained; confirmation that the rooflights will be flush with the plane of the rear roof; submission of detailed drawings of the proposed windows on the N elevation to confirm that they will be vertically sliding sashes and their mouldings and; the usual conditions requiring prior approval of materials and pointing.

Heritage Advice provided by:

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Heritage Advice 4: The Granary at Hellifield Peel

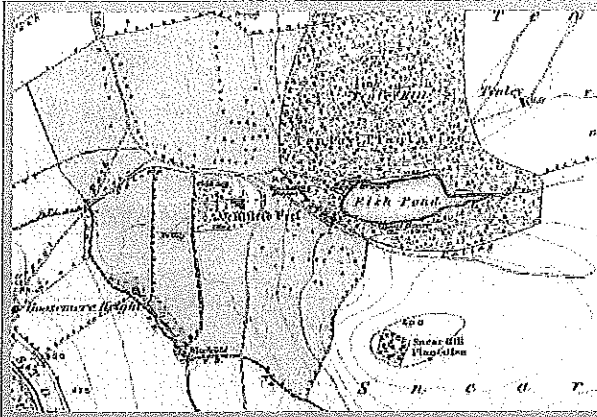


Plate 1. 1847 OS Map

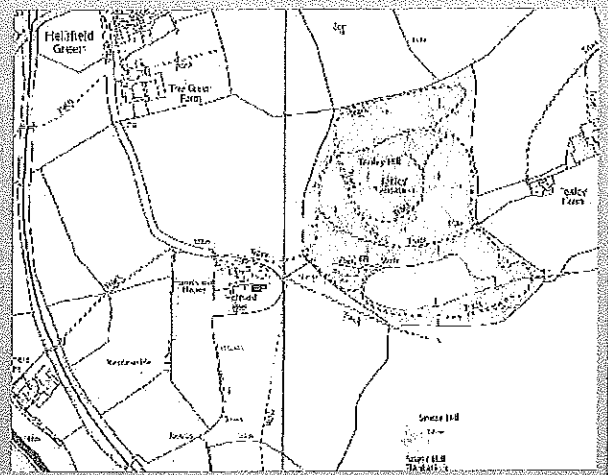


Plate 2. Scheduled Ancient Monument



Plate 3. Keeper's Lodge - Feb 19



Plate 4. Rear of The Granary - Feb 19



Plate 5. Front of The Granary - Feb 19



Plate 6. Rear of Granary and Hellifield Peel - Feb 19

Heritage Advice 4: The Granary at Hellifield Peel



Plate 7. Prominence of Keeper's Lodge in the approach with Hellifield Peel beyond - Feb 19



Plate 8. Earlier two storey part of The Granary - Feb 19

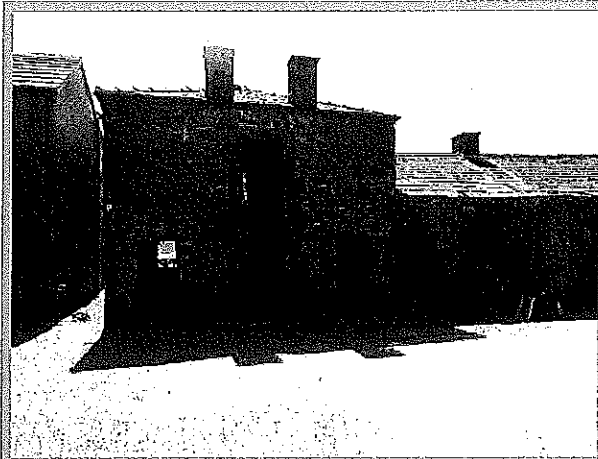


Plate 9 Granary - June 19

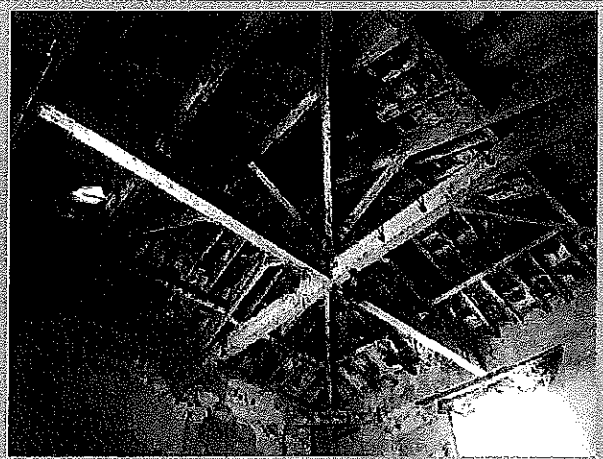


Plate 10. Roof structure of The Granary - June 19



Plate 11. Fireplace surround (?) in Granary - June 19



Plate 12. Rear Elevation June 19

Heritage Advice 4: The Granary at Hellifield Peel

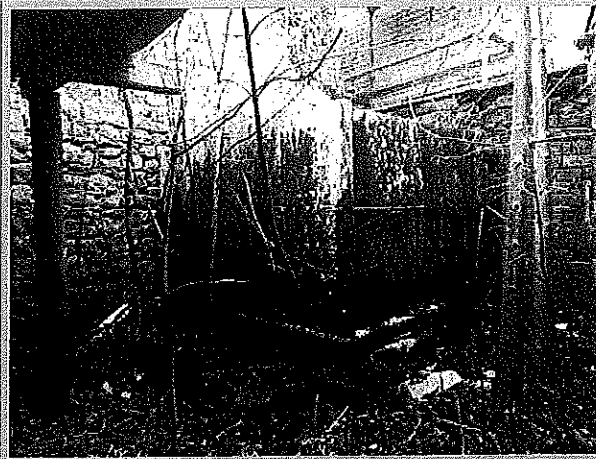


Plate 13. Stone water tank



Plate 14. View of Hellifield Peel



Plate 15. The Granary and Keepers Cottage from top of Hellifield Peel (September 2019)



