

PLANNING COMMITTEE

(Online meeting)

Monday, 5 October 2020 at 1.30pm

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-rRiLmjUwg>

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** – To receive any apologies for absence
2. **Confirmation of Minutes** – To confirm the minutes of the meeting held on 28 September 2020

(Copy to follow)

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.

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, then please contact Neville Watson, Planning Manager (email: nwatson@cravendc.gov.uk or 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.

7. Date and Time of Next Meeting – Monday, 26 October 2020 at 1.30pm

Agenda Contact Officer:

Hannah Scales, Democratic Services and Scrutiny Officer

Tel: (01756) 706235

E-mail: hscales@cravendc.gov.uk

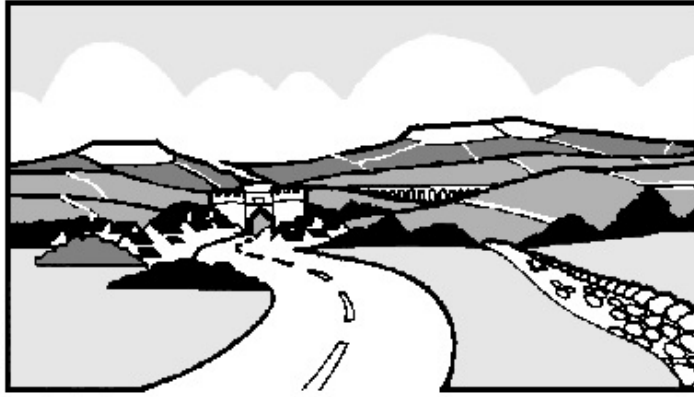
Additional Information

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.

The Government COVID 19 regulations enable local authorities to meet remotely so that we can adhere to Government advice. This meeting is being live streamed on the Council's YouTube channel and will be archived for later viewing.

Procedural information for Members –

- Please use the virtual hand button on your screen to indicate that you wish to speak and then wait to be asked. Please do not speak over one another.
- However, you may interrupt to make any procedural points of order, or if you have arrived late and need to tell us that you are present.
- Please turn your microphone on and off before and after speaking, just as you would in a face-to-face Planning Committee meeting. If you do not turn it off, the moderator will mute it for you, to avoid background noise. Please also turn off your virtual hand button after speaking.



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D I S T R I C T

PLANNING COMMITTEE AGENDA

DATE: 5th October 2020

INDEX OF PLANNING APPLICATIONS

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1.	2020/21452/FUL	R N Wooler & Co Ltd	Land To South West Of Langroods Farm, High Bradley Lane, High Bradley.	2 -11
2.	2020/21754/FUL	Ms R Thompson	Carr Head Hall , Carr Head Lane, Cowling, BD22.	12 -33

REPORT TO PLANNING COMMITTEE ON 5th October 2020

Application Number: 2020/21452/FUL

Proposal: The erection of a pair of semi-detached dwellings with associated garden space and parking.

Site Address: Land To South West Of Langroods Farm High Bradley Lane High Bradley BD20 9ES

On behalf of: R N Wooler & Co Ltd

Date Registered: 31st March 2020

Expiry Date: 26th May 2020

EOT Date, if applicable: 15th July 2020

Case Officer: Mr Sam Binney

1. Site Description

- 1.1 The application site relates to a triangular parcel of land that lies to the northeast of the village of Bradley.
- 1.2 The majority of the site has been cleared with the exception of some building materials and the footprint of a formal outbuilding. The site is enclosed by an existing stone boundary wall with a mixture trees and shrubs with additional vegetation along the site boundaries and within the site. A wooden post and rail fence forms the south-east boundary to the site.
- 1.3 Located to the north east of the application site are Langroods Cottages, with further residential development to the west of the site beyond High Bradley Lane. To the south of the site are open agricultural fields.
- 1.4 The site is located outside of the Main Built-Up Area of Bradley.

2. Proposal

- 2.1 The application seeks planning permission for the construction of 2 4-bedroom semi-detached dwellings to the south-east of High Bradley Lane, Bradley. The dwellings will be 2.5 storeys in height including a small 2-storey projection to the front to incorporate a lobby with void above.
- 2.2 The dwellings will be constructed of reclaimed random stone, with natural slate roof, painted timber windows black composite doors.

3. Planning History

- 3.1 11/2016/17565 - Outline application with all matters reserved for the erection of three terraced dwellings – Withdrawn January 2017.
- 3.2 11/2017/18097 - Outline application with all matters reserved for the erection of three terraced dwellings (resubmission of previously withdrawn application 11/2016/17565). Refused 29th March 2018. Appeal allowed 6th December 2018.

4. Planning Policy Background

4.1 Local Plan Policies:

SD1: The presumption in Favour of Sustainable Development

SD2: Meeting the Challenge of Climate Change

SP1: Meeting Housing Need

SP3: Housing Mix and Density

SP4: Spatial Strategy and Housing Growth.

ENV1: Countryside and Landscape

ENV3: Good Design

ENV4: Biodiversity

ENV8: Water Resources, Water Quality and Groundwater

INF4: Parking Provision

4.2 National Policy:

The National Planning Policy Framework

Planning Practice Guidance – PPG.

5. Parish/Town Council Comments

5.1 Bradley Parish Council: “The Parish Council object to this application on the grounds that the design is out of character and not in keeping with the locality being on a hillside overlooking Bradley village. The development is for 2 x 4 bedroomed dwellings when 2/3 bedroomed properties are most needed in the area.

6. Consultations

6.1 **NYCC Highways:** No objections to the proposal. Conditions recommended regarding verge crossings, visibility splays, and parking space retention.

6.2 **NYCC PROW Officer:** No objection but states that if the PROW is permanently affected, a Diversion Order will be required. Similarly, if temporarily affected, a Temporary Closure Order will be required. In any other case, the PROW should be protected at all times.

6.3 **CDC Environmental Protection:** No objection but recommend conditions regarding construction hours, dust and clean topsoil.

6.4 **CDC Contaminated Land:** No known contaminated land implications regarding the proposed development.

6.5 **CDC Water Supply:** No objection but state that where the development is to be served by an existing borehole supply, a yield stress test should be carried out.

