

**PLANNING COMMITTEE**17<sup>th</sup> 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 3<sup>rd</sup> 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.

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**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)

**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.

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

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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.

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

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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.

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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.

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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.

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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.

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

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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.

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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, banded, 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.

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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.

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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.

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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.

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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.

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

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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.

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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.

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

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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.

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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.

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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.

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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

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- 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.

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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.

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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.

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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  
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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](http://www.nonnativespecies.org/checkcleandry)

5. Pollution Prevention Measures:

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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.uk/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:

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- 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 24<sup>th</sup> July 2020 to 7<sup>th</sup> August 2020.

**Minutes for Decision**

- None –

Chairman.