Plate 16. Game Larder

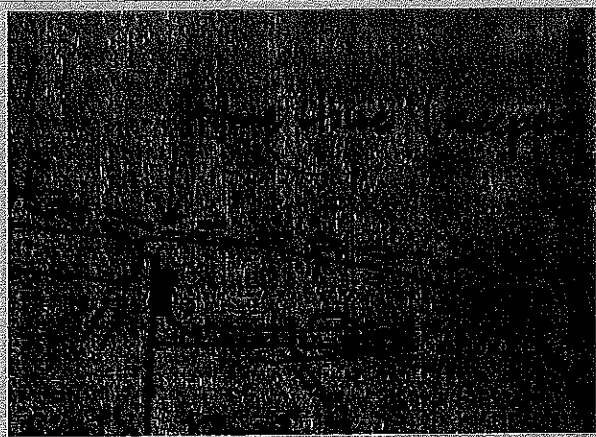


Plate 17. Greenwoods Gisburn Survey of 1839

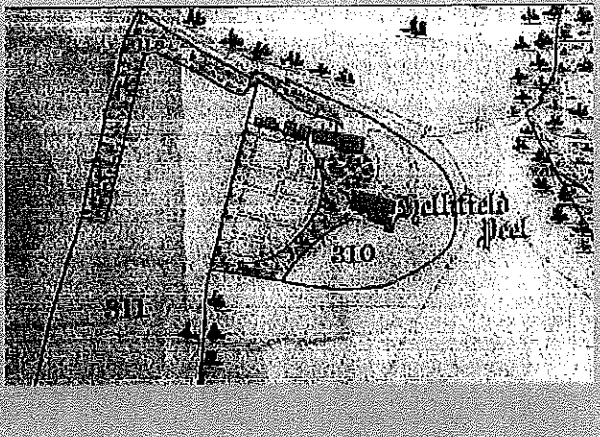


Plate 18 Greenwoods Map of 1856

Heritage Advice 4: The Granary at Hellifield Peel



Plate 19. The ha-ha seen from Hellifield Peel

REPORT TO PLANNING COMMITTEE ON 1st September 2020

Application Number: 2020/21468/FUL

Proposal: Demolition of bungalow and the construction of two houses with associated parking areas (resubmission of application referenced 2018/19738/FUL)

Site Address: Fairmount Starkey Lane Farnhill BD20 9AW

On behalf of: Mr Elliott Exley

Date Registered: 6th March 2020

Expiry Date: 1st May 2020

EOT Date, if applicable:

Case Officer: Mr Sam Binney

The application is referred to Planning Committee as it is a resubmission of an application previously determined by Planning Committee.

1. Site Description

- 1.1 The application site comprises of a detached bungalow known as 'Fairmount' and residential curtilage which wraps around the whole of the property. The existing dwelling is stepped back from the highway and is accessed from Starkey Lane, Farnhill. The site varies in level throughout but consists of a flat hard surface wrapping around the sides and rear of the dwelling. There are steps up the garage to the north-east and steps down to the south-east from the front door.
- 1.2 The application site is located within Farnhill Conservation Area and is within the Main Built-Up Area of Farnhill.

2. Proposal

- 2.1 The application seeks full planning permission to demolish 'Fairmount' and construct 2 No. three-bedroomed semi-detached dwellings. These properties would be 2 storeys in height and would have a total of 5 car parking spaces in the proposed parking areas including garages. As the site is sloped and varies throughout, excavation is to occur to allow access to be gained directly from Starkey Lane. The properties will have garden amenity areas to the front and rear.
- 2.2 The dwellings are to be constructed of coursed natural stone, UPVC windows and doors, artificial stone slate tiles, timber close boarded fences to the side and rear boundaries, and block paving for the driveways.

3. Planning History

- 3.1 2018/19738/FUL: Demolition of Fairmount and the construction of 3 no. properties, all with off street parking. Refused 13/03/2019. Appeal dismissed 12/09/2019. The application was refused for the following reason:

The proposed development is considered to represent an overdevelopment of the site, which will have an adverse impact on the privacy and amenity of neighbouring dwellings, and would cause demonstrable harm to Farnhill Conservation Area. As such, the proposal is contrary to guidance contained within the National Planning Policy Framework.

4. Planning Policy Background

4.1 Local Policies:

SP1: Meeting Housing Need

SP3: Housing Mix and Density

SP4: Spatial Strategy and Housing Growth.

ENV2: Heritage.

ENV3: Good Design

INF4: Parking Provision

4.2 National Policies:

National Planning Policy Framework (NPPF)

National Planning Practice Guidance

4.3 Other Documents:

Farnhill Conservation Area Appraisal (2016)

Historic England Advice Notes 1-3

5. Parish/Town Council Comments

5.1 **Farnhill Parish Council:** Object to the application for the following reasons:

5.2 *“The old terrace of houses on Starkey Lane is both visually and historically very important to Farnhill and the lime washed houses along the steep slope of the lane are instantly recognisable. It is unfortunate that so much housing has been built in that area over the years which has largely masked this fine terrace. It will be highly detrimental to the village if even more housing is allowed to reduce even further the fine views down Starkey Lane, which are very important aspect of the Conservation Area.*

5.3 *Fairmount, with its wide open garden, forms a very effective break between the old terrace and the more modern and different style of housing further along Starkey Lane. In addition it affords the fine important views down the lane which The Village and the Conservation Area cannot be allowed to lose.*

5.4 *Much has been said about the bungalow in relation to its supposed lack of architectural merit and its dilapidated condition. This bungalow was probably built around 1930 and it is very much a building of its time. It is certainly of a different style and construction to the surrounding houses, but that is precisely its appeal and its Architectural value to Farnhill. No evidence has been provided to verify the bungalow’s condition, but the fact that it was occupied as recently as 2017 suggests there is little of any significance wrong with it.*

5.5 *The latest scheme for the site is for two relatively large attached houses. Whilst the submitted drawings are quite basic and are lacking in meaningful dimensions, it does appear that the footprint of the houses and the ridge heights are roughly the same as for the previous refused scheme. That was rejected, inter alia, for overdevelopment of the site, so there is no logical reason why that reason for refusal should not apply to this scheme.*

5.6 *The elevations show a profusion of glazing on the Starkey Lane side and a mass of rooflights on the rear, neither of which is a feature of housing in Farnhill. It has been noted that the Planning Inspectorate when assessing the previous scheme at appeal considered the proposed elevation to be complementary to the immediately adjacent terracing. It is not known how this assessment was arrived at but as far as the current scheme is concerned, incongruous would be a much more accurate description.*