6.6 **Officer’s Note:** Full copies of consultation responses are available on the website at the following link:

6.7 <https://publicaccess.cravendc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q61TAUFKfV100>

7. Representations

7.1 Site Notice dated 17th April 2020.

7.2 Press Notice not required.

7.3 10 notification letters sent to neighbouring properties.

7.4 6 letters of representation received all objecting to the scheme. A summary is outlined below:

7.5 Visual impact

The properties are an eye sore.

The site is surrounded by old properties and do not blend in with the area.

Dwellings too tall and not in character with local landscape.

7.6 Amenity

Noise/disruption during construction.

7.7 Flood Risk

Surface water will increase flood risk.

7.8 Parking

Concern over increase in traffic on High Bradley Lane.

Request for reassessment of traffic management.

7.9 Water Supply

No permission to connect to water drainage opposite the site.

Concern over the alternative supply for water.

Insufficient water supply currently for the site.

7.10 Other Matters

Site boundary appears to overlap the PROW.

Affordable housing on brownfield sights [sic] are much more imperative.

Concern over contaminants discharging into the beck.

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 polices 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, 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 issues

8.8 Highway Considerations

8.9 Flooding/drainage

9. Analysis

Principle of development

9.1 The application site lies outside of the Main Built-up Area of Bradley. Accordingly, Policies SP1 and SP4 of the Local Plan are of relevance. Bradley is split between Low Bradley (a Tier 4a settlement) and High Bradley (no categorised Tier). The site in terms of its address is High Bradley which is a ribbon development high above Low Bradley. However, the application site is physically closer to the built form of Low Bradley. Notwithstanding, the proposal is outside the Main Built-Up Area of those settlements.

9.2 Criterion K of Policy SP4 states that proposals for new homes in the countryside away from existing settlements will be restricted. Further, the policy states that, unless permitted by criteria G, I or J of the policy, land outside the Main Built-Up Areas of Tier 1-5 settlements will be defined as open countryside.

9.3 Criterion G is supportive of residential development that deliver growth on sites that have planning permission.

9.4 In the instance of this application, the site currently benefits from an extant planning permission. It is considered for these reasons that the principle of development has been established on this site.

Visual impact of development upon the surrounding area

9.5 The overarching objecting 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.

9.6 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.

9.7 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.

9.8 The dwellings in the surrounding area are predominantly two storey terraced dwellings. In this instance the proposal seeks to construct 2 large 4-bedroom two ½ storey dwellings with access from High Bradley Lane to the north-west. Despite the large scale, the dwellings will be sat down from the nearest dwellings to the north so will appear in context with those dwellings in regard to their scale. It is considered that the introduction of semi-detached dwellings at this site would not visually harm the surrounding area.

9.9 The proposed materials include reclaim random stone to the walls with stone quoins, natural sawn stone surrounds, painted timber windows, black composite doors, and natural slate to the roof. It is considered that these materials are acceptable within the context of the surrounding area.

9.10 With regards to the detailing of the dwellings, the surrounding area comprises traditional vernacular designed dwellings with common architectural features present. The proposed dwellings would be constructed from similar materials to those used in the locality thus further ensuring that the development harmonises with the immediate area.

9.11 The proposed dwelling would also be constructed in accordance with Building Regulations with regards to ensuring that during the construction all reasonable opportunities to incorporate future resilience measures to a changing climate. As such, the proposal accords with ENV3 criteria t.

9.12 The application proposes hard and soft landscaping with grassed areas to the amenity spaces of the dwelling and the provision of stone-faced boundary walls to the site. The proposal includes a detailed specification of proposed materials. It is considered that these materials are appropriate and will be conditioned accordingly.

9.13 In conclusion, it is considered that the proposal to develop this site for housing could be achieved in a way that would visually relate to the existing character of the area. Furthermore, any potential landscaping, once mature would ensure an attractive and pleasing residential development. It is therefore considered that the proposal meets the aims and objectives of the NPPF.

Impact of development upon nearby residential dwellings

- 9.14 Policy ENV3 of the Local Plan states that development should protect the amenity of existing residents and business occupiers as well as create acceptable amenity conditions for future occupiers.
- 9.15 Paragraph 127 (f) of the NPPF further states that planning decisions should create places that are safe, inclusive with a high standard of amenity for existing and future users.
- 9.16 The nearest dwellings to the proposed development are the row of dwellings to the north-east (1-3 Langroods Cottages). The principal elevation of the proposed dwellings are to face north-west toward the highway access to High Bradley Lane. There will be oblique views available from the front of these dwellings to the south-east elevations of Langroods Cottages. However, given the separation distance, it is considered that the openings to the North-west elevation would not result in a significant or detrimental loss of privacy or amenity.
- 9.17 As well as protecting the amenity of existing occupiers to the north-east, the future occupiers of the proposed dwellings need to be taken into account. The dwellings will have private amenity areas to the south-east away from the existing neighbouring properties. These amenity areas are to be enclosed with boundary walls. Similarly, the proposals includes the construction of a boundary wall between the proposed dwellings. It is considered that this will help to protect amenity of future occupiers to a level which is acceptable.
- 9.18 The proposed dwellings are taller than the nearest neighbouring properties on High Bradley Lane. However, due to the sloping of the site, it will appear no taller than the dwellings onto the north-east. It is considered that while the proposed dwellings would cause additional shadowing to the area, this shadowing will be cast across the highway access and the secondary amenity spaces for the host properties.
- 9.19 In conclusion, it is considered that the proposed development would result in additional overshadowing and loss of privacy to the occupiers of neighbouring occupiers. However, the impact upon neighbouring amenity is at such a level that is considered appropriate and acceptable and meets the requirements of Policy ENV3 and paragraph 127 of the NPPF.