- 5.7 *It is considered that all of Starkey Lane and its surroundings will be adversely affected by this proposed development, but clearly the houses most greatly affected are likely to be Folsmoor House. 33 & 37 Starkey Lane and 12 Mary Street.*
- 5.8 *The two proposed houses are much closer to Starkey Lane than on the previous scheme which, according to the Site Plan, results in the principle elevations of the two houses and Folsmoor House being 15 metres apart. It would appear that across the country there is a widely accepted minimum distance between new dwellings of 20 to 21 metres, which is a lot greater than the proposed spacing. The outcome will be a significant loss of privacy to Folsmoor House.*
- 5.9 *33 Starkey Lane, the top house of the old terrace will be presented with a featureless stone gable some 6 metres x 8 metres within 1 metre of the boundary wall to the rear patio area. It is rather worrying how the Planning Inspectorate when dealing with the appeal on the previous scheme came to the conclusion that no. 33 would not be harmed by that development. The effect of any new building on an existing building will be one of beneficial, neutral and detrimental. The proposed houses will certainly not be beneficial to no. 33, a 6 metre X 8 metre wall within 1 metre of the boundary will certainly not be neutral so the effect must be detrimental.*
- 5.10 *With the previous scheme 12 Mary Street would have suffered an unacceptable loss of privacy. It has not been made clear how this is to be overcome with the revised scheme other than by the introduction of rooflights in lieu of normal glazing at first floor level but the absence of meaningful dimensions and sections on the plans does nothing to rule out the possibility that the rooflights could be opened to allow a full view of the garden to number 12 with just as much loss of privacy as before.*
- 5.11 *No.37 Starkey Lane will probably have less adverse effects than the other three houses largely due to it being further up the lane at a higher level. However, it will still be presented with a large gable wall in close proximity to the first floor balcony, which cannot be ignored. It is of interest to note that both the Heritage Consultee and The Planning Inspectorate when considering the previous scheme referred to the beneficial effect of the two Monkey Puzzle trees in the garden to no.37, presumably in partially masking the view of the houses. Unfortunately Planning Approval has been given for the removal of the two trees which will result in the important view down Starkey Lane being detrimentally affected.*
- 5.12 *The car parking layout for the two houses is a concern especially where there is a parking bay immediately in front of the garage. With the best will in the world it is difficult to see it can operate without vehicles parking or attempting to park on Starkey Lane. Farnhill has a major problem with a lack of sufficient parking spaces for residents vehicles on the narrow streets and this has led to ill feelings, disputes and the inability of service vehicles to access houses. Anything at all which exacerbates this situation, as this proposed scheme certainly will, will be to the detriment of the village.*
- 5.13 *In addition it is considered that there will be considerable difficulties involved with driving onto and reversing off the parking areas. Contrary to what the Site Plan implies. Starkey Lane is only 4 metres wide with a 1 metre footpath. The required turning radius for a medium sized vehicle is of the order of 6 metres which clearly illustrates the problem. It is extremely surprising that North Yorkshire Highways did not pick this up and request a wheel tracking drawing to establish if vehicles could safely manoeuvre on and off the parking areas. If left unchallenged, the very least this will be likely to result in wider parking areas, loss of garden and reduction in the amount of garden walling.*
- 5.14 *It is the considered opinion of the Council that these proposals represent a gross overdevelopment of this important site, will harm the Conservation Area and detrimentally affect the surrounding houses and must be refused”*
- 5.15 **Kildwick Parish Meeting:**
- 5.16 *“Kildwick and Farnhill are two separate villages but share the same Conservation Areas and Areas of Great Scenic Value and Heritage Importance, consequently we are very disturbed to see the*

absolute determination the [sic] of the development to develop the site at Fairmount in Starkey Lane in such an inappropriate way.

- 5.17 *Starkey Lane is a very dynamic and important feature of Farnhill and needs to be treated very sensitively. Cramming the site with 2 large houses and garages that are out of keeping with the area is not acceptable and by putting too many houses in the site adversely increases the density of the housing in this area.*
- 5.18 *This is on of several attempts to develop this site and even though previous attempts turned down at appeal, the current application covers more area of the site with development that the previous applications and furthermore is dangerous as vehicles will not be able to access the garages in one movements due to the narrowness of the road thus creating a major hazard on this very steep part of Starkey Lane.*

5.19 *Please refuse this application and help maintain the character of our villages”.*

6. Consultations

- 6.1 **CDC Environmental Health:** No objection but recommend conditions regarding construction hours and dust.
- 6.2 **Yorkshire Water:** “Based on the information submitted, no observation comments are required from Yorkshire Water”.
- 6.3 **NYCC Highways:** No objection. Parking and access assessed. Conditions are recommended regarding verge crossings requirements and parking space retention.
- 6.4 **CDC Conservation Advisor:** The Conservation Officer recommended additional information for clarity in particular annotations to the drawings to clarify design/materials for the doors, window and boundary treatments.
- 6.5 **Officer’s Note:** It is considered that these details can be clarified through conditions required for discharge including use of materials (including type, finish/colour) which would alleviate these concerns.

7. Representations

- 7.1 Site Notice dated 13th March 2020.
- 7.2 Press Notice published 19th March 2020.
- 7.3 7 notification letters sent to neighbouring properties.
- 7.4 56 letters of representation have been received, 45 objections, 1 neutral, and 10 support. A summary of the comments is outlined below:

7.5 **Objection**

7.6 **Principle of development**

Concern site is still being overdeveloped.

Homes should be affordable units.

Farnhill and Kildwick is achieving Government targets for housing.

Officer’s Note: Based upon the latest settlement growth monitoring data, the settlement is at a housing deficit over the course of the plan period.

7.7 **Visual impact**

Out of character with existing houses.

Footprint larger than previous application

Will undermine the character of this area.

Close proximity to boundary.

Lack of measurements on the plans.

7.8 Heritage

Goes against principle of protecting conservation areas

Size/scale/character not in keeping with the conservation area.

7.9 Amenity

Overbearing

Loss of light.

Concern for overlooking/loss of privacy.

2m high fence would not protect privacy due to change in ground levels.

Lack of outdoor space.

7.10 Highways

Concern over access to the houses.

Problem with parking and emergency services.

Concern Starkey Lane will be obstructed during building works.

Inadequate/insufficient parking.

Parking for plot 1 cannot be achieved in 1 movement.

7.11 Other Matters

Will overtax the space available and local resourcing.

Concern over bats as site is empty.

Bungalow can be retained.

Will block objector's view.

7.12 Neutral

Commenter has objected to being instructed by other objectors through a leaflet campaign to object to the application.

7.13 Support

7.14 Principle of development

Is of benefit to the housing stock within the village.

New houses needed within the area.

Shortage of this size of property.

7.15 Amenity

Hours of work can be restricted if considered necessary.

7.16 Visual impact

Better building here than on green fields.

Visual improvement to area.

7.17 Other Matters

The proposal overcomes the reasons for refusal of previous scheme.

Risk of an appeal with costs being awarded against the Council.

For full copies of comments, please refer to the following link:

8. Summary of Principal Planning Issues

- 8.1 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. The NPPF makes clear that, for decision taking, this means:
- 8.2 Approving development proposals that accord with an up-to-date the development plan without delay; or where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless;
- 8.3 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;
- 8.4 Having regard to the relevant national and local planning policies, the site's designation within the Local Plan, the representations received, and the nature of the development applied for, it is considered that the main issues in this case are:
- 8.5 Principle of development
- 8.6 Visual impact
- 8.7 Amenity impact
- 8.8 Highway considerations

9. Analysis

Principle of development

- 9.1 The application site lies within the Main Built-up Area of Farnhill. Accordingly, Policy SP4 of the Local Plan is of relevance.
- 9.2 Policy SP4 aims to deliver a sustainable pattern of growth across the Craven District and will aim to direct most growth toward the larger settlements. As a Tier 4a settlement, there will be limited growth to sustain their vitality and function.
- 9.3 Paragraph 79 of the NPPF recognises that, depending on its location, housing is capable of contributing to the vitality of rural communities by supporting services within neighbouring settlements. With respect to housing in rural areas, the main aim of paragraph 79 is to avoid “new isolated homes in the countryside unless there are special circumstances”, with paragraph 29 of the Framework also recognising that “opportunities to maximise sustainable transport solutions will vary from urban to rural areas.”
- 9.4 In this instance, the proposal is not classified as being within the open countryside and would consist of the development on previously developed “brownfield” land. Paragraph 79 of the NPPF is therefore supportive of housing in such a location given that it would not lead to new isolated homes in the open countryside.
- 9.5 In addition, the first and third bullet points to the ‘Rural Housing’ chapter of the PPG identifies that:
“It is important to recognise the particular issues facing rural areas in terms of housing supply and affordability, and the role of housing in supporting the broader sustainability of villages and smaller settlements. This is clearly set out in the National Planning Policy Framework, in the core planning principles, the section on supporting a prosperous rural economy and the section on housing.”
- 9.6 “Assessing housing need and allocating sites should be considered at a strategic level and through the Local Plan and/or neighbourhood plan process. However, all settlements can play a role in delivering sustainable development in rural areas – and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence”.

- 9.7 Paragraph 103 of the NPPF also states that the planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.
- 9.8 This point is also recognised within paragraph 001 of the ‘Rural Housing’ chapter to the NPPG which states that:
 “The National Planning Policy Framework also recognises that different sustainable transport policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.”
- 9.9 The site is within the centre of Farnhill and services and facilities available within the village are limited. However, the centre of Cross Hills and Glusburn provide a wide range of services and facilities is located approximately 1km to the south-west of the site. There are few bus stops near the site, with the main stops on Skipton road heading toward Glusburn and another on Station Road, Cross Hills heading toward Skipton. Whilst these services are limited there are public footpaths connecting to those bus stops.
- 9.10 It is therefore considered that the development is closely related to existing dwellings within Farnhill. Shops, services and employment opportunities are available within a reasonable walking distance, as are public transport connections by bus. Therefore, it is considered that the development would have reasonable access to local shops, schools, employment sources, public transport and other community facilities relative to its rural setting and would not result in the introduction of isolated homes in the countryside for the purposes of the NPPF.
- 9.11 Turning to the three dimensions to sustainable development, economic, social and environmental as defined by the NPPF, it is recognised that the proposed development of this site would provide economic benefits associated from new housing development including the provision of construction jobs and from future residents of the proposed dwellings, including additional Council Tax, plus the additional household expenditure from future residents that would benefit the district. Additionally, there will be a neutral environmental impact as the proposal is on previously developed “brownfield” land which is preferable to development on greenfield sites.
- 9.12 Conclusion
- 9.13 The application site is located in the main built-up area of Farnhill. The development would also be located within close proximity to existing residential dwellings, and would be of a scale and form of development that would contribute to the districts housing needs. The site is reasonably well related to existing services and facilities with public transport links to neighbouring villages and towns.
- 9.14 For the aforementioned reasons, it is considered that development of this site is acceptable in principle. Notwithstanding this, the key test is whether the development would cause harm to the character of the surrounding Conservation Area, amenity of neighbouring occupiers, highway safety and flooding which will be considered within the report.
- Scale, design and visual impact of the proposed development on Farnhill Conservation Area**
- 9.15 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. However, decisions should not attempt to impose architectural styles or particular tastes.
- 9.16 The overarching objective of policy ENV3 seeks to support development proposals which benefit the local economy, environment and quality of life. In particular, development should respect the form of existing and surrounding buildings including density, scale, height, massing and use of high quality materials.

- 9.17 Policy SP3 states that the local planning authority will require new housing developments to provide an appropriate mix of housing and that new housing developments will be developed at appropriate densities which make an efficient use of land.
- 9.18 Policy ENV2 seeks to conserve and, where appropriate, enhance Craven's historic environment. This will be achieved by ensuring that proposals affecting a designated heritage asset conserve those elements which contribute to its significance.
- 9.19 Section 12 of the NPPF highlights the importance of good design and its key role in providing sustainable development. Paragraph 127 states that LPAs should ensure that developments are visually attractive, are sympathetic to local character and history, and establish a strong sense of place.
- 9.20 Section 16 of the NPPF gives guidance on conserving and enhancing the historic environment. In particular paragraph 192 advises that Local Planning Authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 193 & 194 goes on to advise that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the assets conservation. Where a proposed development would lead to substantial harm, local authorities should refuse consent, unless it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh the harm (paragraph 195 refers).
- 9.21 Paragraph 130 however, does state that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area, taking into account local design standards or style guides. Conversely, where the design accords with clear expectations in plan policies, design should not be used by the decision maker as a valid reason to object to development.
- 9.22 Paragraph 189 of the NPPF is of relevance when determining applications, as it advises an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting. This theme is continued in paragraph 192 as it directs LPA's, to take account of the desirability of sustaining and enhancing the significance of heritage assets.
- 9.23 Also for consideration is the proposals potential visual impact on a conservation area. The duty imposed by section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 9.24 In addition, LPAs should when considering whether to grant planning permission for development that affects a listed building or its setting, or whether to grant listed building consent, that special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 9.25 Also of relevance is the English Heritage (EH) guidance on 'The Settings of Heritage Assets' which states that setting embraces all of the surroundings from which the asset is viewed and that setting does not have a fixed boundary and cannot be definitively and permanently described as a spatially bounded area or as lying within a set distance of a heritage asset.
- 9.26 The proposed development would sit between existing two storey residential dwellings to the north and south. Surrounding the site are a number of additional existing residential dwellings. In this case the proposals are small-scale development, which is considered to be appropriate in the context of the area, which is made up of predominantly two storey residential dwellings. The street comprises of a mix of building styles, which also vary in age and design. In terms of the scale and massing of the proposed dwellings, they are considered to now sit well within the established street scene in which properties are stepped in height when looking up Starkey Lane.
- 9.27 The proposed dwellings would carry this theme on up the road and would also provide a terracing effect like that already found within the street. The proposed materials and details would suit the site surroundings which are not uniform in design and vary throughout. Although the main materials

used are stone and brick. There is also an assortment of tiles through the street, therefore the materials proposed are deemed to be entirely acceptable in this location. Finally, it is considered that the proposals will not result in the loss of, or damage to land of recreation or amenity value.

- 9.28 Regarding the potential impact on the Farnhill Conservation Area, Craven District Council's Conservation Officer was consulted on the proposals. The officer provided the view that the existing dwelling provides no contribution to the character and appearance of the conservation area and therefore its demolition would be acceptable. The officer also states that the redevelopment of the site with two houses would also be satisfactory.
- 9.29 The garages are now set back from the front building line of the proposed dwellings. However, it is considered that the siting responds positively to the prevailing grain of the street, complies with the inspector's recommendation of the previous appeal, and is therefore acceptable.
- 9.30 The previous scheme was refused partially due to concerns regarding overdevelopment of the site. Policy SP3 of the Local Plan states that new housing development will be developed at appropriate densities. The target housing density should be approximately 32 dwellings per hectare. However, the local planning authority will be flexible in its requirements for housing mix and density. Based on the calculation of 32 dwellings per hectare, the site is to net 1.455 dwellings. This therefore would either underutilise the site for 1 dwelling or be flexible and extend to 2 dwellings. The reduction of the number of dwellings from 3 to 2 is more in keeping with the density expected from the site. It is considered that this reduction in density is acceptable in accordance with Policy SP3.