Impact on highway safety

- 9.20 Policy INF4 is supportive of development proposals that help to minimise congestion, encourage sustainable transport modes and include the provision of safe, secure and convenient parking of an appropriate quantity.
- 9.21 Paragraph 108 of the NPPF states that applications for development should ensure that:
- Appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- Safe and suitable access to the site can be achieved for all users; and
- Any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 9.22 Paragraph 109 of the Framework indicates 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.”
- 9.23 The application proposes an amended access to High Bradley Lane. This amended highway access was previously approved as part of outline consent reference 11/2017/18097. The amended access is widened which allows for an improved vehicular access to the site. The access currently serves the row of terraced properties to the north-east and is due to also serve the proposed additional dwellings. The application proposes 4 car parking spaces. The parking standard stipulates that 3 spaces should be provided per dwelling in rural areas for 4-bedroom properties.
- 9.24 The Highway Authority has been consulted for this proposal and initially recommended refusal of the application due to insufficient visibility at the access. Additionally, a 7 day speed survey was requested in order to assess the new access. Following further discussions with the Highway

Authority, it was confirmed that the 7 day survey is not required as it is considered that the impact on the highway has reduced and the recommendation of refusal is withdrawn. Conditions regarding verge crossings, visibility splays and parking space retention.

- 9.25 For the aforementioned reasons, it is considered that the proposal would not have an adverse impact on highways safety and therefore meets the requirements of Local Plan policy INF4 and paragraph 109 of the National Planning Policy Framework.

Flooding/Drainage

- 9.26 Policy ENV6 states that development will take place in areas of low flood risk where possible in areas with the lowest acceptable flood risk. Additionally, development will minimise the risk of surface water flooding by ensuring adequate provision for foul and surface water disposal.
- 9.27 Policy ENV8 seeks to safeguard and improve water resources by ensuring that development is served by adequate sewerage and waste water treatment infrastructure, will reduce the risk of pollution and deterioration of water resources and protect surface and groundwater from potentially polluting development and activity.
- 9.28 The site is within flood zone 1 so has a low probability of increasing the risk of flooding within the site or cause an increase in flooding off the site. Due to the sloping nature of the site, there could be concern in regard to surface water run-off. However, the additional surface water run-off will be from the proposed dwellings away from any other dwellings. The proposal would also introduce only a minimal amount of additional impermeable surfaces so would result in a minimal increase of surface water to the site.
- 9.29 Details submitted show a small increase of impermeable surfaces within the site though also indicates additional soft landscaping. While the soft landscaping is indicative at this stage, it is considered that an appropriate condition regarding landscaping details can be attached to control this issue.
- 9.30 The issue of foul waste also needs to be considered. The proposed site plan indicates that the foul sewage would be disposed of by virtue of connection to the mains sewer to the south-west toward High Bradley Lane subject to the agreement of Yorkshire Water. Subject to implementation this solution is considered appropriate.
- 9.31 It is considered that the proposal is in accordance with Local Plan policies ENV6 and ENV8 and the NPPF and is acceptable.

Biodiversity

- 9.32 Policy ENV4 of the Local Plan states that growth in housing, business and other land uses on allocated and non-allocated sites will be accompanied by improvements in biodiversity. Additionally, where possible, development will make a positive contribution towards achieving a net gain in biodiversity. Further, the policy aims to avoid the loss of, and encourage the recovery and enhancement of ecological networks, habitats and species populations.
- 9.33 Paragraph 170 of NPPF sets out that the planning system should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.
- 9.34 The proposal would result in the increase of hard surfaces. Policy ENV4 states that development proposals that result in a significant loss in, or harm to, biodiversity on site, and where no compensatory measures are proposed, will be resisted.
- 9.35 The site is very open and capable of providing a net gain in biodiversity through the introduction of soft landscaping. The submitted plans show indicative locations for tree planting. It is considered that the biodiversity impact on the site is acceptable and is contrary to Policy ENV4 of the Local Plan.
- 9.36 Conclusion
- 9.37 The application site is located outside the main built-up area of Bradley on a small parcel of land. The development would be located adjacent 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 well related to existing services and facilities with public transport links to neighbouring villages and towns.

9.38 Further, the proposal complies with all relevant Local Plan policies and should be approved as there are no material planning considerations that indicate otherwise. It is considered therefore that the benefits of the proposal outweigh any detrimental impacts of the proposal and therefore must be approved.

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 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2 The permission relates to the following plans:

- Drawing No. P(000)105 Rev A "Proposed Floor Plans, Elevations + Section A-A received 21st February 2020.
- Drawing No. P9000)103 Rev C "Site Location Plan" received 29th June 2020.
- Drawing No. P(000)104 Rev D "Proposed Site Plan" received 29th June 2020.
- Drawing No. P(000)107 Rev A "Existing and Proposed Site Sections" received 29th June 2020.
- Drawing No. 1001 Rev P08 "Proposed Drainage Layout" received 01st July 2020.

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 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the dwellings shall be constructed in accordance with the materials detailed on the approved plans and material sample list.

Reason: To ensure the visual appearance of the dwellings assimilates will into the surrounding area in accordance with the requirements of Craven Local Plan policy ENV3 and the National Planning Policy Framework.

4 The site shall be developed with separate systems of drainage for foul and surface water on and off site.

Reason: In the interest of satisfactory and sustainable drainage.

- 5 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 material on the 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:
- (i) The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
 - (ii)(c) The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
 - (iii) Any gates or barriers shall be erected a minimum distance of 4.5 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
 - (iv) 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, and/or the specification of the Highway Authority, and maintained thereafter to prevent such discharges.
 - (v) The final surfacing of any private access within 4.5 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.

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: To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

- 6 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 25 metres measured along the centre line of the major road High Bradley Lane from a point measured 2 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres in height. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In the interests of road safety.

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 and the provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

Ongoing Conditions

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking or re-enacting that Order with or

without modification) the parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Reason: To ensure these areas are kept for their intended use in the interests of highway safety and the general amenity of the development.

- 9 Within 3 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 replacement planting of trees, hedges and shrubs. The duly approved landscaping scheme shall be carried out during the first planting season after the dwelling is first occupied 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: In order that appropriate soft landscaping is introduced at the site to screen the development and to mitigate its visual effects on landscape character in accordance with policy ENV3 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. 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.

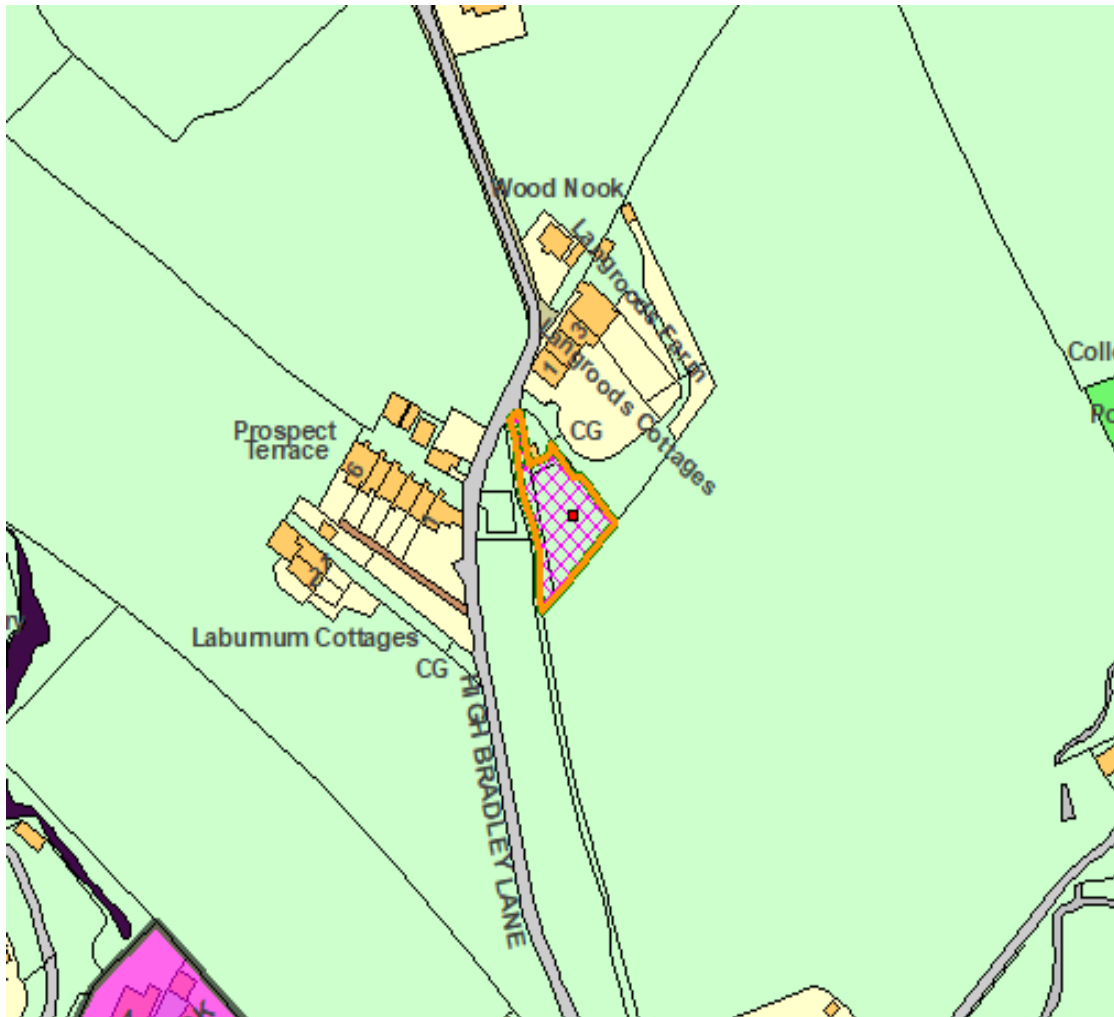
Reason: To safeguard the living conditions of nearby residents particularly with regard to the effects of dust.

4. Topsoil

The applicant is advised it is the responsibility of the developer to ensure that any topsoil brought on site is free from metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils as specified in BS 3882: 2015 Specification for Topsoil. Supplier(s) details and confirmation on the source(s) of any topsoil materials brought on site should be made available for inspection at the request of the Council's Environmental Health Department.

5. 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: 2020/21452/FUL

Proposal: The erection of a pair of semi detached dwellings with associated garden space and parking.

Site Address: Land To South West Of Langroods Farm High Bradley Lane
High Bradley BD20 9ES

On behalf of: R N Wooler & Co Ltd

REPORT TO PLANNING COMMITTEE ON 5th October 2020

Application Number: 2020/21754/FUL

Proposal: Construction of Studio Workshop (relocation of studio workshop originally approved under application 2017/18633/FUL) with creation of new vehicle access, parking/turning areas and associated works (Re-submission of refused application 2020/21429/FUL)

Site Address: Carr Head Hall Carr Head Lane Cowling BD22 0LD

On behalf of: Ms R Thompson

Date Registered: 19th June 2020

Expiry Date: 14th August 2020

EOT Date, if applicable:

Case Officer: Andrea Muscroft

1. Site Description

- 1.1 The application site relates to a parcel of land approx. 4604.48 m² located to the north of Carr Head Hall a Grade II* listed building and is bounded by a bund with trees along the northern boundary, hedges along the eastern boundary and fences along the south and western boundaries.
- 1.2 The site has been subject to a previous refusal ref: 2020/21429/FUL for a similar proposal in May 2020.
- 1.3 Carr Head Hall was listed in 1954 and amended in 1984. The listing description reads as follows:

Mansion, probably mid C18 enlarged later C18, then refurbished 1851 and slightly altered early C20. Hammer dressed stone and hipped slate roof, with some ashlar work. Two storeys. The oldest part appears to be the south front, now the garden front, of 5 bays. This has a plinth and plat band, cornice and rusticated quoins. The tall windows have architraves and are sashed with all glazing bars.

The central doorway has a Doric doorcase with pilasters, pediment, and rosettes between triglyphs. The east front is of 5 bays and is similarly detailed except that the windows have plain stone surrounds, and the central 3 bays are canted out. The north front, probably early C20, has blocked surrounds to the windows and a Doric porch, distyle in antis. Inside 3 periods may be distinguished.