Impact of the proposed development upon the privacy and amenity of neighbouring properties.

- 9.31 Local Plan Policy ENV3 states that development should protect the amenity of existing residents and business occupiers as well as create acceptable amenity conditions for future occupiers. This approach is consistent with paragraph 127 of the NPPF which states stated developments should create places that are safe, inclusive and accessible which promote health and well-being, with a high standard of amenity for existing and future users.
- 9.32 The application site is surrounded by residential dwellings in all directions. The properties most likely to be impacted by the proposals are Nos. 33, 37 & 48 Starkey Lane and No. 12 Mary Street.
- 9.33 No. 33 Starkey Lane is located to the south of the application site. This dwelling has the most potential to be impacted by plot 1; plot 1 is to be located closest to No. 33. Within the north elevation of No. 33 there is a small window which looks out over the application site however, this window is obscure glazed and is not providing light into a 'habitable room'. There is a separation distance of approximately 5m from this window to the proposed dwelling at plot 1.
- 9.34 2 windows were previously proposed within the southern elevation of plot 1 though these have been removed with this proposal. It is therefore considered that there are no concerns in regards to overlooking or loss of privacy. Whilst it is acknowledged that the proposed dwellings would sit at a higher ground level above No. 33, there are no concerns in regards to overshadowing due to the location of the neighbouring property being to the south of the site.
- 9.35 No. 37 is located to the north of the application site. This property has the most potential to be impacted by plot 2. Plot 2 is to be located closest to No. 37. Due to the sloped topography of Starkey Lane No. 37 should sit just above plot 2 and will be stepped back at an angle away from this proposed dwelling. Whilst it is acknowledged that No. 37 have balcony areas to the south elevation, the distance between these balconies would be approximately 5m. The distance between the northern elevation of plot 2 and the southern elevation of No. 37 would be approximately 7m. As No. 37 will sit slightly above these properties, it is not considered that the proposals would be overbearing on this neighbouring property.
- 9.36 Furthermore, no windows are proposed within the north elevation of plot 2. Therefore there are no concerns in regards to overlooking or lack of privacy for this neighbouring property. In regards to overshadowing, some shadowing may occur throughout the day over the driveway/side garden of

No. 37 but the impact of this should not be significant enough to recommend that the application is refused. This would be a small portion of the residential curtilage of No. 37.

- 9.37 No. 48 is located across the road to the east of the application site. This property has the most potential to be impacted by the front elevations of plots 1 & 2. The proposals sit across the road (Starkey Lane) from the neighbouring dwelling. The plots will sit approximately 15m away from the front elevation of No. 48. It is considered that this separation distance is acceptable and would not cause any concerns in regards to overshadowing or the properties being overbearing on No. 48.
- 9.38 It is acknowledged that No. 48 would have 12 new sets of windows looking out across to the road towards them. Notwithstanding, it is considered that the proposed distance between the neighbouring property and the front elevations of plots 1 & 2 would be significant enough to not cause concerns for overlooking and loss of privacy. It is also important to note that No. 48 has been located opposite a residential dwelling for a number of years, although it is acknowledged that the existing dwelling is single storey and would only have oblique views out to No. 48, the introduction of residential dwellings at the site isn't new. It is also important to recognise that the distances between the proposed dwellings and No. 48 is not considered to be unreasonable, this type of relationship between neighbouring properties can be found throughout Craven and throughout Starkey Lane.
- 9.39 No. 12 Mary Street is located to the west of the application site. This property has the most potential to be impacted by the proposed dwellings. At present 'Fairmount' sits within the site at an angle. This means that the No. 12 is approximately 11.2m away from the nearest point of existing dwelling at 'Fairmount'. Whilst it is acknowledged that No. 12 does have a conservatory attached to the rear of the house, there are no specific measurements of this extension shown on the plans. An estimate could be made between 2-3m this would mean a separation distance of approximately 8/9m to 'Fairmount'.
- 9.40 The proposals seek to build the dwellings in a linear fashion stepped back from Starkey Lane. This would equate to a separation distance of approximately 14.6m. Due to these properties being built in a straight line within the plot this has allowed room for rear gardens, part of these garden areas will remain raised to allow a dropped down more private patio area. 2m timber boarded fences will be erected along the boundaries providing screening between this neighbouring property and the proposed dwellings.
- 9.41 In regards to potential overlooking and loss of privacy, the proposed dwellings will have 2 windows which will be able to look out across No. 12's rear garden, plus 8 rooflights serving the first floor of the proposed dwellings. The proposed ground floor windows will be hidden by the timber fence which is to be installed to approximately 2m in height. However, it is important to note that this level of overlooking is not something new to this property as views are visible from Fairmount, No. 14 Mary Street and Nos. 1 & 2 High Croft Way. The rooflights are to serve a mix of rooms types including 3 bedrooms, 2 bathrooms, 2 ensuite, and 1 dressing room. Further, the base of these windows are to be 1.8m above the internal floor level so would not result in any overlooking into habitable room windows of No. 12.
- 9.42 In regard to overshadowing, there will be some shadowing early to mid-morning of the rear garden of No. 12 however, this will not be to a significantly adverse level and will not impact on any habitable room windows. It is therefore considered that the potential impact of this would not be significant enough to recommend that the application is refused.
- 9.43 It is therefore considered that the proximity and scale of the development will not unacceptably detract from the existing living conditions and general amenities of any neighbouring occupiers to a significantly adverse extent to justify that planning permission is refused.

Highway considerations

- 9.44 Policy INF4 is supportive of development proposals that include an appropriate level of parking provision.

- 9.45 Section 9 of the NPPF contains guidance on transport and land use planning, including the promotion of sustainable transport choices and reducing travel by car. Paragraph 109 of the NPPF states that:
 ‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe’.
- 9.46 The applications proposed 5 car parking spaces. 2 of these spaces will be for plot 1 to the south, with the remaining 3 being provided from 2 driveways for plot 2. Vehicular access will be created for each property off Starkey Lane. The proposal will consist of 1 No. 3-bedroom dwelling and 1 No. 4-bedroom dwelling. For the purposes of applying NYCC’s Interim Guidance (2015) parking standards, dwellings of 4 bedrooms or more should have 2 car parking spaces provided. It can therefore be concluded that the proposals would meet the criteria set provided.
- 9.47 It is noted that transport links are somewhat limited within Farnhill, the site is located within a long established village which does have some transport links within the vicinity. The site is clearly not rural or isolated and therefore it would not be justifiable to request further car parking spaces in this instance.
- 9.48 The Highway Authority has been consulted on the application and has stated no local highway authority objections. Taking this into account, it is considered that the proposal would not result in development that would have an unacceptable impact on the highway or have cumulative impacts that would cause severe impacts on the road network. On this basis, it is considered that the proposal is acceptable in terms of highway safety and parking provision.
- 9.49 Conclusion
- 9.50 Paragraph 11 of the NPPF advises that LPA’s should be approving development proposals that accord with an up-to-date development plan without delay, or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- 9.51 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.
- 9.52 On balance, it is considered that there are no adverse impacts arising from the proposals that would significantly and demonstrably outweigh the overarching presumption in favour of sustainable development contained within paragraph 11 of the NPPF, and therefore there are no grounds to withhold planning approval.