To the later C18 probably belong the former hall, with doors in the style of Adam, and the central staircase, which has a small domed skylight decorated with husks. The cantilevered stone stair has an ornamental iron balustrade. The remaining rooms of the ground floor have simple classical decoration probably dating from 1851. On the first floor all 3 rooms of the south front retain lavish decoration from the first build.

The central lobby has a small but rich plaster ceiling in the style of the 1730s above an Ionic modillion cornice. This has an eagle in central roundel and a cove decorated with Roman busts, cherubs, trumpets and palm leaves. The south-east bedroom has a cornice supported by 2 Corinthian pilasters either side of the chimneypiece, which has a scrolled and eared overmantel with an overhanging garland. The south-west bedroom has a similar arrangement, but the detail is Doric, with bucrania in the frieze. The overmantel is shouldered, flanked by husks and surmounted by a shell which harbours another ox skull. The house thus preserves in part a small mansion of mid C18 of considerable interest.

- 1.4 The site occupies a generally raised position, its southern section sloping downwards and containing a domed structure and pond.
- 1.5 To the south of the site at lower ground level is a former residential dwelling known as The Maltings. To the west of the site is the Walled Garden which contains a residential dwelling. Beyond this dwelling are further dwellings. To the north of the site beyond Carr Head Lane are agricultural fields.
- 1.6 The application site is located within a SSSI's Impact Risk Zone and due to its separation from Cowling is considered to be in the open countryside.

2. Proposal

- 2.1 The proposal is seeking full planning permission for the Construction of Studio Workshop (relocation of studio workshop originally approved under application 2017/18633/FUL) with creation of new vehicle access, parking/turning areas and associated works (Re-submission of refused application 2020/21429/FUL)
- 2.2 **Officer note:** Whilst the proposal makes ref to the relocation of studio workshop this permission has been implemented and thus this proposal is seeking approval for an additional studio workshop building and associated parking and turning areas and has been assessed as such.
- 2.3 The previous proposal was refused on the following grounds:

The proposal in the absence of any substantive evidence fails to demonstrate that no existing employment areas/units could accommodate the proposal. The proposed development is therefore considered to be contrary to Policies SP2, EC1 and EC3 of the Craven Local Plan 2012 - 2032 and the NPPF.

The proposed design, scale and massing of the development would result in unacceptable visual harm on the visual amenity of the site. The proposal is therefore considered contrary to the provisions of Policies ENV1 & ENV3 of the Craven Local Plan 2012 - 2032 and the NPPF.

The proposed development as a consequence of its elevated location would overwhelm and visually compete with the setting of Carr Head hall a Grade 2 Listed building thus adversely affecting the setting and significance of this designated heritage asset. Therefore, the proposal conflicts with Policy ENV2 of the Craven Local Plan 2012 - 2032, the NPPF and the statutory duties imposed by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which seeks to preserve the building or its setting or any features of special architectural or historic interest from unacceptable harm.*

- 2.4 No amendments have been made to the scheme but additional information in the form of an updated Heritage Statement & Policy Considerations document have been submitted.

- 2.5 **Officer Note:** No pre-application discussions were sought by the applicant following the refusal nor prior to the re-submission of the current proposal with regards to addressing the reasons for refusal.
- 2.6 **Officer Note;** The site does not benefit from any previous planning permission for a studio.
- 2.7 **Officer Note:** The reference to a previous permission (see paragraphs 2.1 and 2.2 above) relates to a site outside of the submitted red boundary line that was granted by Planning Committee (ref: 2017/18633/FUL) in October 2018.
- 2.8 **Officer Note:** It is important to note that this permission (ref: 2017/18633/FUL) has now been implemented (*works relating to the car parking commenced prior to the determination of the proposal and thus the grant of this permission regularised these works and thus the permission was implemented*) and therefore the applicant's 'fallback' position would be to continue to fully implement the permission which has previously been granted.
- 2.9 The building has generally a rectangular footprint of 10m (depth at its widest) x 20m (length) with an area of hardstanding providing a footpath around the building.
- 2.10 The building has been designed to replicate a Georgian Coach House and consists of a basement area with two levels above. The materials are a mixture of natural stone, course faced stone, smooth faced Ashlar and sawn stone string courses under natural blue slates with matching ridges. Windows would be vertical sliding sash hardwood windows; doors would be hardwood timber with rainwater goods of cast metal and 'Lomen' insulated metal framed roof lights.
- 2.11 Parking is provided to the side and rear from a single access point with a total 13 parking spaces.
- 2.12 The proposal would provide for 9 additional full time employees and 4-part time employees.
- 2.13 The proposed operating hours are:
Monday to Friday 08:00 to 18:00
Saturday 09:00 to 12:00
- 2.14 **Officer Note:** No details have been provided with regards to waste storage and collection. Nor have any details been provided with regards to the frequency of deliveries or collection of goods.
3. Planning History
- 3.1 2017/18176/FUL – Construction of detached dwelling house and detached double garage with associated turning and parking areas – Refused September 2017.
- 3.2 2020/21429/FUL - Proposed relocation of the Studio Workshop with associated off street parking and access onto Carr Head Lane – Refused May 2020.
4. Planning Policy Background
- 4.1 Craven Local Plan 2012 – 2032
SD1- The Presumption in Favour of Sustainable Development
SD2 – Meeting the Challenge of Climate Change
SP2 – Economic Activity and Business Growth
ENV1 – Countryside and Landscape
ENV2 – Heritage

ENV4 - Biodiversity
EC3 – Rural Economy
INF4 – Parking Provision

- 4.2 National Policy
The National Planning Policy Framework
Planning Practice Guidance
- 4.3 Other relevant legalisation
Planning (Listed Building and Conservation Areas) Act 1990
- 4.4 Other documents of relevance
Historic England Good Practice Advice Note 1: The Historic Environment in Local Plans.
Historic England Good Practice Advice Note 2 – Managing Significance in Decision Taking in the Historic Environment.
Historic England Good Practice Advice Note 3 – The Setting of Heritage Assets.
5. Parish/Town Council Comments
- 5.1 **Cowling Parish Council:** No comments received within the statutory consultation period.
6. Consultations
- 6.1 **CDC Environmental Health Officer** (30.7.2020): Suggest conditions relating to noise/dust and top soil management.
- 6.2 **CDC Independent Heritage Advisor** (27.7.2020): The advice is given following: an initial email request from the case officer dated 28th February 2020 on application 2020/21429/FUL; a site visit on 28th February, attended by the case officer the applicant and the agent; initial heritage advice dated 12th March ; further heritage advice dated 30th April and; consultation on this application by the case officer on 15th July 2020.
- 6.3 Although some of the supporting information (including the D&A Statement) has been slightly updated since my latest advice on 30th April 2020, the Heritage Statement has not been updated since then and the proposal itself is fundamentally the same as the proposal at the time of my advice of 30th April. I am not aware of any relevant changes of circumstances, planning policy or guidance since 30th April. I can therefore see no reason to change the advice of 30th April which I repeat below.
- 6.4 The Heritage Statement and supporting maps and photographs: do not add anything substantial to the current understanding of the significance of the hall, the domed structure or the site generally; the Heritage Statement has not been prepared by a heritage specialist and fails to comply with the advice in Historic England's 'The Setting of Heritage Assets Historic Environment Good Practice Advice' in Planning Note 3 (Second Edition) and Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 .
- 6.5 In conclusion, the application still fails to provide adequate assessment of the impact of the proposals on the heritage assets or adequate justification for the proposed development as required by Paragraph 189 of the NPPF.
- 6.6 In summary, on the basis of the current submission, I consider that:

a) the siting, scale and design of the proposed building in this location would cause harm at the high end of the spectrum of “Less than substantial” to the setting of the Carr Head Hall and the domed structure; there are no meaningful heritage benefits arising from the proposal and; it fails to comply with Policy ENV2 Heritage of the Craven Local Plan and the advice in Part.16 of the NPPF

b) the proposed design: does not respond to its context; is not based on a proper understanding of environmental features; does not respect the form of surrounding buildings and; fails to comply with Policy ENV3 Good Design of the Craven Local Plan.

- 6.7 It is recommended that the application should be refused as it is contrary to Policy ENV2 and ENV3 of the Craven Local Plan and the advice in Part16 of the NPPF.
- 6.8 **Historic England:** This application is a resubmission of a refused application to which we objected on heritage grounds. The current proposals are not materially different to those submitted in the refused application and as such we also object to the current application on heritage grounds. We consider that the scale, massing, design and siting of the proposed workshop would result in harm to the significance of the grade II* Carr Head Hall, for which there is no clear and convincing justification. We reiterate our view that while we are unable to offer our support in regards to the current proposals; it is considered that in the right location a new studio workshop to an appropriate scale and design could contribute sustainably to the future expansion and diversification of Carr Head Hall.
- 6.9 We would welcome any opportunity to work with the applicant to develop proposals which would deliver sustainable development. Specifically, we feel that an options appraisal would help identify areas of Carr Head Hall where sustainable development in the form of a new bespoke workshop might be appropriate. In order to prevent the site from being overdeveloped we would expect that any options appraisal would prioritise options which looked to reuse or adapt existing buildings on site. An alternative location to the current application site may also provide opportunities not currently available, in a manner which is sympathetic to the special interest of the grade II* listed building.
- 6.10 Finally, we would suggest that your authority satisfies themselves that the proposals maintain the structural integrity of the ice house (undesigned heritage asset located within the application site) and that sufficient steps have been put in place to safeguard it during construction, should your authority be minded to approve this application.
- 6.11 Objects to the proposal on heritage grounds. It is considered that the proposal does not meet the requirements of the NPPF, in particular paragraph numbers 189, 193, 194 & 196.
- 6.12 **NYCC Highways:** In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:
- 6.13 The design standard for the site is DMRB and the required visibility splay is 2 metres by 90 metres. The available visibility is 2 metres by 90 metres.
- 6.14 Consequently, the Highway Authority recommends that conditions are attached to any permission granted.
- 6.15 The above comments are a summary of comments received. To view comments in full please click on the link below:
- 6.16 <https://publicaccess.cravencdc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

- 6.17 **Officer Note:** The Council engaged with Natural England via the published standing advice which enables a LPA to determine whether or not the application is consistent with national and local policies on the natural environment.
7. Representations
- 7.1 Site Note Expires 17th & 24th July 2020
- 7.2 Press Notice 23rd July 2020
- 7.3 6 Notification letters circulated to neighbouring properties.
- 7.4 Nine letters of representation received making the following comments:
- 7.5 **Policy**
Proposal conflicts with both national and local policies.
- 7.6 **Visual**
Proposal would have an urbanisation effect on the character and appearance on the area
Proposal would result in further overdevelopment.
- 7.7 **Heritage**
Proposal would have an adverse impact on the listed building and its setting.
- 7.8 **Highway Issues**
Concerns over highway safety issues due to the increase of vehicles using this access, steep incline and blind corner.
- 7.9 **Other issues**
Economic benefits are dubious and do not outweigh the damage to the local area and community.
- 7.10 **Supportive comments**
Would provide economic benefits
8. Summary of Principal Planning Issues
- 8.1 As outlined in paragraphs 10 & 11 of the NPPF, there is a presumption in favour of sustainable development. In terms of decision taking, sub-paragraphs c and d of paragraph 11 indicate that this means:
- c) approving development proposals that accord with the up-to-date development plan without delay; or
- d) 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;
- i) The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii) 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.
- 8.2 Paragraph 12 of the NPPF makes clear that “*the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. **Where a planning application conflicts with an up-to-date development plan** (including any neighbourhood plans that form part of the development*

plan), **permission should not usually be granted**. Local planning authorities may take decisions that depart from an up-to-date development plan, but **only** if material considerations in a particular case indicates that the plan should not be followed” (Officer emphasis).

8.3 Regarding relevant local planning and national policies, the site’s designation within the Local Plan, the nature of the development applied for and the representations received in connection with the application, it is considered that the main issues are:

Whether the location for the building for business (use class B1) and retail (use class A1/A2) is in principle, an appropriate location.

The developments visual impacts on the character and appearance of the surrounding area.

The developments impact on the designated heritage assets.