10. Recommendation

10.1 Approve with Conditions

Conditions

Time Limit for Commencement

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

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990.

Approved Plans

2 This permission relates to the following plans:

- Site Location Plan, received 27th February 2020
- Topographical Survey, received 27th February 2020
- Farnhill ATC, received 27th February 2020
- Drawing No. 001 Proposed Site Plan, received 27th February 2020
- Drawing No. 002 Proposed Site Plan, received 27th February 2020
- Drawing No. 003 Proposed Floor Plans, received 27th February 2020
- Drawing No. 004 Proposed Side Elevations, received 27th February 2020
- Proposed Front and Rear Elevations, received 27th February 2020
- Daylight/Sunlight Assessment, received 27th February 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.

During Building Works

- 3 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of materials on site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
- a. The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority
 - b. The crossing of the footway shall be constructed in accordance with the approved details and/or Standard Detail number E6
 - c. Any gates or barriers shall be erected a minimum distance of 2 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
 - d. That part of the access(es) extending 7 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.
 - e. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details shown on a drawing to be submitted and maintained thereafter to prevent such discharges.
 - f. The final surfacing of any private access within 2 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

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

Informative

You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

Reason: In accordance with Policy INF4 of the Craven Local Plan and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

- 4 Prior to any excavation full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

Reason: For the avoidance of doubt and to protect the appearance of the locality, in the interests of the amenities of local residents.

- 5 Notwithstanding any description of materials in the application of this permission, prior to their first use, samples or full details of all materials to be used on the external surfaces of the buildings shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development thereafter shall be implemented in accordance with the duly approved materials.

Reason: To ensure use of appropriate materials which are sympathetic to the character and appearance of the Farnhill Conservation Area.

- 6 Notwithstanding any details shown on the approved plans, the site's internal and external boundaries shall be enclosed in accordance with a detailed scheme and programme of implementation which shall first have been submitted to and approved by the Local Planning Authority. The programme shall ensure that the approved boundary treatments for each dwelling are completed prior to the occupation of the last dwelling.

Reason: To ensure a satisfactory appearance to the development and to accord with Saved Policy ENV3 of the Craven Local Plan.

Before the Development is Occupied

- 7 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawings. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In accordance with Policy INF4 of the Craven Local Plan and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and general amenity of the development.

Ongoing Conditions

- 8 Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

Reason: To secure proper drainage.

- 9 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D, E & F of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the dwellings hereby approved shall not be altered or extended, and no buildings or structures shall be erected within its curtilage, without first submitting details and receiving written approval by the Local Planning Authority.

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

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. Hours of Construction

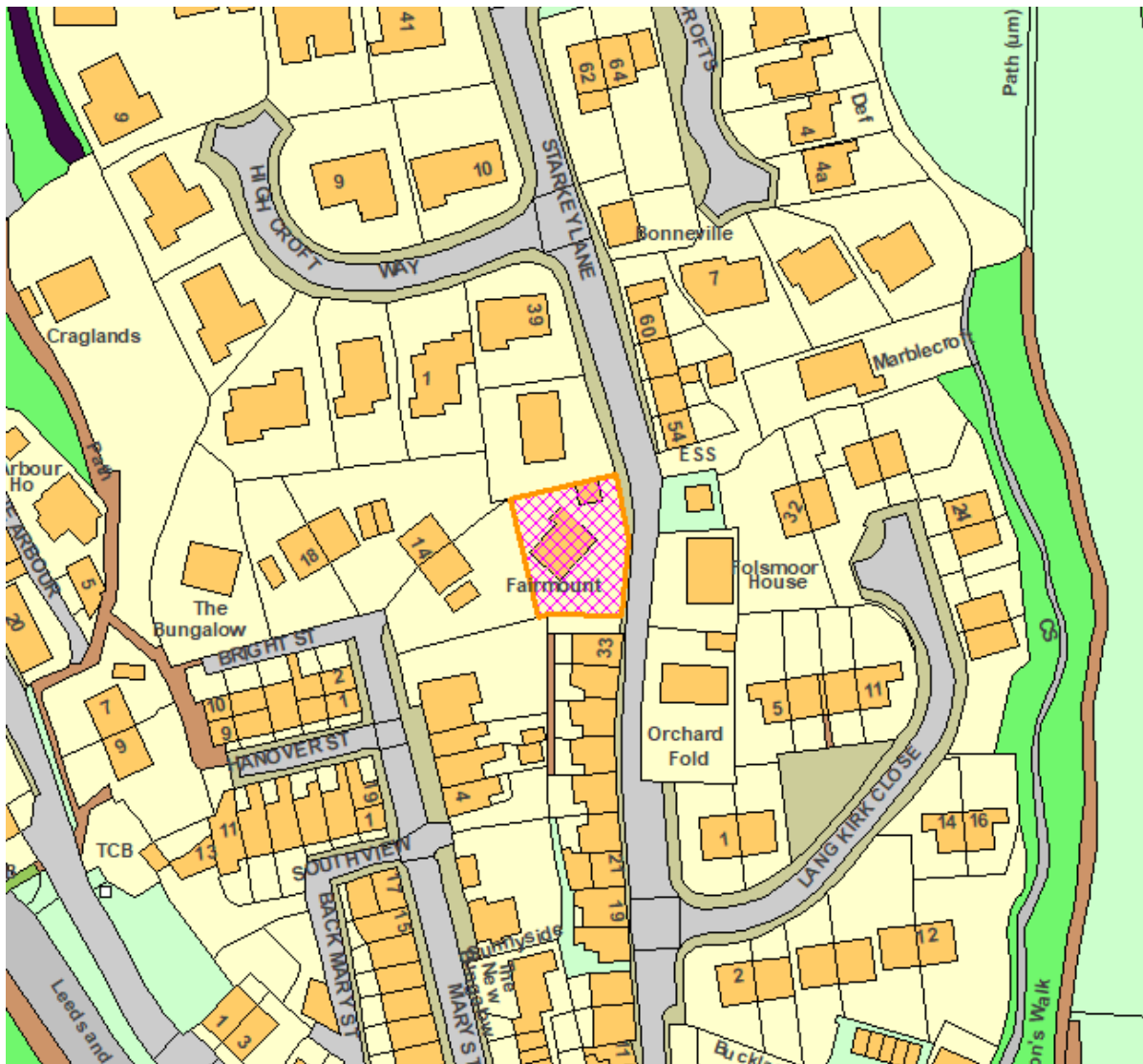
The hours of operation during the construction phase of development and delivery of construction materials or equipment to the site and associated with the construction of the development hereby permitted should be limited to 0730 hours to 1800 hours on Monday to Fridays and 0730 hours to 1300 hours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

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

Reason: To safeguard the living conditions of nearby residents particularly with regard to the effects of dust.