The development’s effects on the amenity of surrounding properties, having particular regard to disturbance arising from existing operations carried out within the building, and whether these effects can be appropriately mitigated through the imposition of appropriate planning conditions.

The developments impact on highway safety.

Other material considerations relating to the development’s effects.

9. Analysis

9.1 **Policy considerations**

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that regard is to be had to the development plan, decisions should be made in accordance with the development plan, unless material considerations indicate otherwise. The Craven Local Plan is the statutory development plan and therefore the starting point for determining applications as set out in Paragraph 12 of the NPPF.

9.3 **Principle of development**

9.4 The application site is located outside of the main built up area as defined as the settlement of Cowling which is categorised as being a Tier 4a settlement.

9.5 The Council agrees with the submitted description that the site consists of a field and thus the site is considered to relate more to the surrounding countryside than to the main built up area of the settlement and thus lies in open countryside in policy terms.

9.6 Employment sites and allocations across the District have been reviewed through the Employment Land Review 2017 (ELR). This considered existing allocations and provides evidence for future employment land uses.

9.7 Policy SD1 of the Craven Local Plan sets out the Councils framework for guiding development and change in Craven in line with national planning policy, which is to deliver sustainable growth and development.

9.8 Policy SD2 seeks to guide development to adopt strategies to mitigate and adapt to climate change in line with national planning policy.

9.9 Policy SP2 sets out the economic growth for the district during the plan period on allocated site. The policy will also support economic growth on land or existing sites which are not on allocated sites, subject to such proposals according with all other relevant local plan policies.

- 9.10 Policy EC1
- 9.11 Policy EC1 supports employment/economic development in existing employment areas, or within the main built up area of Tier 1 to 5 settlements as defined in Policy SP4. A development proposal will not normally be permitted in locations outside of the designated employment areas except where it demonstrate that it can meet all of the requirements as set out a – f below:
- a) The proposal will not give rise to adverse amenity effects on sensitive uses that cannot be mitigated adequately;
 - b) Traffic generated as a result of the proposal being satisfactorily accommodated in the surrounding highway network;
 - c) The proposal not adversely affecting the significance of natural environmental assets, designated heritage assets and open space provision and accords with the provisions of Policies ENV1, ENV2, ENV4, ENV5, ENV6, ENV7, ENV8, ENV10 and ENV11;
 - d) The proposal being adequately served by communications infrastructure i.e. broadband, where possible; and
 - e) The proposal being of a design that accords with the provisions of Policy ENV3.
 - f) The proposal accords with any other relevant policies in the local plan
 - g) There are no allocated sites or existing employment areas available in the settlement or the nearest Tier 1 to Tier 4 settlement that could accommodate the proposal; or
- 9.12 If a proposal can demonstrate that it complies with all of the criteria a) – g) of Policy EC1 then it needs to comply with one of the criteria h) – j) as set out below:
- h) The proposed activity requires a specific location in which to operate adequately; or
 - i) The proposal will help deliver specific aims and objectives of the York, North Yorkshire and East Riding Local Economic Partnership (LEP) or the Leeds City Region LEP; or
 - j) The proposal will benefit the rural economy in accordance with Policy EC3.
- 9.11 As outlined previously, the proposal is for the construction of an additional B1 & A1/A2 use business, outside of the main built up area of Cowling and outside of the designated employment/economic development land allocations identified in the Craven Local Plan 2012 - 2032.
- 9.12 To be considered compliant with policy EC1 any proposal would need to comply with **all** of the criteria's a) – f) as set out above (emphasis by case officer).
- 9.13 However, evidence provided by the applicant in the way of the Policy Considerations document states that the development would only comply with the requirements of criteria's a), b) & d) of policy EC1.
- 9.14 Therefore, as acknowledged by the agent the proposal is unable to comply with the following criteria's c, e & f of this policy in terms of the proposal: -
- c) Adversely impacting on the designated heritage assets;

e) Failing to accord with the design provisions of Policy ENV3

f) Failing to accord with other relevant policies within the Local Plan

9.15 The proposal therefore is contrary with the objectives of policy EC1 criteria a) – f).

9.16 As the proposal has failed to comply with criteria's a) – f) of Policy EC1 there is no requirement to engage criteria's g) to j) of this policy.

9.17 Notwithstanding this, the applicant has provided evidence with regards to criteria's g) to j) and for completeness the Council has taken this into consideration as set out below

9.18 Regarding to the requirements of criterion g) of Policy EC1 a proposal needs to demonstrate that there are no allocated site or existing employment areas available that could accommodate the proposal in the settlement or the nearest Tier 1 to Tier 4 settlement.

9.19 To demonstrate this the Council would require evidence which would show that other sites have been fully examined and explored, including locations, type of premises, current use, size of property, accessibility of property and any reasons for not proceeding. This information ensures that the Council can adequately assess an application on the basis of insufficient suitable premises within an established employment area.

9.20 Evidence provided by the agent on behalf of the applicant identified only two potential sites;

Site 1 - Ickornshaw Mills on Gill Lane has number of small business units, including a garage and a car body parts supplier. The site is physically constrained, surrounding by residential development and lacking any parking that would be necessary for the staff employed by Rosemary and Co.

Site 2 - Small industrial unit on Nan Scar, Ickornshaw. Business use not clear (possibly joinery or metal work). This is a small building, which lacks parking and is already in use.

9.21 It is acknowledged that for a site to be suitable, it must be able to accommodate and perform a similar role and function to the proposed site which is the subject of this planning application; and accommodate onsite parking.

9.22 The Council considers that the submission from the agent is not a reasonable assessment on the wider surrounding area, as the evidence provided by the agent on behalf of the applicant is very limited only identifying two potential sites with no evidence being provided with regards to potential sites and premises being available within the wider area as required by the policy.

9.23 Notwithstanding this, the Council has considered a number of locations (including those which have been omitted from the applicant's submission), and based on those findings concludes that there are a number of suitable and available alternative sites/premises that are preferable to the application site within wider area. The proposal therefore fails to accord with criterion g) of policy EC1.

9.24 Turning to criteria's h) to j) as set out above of this policy the submitted Policy Considerations document states that there is no requirement to meet these as it is considered the evidence provided in relation to criterion g) is satisfactory. A statement which the Council for reasons outlined above disagrees with.