4. Charging Points

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

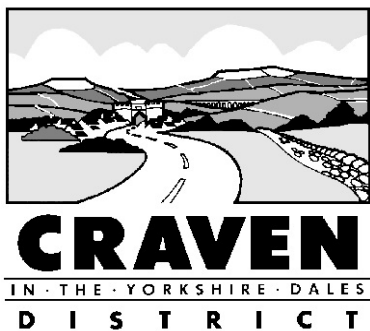


Application Number: 2020/21468/FUL

Proposal: Demolition of bungalow and the construction of two houses with associated parking areas (resubmission of application referenced 2018/19738/FUL)

Site Address: Fairmount , Starkey Lane, Farnhill, BD20 9AW

On behalf of: Mr Elliott Exley



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 Delegated Planning Decisions 07 August to 20 August 2020

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

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/21320/FUL	Wenningdale Leisure	Bentham Golf Club Robin Lane High Bentham LA2 7AG	Change of use of land for the siting of high quality lodge style caravans	Approve with Conditions	14.08.2020
2020/21472/FUL	Mr C Calvert	Land At Carr Head Lane Cowling BD22 0LD	Construction of Detached Dwelling	Refuse	11.08.2020
2020/21575/NMA	Skipton Properties Ltd	Land To South East Of Riparian Court Riparian Way Cross Hills Keighley BD20 7BW	The Non-Material Amendment proposed is to alter the layout of the car park to enable an additional seven parking spaces to be laid out. A non-material amendment is also proposed to the south and north gable elevations of Building 2 to introduce a small additional window; and to introduce additional windows to the western elevation. The relevant approved plans listed in Condition 2 of the Permission referenced 2019/20320/MMA are:- Drawing No: AL(2) P01 revision G received 30th April 2019, Drawing No: AL (2) P04 revision F received 30th April 2019, The Non-Material Amendment seeks to replace these plans with the following revisions:- Drawing No: AL(2) P01 revision H, Drawing No: AL (2) P04 revision H	Approve with Conditions	14.08.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21591/TCA	Dr David Roberts	Sunnybank Main Street Farnhill Keighley BD20 9BW	T1 Goat willow - fell.	Approve Tree Works in Conservation Area	17.08.2020
2020/21594/FUL	Mr & Mrs Wilkinson	East Berwick Farm Berwick East Draughton Skipton BD23 6DX	Proposed replacement dwelling to rebuild existing house and attached agricultural store and stables, conversion of existing outhouse stone store to garage with small extension.	Refuse	19.08.2020
2020/21596/VAR	Mrs Roz McNeil	6 - 8 Belmont Street Skipton BD23 1RP	Application to vary condition number 4 on planning permission referenced 63/2012/12689 granted 21 February 2013 to enable longer trading hours to 7.30 - 21.00 Mon-Fri, 9.00 - 21.00 Sat and 10.00 - 21.00 Sun	Approve with Conditions	14.08.2020
2020/21598/TCA	Mr Doug Clark	St Johns House Crosshills Road Cononley Keighley BD20 8LA	T1 Sycamore - fell. T2 Beech - Crown lift to 5 metres (No removal of branches with a diameter over 100mm diameter). T3 Ash - crown lift and remove one bough.	Approve Tree Works in Conservation Area	17.08.2020
2020/21604/VAR	Mr S Crabtree	Adjacent Wigglesworth Hall Jack Lane Wigglesworth Skipton BD23 4RL	Application to vary condition no. 5 on planning application reference number 72/2005/5806 granted 15 May 2006 to allow a change to the proposed windows from timber to aluminium (Alitherm 800, colour Sage Green).	Approve with Conditions	14.08.2020
2020/21611/TCA	Mrs Helen Hooper	Beech House 35 High Street Burton In Lonsdale Carnforth LA6 3JP	T1 Beech - crown lift to clear the house by 1.5 meters. T2 Beech - crown lift to 5 meters and reduce 2 limbs growing towards the house.	Approve Tree Works in Conservation Area	17.08.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21640/TCA	Mrs Elaine Dewhurst	Croft Barn Kildwick Keighley BD20 9AD	T1 Cedar - fell.	Approve Tree Works in Conservation Area	17.08.2020
2020/21651/HH	Mr & Mrs R. S. Walker	High Noon Matthew Lane Low Bradley Keighley BD20 9DF	Form new glazed porch at rear entry of existing dwelling	Approve with Conditions	17.08.2020
2020/21643/TCA	Chris Doyle	11 Lidget Road Low Bradley Keighley BD20 9DS	T1 Scotts Pine - fell.	Approve Tree Works in Conservation Area	17.08.2020
2020/21644/HH	Mrs Susan Chapman	21 Hammerton Drive Hellifield Skipton BD23 4LZ	Knock down curved wall on drive at back of house to enable extra parking. Tarmac that section when wall demolished to match drive in front of garage to provide additional parking.	Application Withdrawn	12.08.2020
2020/21648/TCA	Tree Peaks	16 Manor Close Burton In Lonsdale Carnforth LA6 3NE	T1 Eucalyptus - reshape and reduction.	Approve Tree Works in Conservation Area	17.08.2020
2020/21667/TCA	Mr Christopher Fawcett	3A Shires Lane Embsay Skipton BD23 6RR	T1 Copper Beech - crown lift.	Approve Tree Works in Conservation Area	17.08.2020
2020/21680/FUL	Mr James Mallender	Town Hill Laithe Farm Cam Lane Thornton In Craven Skipton BD23 3SX	Application for 3 no. extensions to 2 existing agricultural building	Approve with Conditions	18.08.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21687/TCA	Mrs Anne Acornley	Elmtree House Colne And Broughton Road Thornton In Craven Skipton BD23 3TU	T1 Alder - crown reduce. T2 Holly - reduce by 0.5 m in height.	Approve Tree Works in Conservation Area	17.08.2020
2020/21691/MMA	Gill Longford	Gallaber Barn Hellifield Skipton North Yorkshire BD23 4HS	Application for minor material amendment to Condition No. 2 (approved plans) on application reference number 2017/18304/FUL granted 26 September 2017 utilising the roof space to provide two additional bedrooms.	Approve with Conditions	11.08.2020
2020/21735/TCA	Mr James Terry Jamieson	22 Laurel Croft Embsay Skipton BD23 6RF	T1 Sycamore - Crown lift. T2 Cypress - Crown lift. T3 Hornbeam - Crown lift.	Approve Tree Works in Conservation Area	17.08.2020
2020/21702/HH	Mr James Smith	Cragstones Crag Lane Sutton-in-Craven Keighley BD20 7AR	Erection of detached double garage	Approve with Conditions	18.08.2020
2020/21707/TCA	Mrs Edna Edmondson	Fell House 22 High Street Burton In Lonsdale Carnforth LA6 3JU	T1, T2 & T3 Leylandii - Fell.	Approve Tree Works in Conservation Area	17.08.2020
2020/21715/TCA	Mr Mark Pawley	7 Summerfield Thornton In Craven Skipton BD23 3TZ	T1 Eucalyptas - Removal.	Approve Tree Works in Conservation Area	17.08.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21711/TCA	Mr A Symms	2 Woodlands Drive Skipton BD23 1QU	T1 Cypress - Fell. T2 Ash - Fell. T3 Holly - Fell. T4 Holly - Fell.	Approve Tree Works in Conservation Area	17.08.2020
2020/21755/TCA	Mrs Heather Cunningham	Stone Bank Main Street Cononley Keighley BD20 8LR	Tree works.	Approve Tree Works in Conservation Area	17.08.2020
2020/21734/HH	Mr & Mrs Styles	50 Shortbank Road Skipton BD23 2LH	Demolition of existing sun room extension. Construction of new replacement single storey rear extension and single storey side extension.	Approve with Conditions	18.08.2020
2020/21742/HH	Dean Simpson	30 Meadow Lane Cononley Keighley BD20 8NB	Two storey side extension and porch extension	Refuse	07.08.2020
2020/21743/TCA	Mr Stephen Haworth	4 Church Croft Gargrave Skipton BD23 3NZ	Fell 3 no. Cherry & 2 no. Mountain Ash	Approve Tree Works in Conservation Area	17.08.2020
2020/21746/TCA	Gawthorp	Adelaide House 22 Low Street Burton In Lonsdale Carnforth LA6 3LF	T1 Lawson cypress - Fell. H1 Leylandii hedge - Remove and replant with native species	Approve Tree Works in Conservation Area	17.08.2020
2020/21747/TCA	Mrs C Minton-Taylor	The Coach House Meadow Lane Cononley Keighley BD20 8NA	T1 Maple - Crown thin by 15%. Raise lower branches over road and house roof.	Approve Tree Works in Conservation Area	17.08.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21749/HH	Mr & Mrs Carr	Blossom Barn Birkwith Lane Low Bentham Lancaster LA2 7DF	First floor bedroom extension and single storey side extension to house and swimming pool extension to rear of garage (resubmission of 2019/20493/HH)	Refuse	10.08.2020
2020/21752/NMA	Mr and Mrs Plimmer	2 High Croft High Bentham Lancaster LA2 7FE	Application for Non Material Amendment for application referenced 2019/20561/HH granted 22nd July 2019, for reduction of stone piers to proposed rear lobby and addition of side panel adjacent rear door and increased width of proposed Bi-Fold door.	Approve no conditions	07.08.2020
2020/21766/CCC	Mr Edward Metcalfe	Land To South Of Greenber Field Greenfoot Lane Low Bentham Lancaster LA2 7ES	Construction of 2 No. new detached dwellings with associated off street parking	Conditions complied with	17.08.2020
2020/21790/AGRRES	S Bailey And S Worrall	Agricultural Building Moorber Lane Coniston Cold Skipton BD23 4EQ	Prior approval notification for change of use of agricultural building to residential use	PN Approve	14.08.2020
2020/21779/TCA	Tree Peaks	2 High Street Burton In Lonsdale Carnforth LA6 3JU	T1 Yew- Reshape (tip reduction) also interfering with power lines as well as BT Lines.	Approve Tree Works in Conservation Area	17.08.2020
2020/21780/TCA	Mr Barber	5 Lumb Croft Sutton-in-Craven Keighley BD20 7AZ	T1 Ash - 50% Dead causing safety issue as it overhangs the highway - Fell.	Approve Tree Works in Conservation Area	17.08.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21786/TCA	Mr John Farrar	Glebe House Brook View Carleton Skipton BD23 3EX	T1 & T2 Ash - Both trees suffering from ash dieback and have a number of dead branches. would like to have them pollarded to avoid unwanted damage in high wind or storm.	Approve Tree Works in Conservation Area	17.08.2020
2020/21794/TCA	Mrs Spensley	5 Marton Close Gargrave Skipton BD23 3PG	T1 Silver Birch - Reduce height and spread by 20%..	Approve Tree Works in Conservation Area	17.08.2020
2020/21795/TCA	Mr Meikle	1A Woodlands Drive Skipton BD23 1QU	T1 Copper beech - Reduce height and spread by 20%.	Approve Tree Works in Conservation Area	17.08.2020
2020/21817/NMA	Mr & Mrs J P Graham	23 Clayton Hall Road Cross Hills Keighley BD20 7TA	Non-material amendment on planning permission referenced 2020/21428/HH granted 26 March 2020	Non-material amendment approved	19.08.2020
2020/21858/NMA	Phillips	Land To North Of Chapel Farm Gisburn Road Hellifield Skipton	Non-material amendment to planning permission referenced 2020/21312/FUL granted 27 February 2020.	Non-material amendment approved	12.08.2020



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

Planning Committee Report of New Cases Registered
From 08/08/2020 to 20/08/2020

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03295/2020	1) Alleged construction happening outside approved working hours. 2) Alleged works commenced prior to discharging pre-commencement conditions 3, 4, 5, 6 and 7 of planning approval referenced 2018/19788/FUL.	Land Adjacent To Freigate/Nan-Scar Cowling	Cowling
ENF/03296/2020	Alleged unauthorised creation of access track in agricultural field	Field Adjacent To Well Head Farm Cowling BD22 0NH	Cowling
ENF/03297/2020	Alleged unauthorised change of use of dwelling.	49 Long Meadow Skipton BD23 1BP	Skipton East
ENF/03298/2020	Alleged unauthorised removal of dry stone wall in field	Land To The North Of Pottery Cottage High Bentham Lancaster LA2 7DL	Bentham
ENF/03299/2020	1) Alleged excessive amount of soil movement. 2) Alleged unauthorised development of access track.	Land To North West Crow Nest Barn Crow Nest Road Austwick Lancaster	Ingleton And Clapham



Planning Enforcement
 Craven District Council
 1 Belle Vue Square
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Planning Committee Report of Cases From 08/08/2020 to 20/08/2020

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/02873/2018	24th May 2018	19th August 2020	Not Expedient to Enforce	Erection of a large extractor, internal amendments and windows not in accordance with 2017/18832/FUL?	Railway Inn Carleton Street Skipton North Yorkshire BD23 2AJ	Skipton West
ENF/02957/2018	6th November 2018	19th August 2020	Not Expedient to Enforce	Untidy land	Land Adjacent 2 Green Way Glusburn Keighley BD20 8RY	Glusburn
ENF/02973/2018	7th December 2018	19th August 2020	Breach Resolved	Depositing large amounts of soil causing muddy roads.	Land Adjacent To Long Gate Lane Sutton-in-craven Keighley BD20 7BE	Sutton-in-Craven
ENF/03007/2019	14th February 2019	19th August 2020	Breach Resolved	Unauthorised signs	Land At Bell Busk	Gargrave And Malhamdale

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/03283/2020	27th July 2020	10th August 2020	No Breach	Alleged unauthorised re-roofing of dwelling and internal alterations.	The Barn Home Farm Mark House Lane Gargrave Skipton BD23 3UT	Gargrave And Malhamdale