9.25 Despite that statement, the document then seeks to justify the siting of this business in this location down to status and reputation in an aim to meet the requirements of criterion h) of this policy.

- 9.26 It is not disputed that the Company may well have status and a reputation for high quality products, but in officer's opinion the manufacturing of these items and the associated administration necessary to support the business can be accommodated within an existing industrial unit without undermining the companies' status or reputation. It has therefore not been demonstrated that there is either a functional or an essential need for the business to be located at this location. The proposal therefore fails to accord with criterion h) of policy EC1.
- 9.27 With regards to criterion i) of this policy the proposal has failed to provide any evidence to demonstrate how the proposal complies with this requirement in terms of helping to deliver specific aims and objectives of the York, North Yorkshire and East Riding Local Economic Partnership (LEP) or the Leeds City Region LEP. The proposal therefore fails to accord with criterion i) of policy EC1.
- 9.28 The requirement of criterion j) will be assessment in the next section.
- 9.29 Policy EC3
- 9.30 In line with the NPPF, Policy EC3 of the Craven Local Plan sets out that outside of the designated employment and economic areas new economic activity that contributes to Craven's rural economy will be permitted only where a proposal satisfies the criteria's set out in this policy as below:-
- a) Enabling enterprise, welcoming innovation and supporting economic development proposals that will benefit the local economy, environment and quality of life, including culture and community proposals;
 - b) Recognising opportunities to use farmland and farm buildings in new and different ways to support individual farm businesses and to diversify the wider rural economy;
 - c) Helping existing and new rural businesses, including tourism related businesses to succeed, grow and expand, by working with them co-operatively and proactively, so that development proposals can be supported wherever possible;
 - d) Enabling farm, forestry and other land-based businesses to build the new and replacement buildings and infrastructure they need to function efficiently, including dwellings where they are fully justified on functional and financial grounds;
 - e) Acknowledging the potential social, economic, environmental benefits of reusing existing buildings by supporting proposals for their conversion, including to employment use or live/work units, providing opportunities for people to live and work locally.
 - f) Supporting the continued use of existing live/work units for the valuable contribution they make to the rural economy. The conversion of existing live/work units to other uses will be supported provided it can be demonstrated that there is no reasonable prospect of the live/work unit being re-used.
- 9.31 The NPPF is a material consideration in the planning balance and whilst it recognises that sites to meet local business may have to be found beyond existing settlements, and locations not well served by public transport. In these circumstances however, it will be ***important to ensure that development is sensitive to its surroundings*** (officer emphasis). Therefore, to be considered acceptable a proposal needs to ensure that there would be no unacceptable impacts and when weighed against other national policy aims and statutory duties, principally recognising that heritage assets are an irreplaceable resource, the intrinsic character and beauty of the countryside.

- 9.32 Having regards to criteria's b, d, e & f as set out above the proposal is unable to meet these requirements as the proposal would not support an individual farm business as a consequence of diversification, nor is the proposal related to any farm, forestry or any other land based business or a live/work development either through the provision of a live/work unit or the conversion of an existing live/work use to another use.
- 9.33 Evidence provided within the Policy Considerations document with regards to criterion a) of policy EC3 states that the proposal would improve working arrangements, thus improve productivity and therefore provide economic benefits.
- 9.34 Setting aside the limited economic benefits, which would still be available if the business was located within one of the established industrial site/premises were employees would also be able to support other local business as they access other services/facilities which in turn would help to support that local economy and the wider district. The evidence fails to address the remaining requirements with regards to criterion a) of this policy. The proposal would not provide benefits to the environment due to its adverse impact on the designated heritage asset or the wider open countryside nor to the quality of life due to the potential impact on the existing rural, quiet and peaceful environment that neighbouring residents currently benefit from. Therefore, the proposal is considered contrary to criterion a) of policy EC3.
- 9.35 Turning to criterion c) which seeks to support existing business to succeed, grown and expand by working with them co-operatively and proactively, so that development proposal can be supported wherever possible.
- 9.36 In this instance, the applicant failed to engage with the Council to address the reasons outlined under refusal ref 2020/21429/FUL prior to the re-submission of the current proposal. Therefore, the proposal is considered contrary to criterion c) of policy EC3.
- 9.37 In conclusion, it is recognised that some limited economic benefits may arise from the proposal, however this benefit does not justify this building in this location. Therefore, in policy terms the proposal would conflict with the Craven Local Plan Policies EC1 & EC3 and the NPPF.
- 9.38 Fall-back position**
- 9.39 In this instance, there is no genuine fall-back position as the proposal is for an additional workshop located on a site that does not benefit from any planning permission nor are there any permitted development rights on which the applicant could rely upon.
- 9.40 The developments visual impacts on the character and appearance of the surrounding area.**
- 9.41 Policy ENV1
- 9.42 Policy ENV1 aims to ensure sustainable growth that will conserve the quality of Craven's countryside and landscape for future generations to enjoy, and that opportunities to restore and enhance the landscape are taken wherever possible. Of relevance to this proposal is criterion f) which seeks to ensure that any exterior lighting proposed as part of a development are minimal and appropriate for its purpose, so to protect the area's natural surroundings and intrinsic darkness.
- 9.43 With regards to criterion f) of policy ENV1 it is considered that the proposed bollards due to their light intensity and height would not give rise to any unacceptable light pollution, and thus the proposal complies with this criterion.
- 9.44 Policy ENV3

- 9.45 Policy ENV3 seeks to deliver the highest possible standards of design, in form and sustainability. To achieve these criteria's a), b) and t) of policy ENV3 are of key relevance.
- a) Developments should respond to the context and proposals should be based on proper understanding and appreciation of environmental features, including both natural and built elements such as landscape, topography, vegetation, open spaces, microclimate, tranquillity, light and darkness;
 - b) Designs should respect the form of existing and surrounding buildings including density, scale, height, massing and use of high quality materials which should be locally sourced wherever possible.
 - t) Sustainability should be designed in, so that development takes all reasonable opportunities to reduce energy use, water use and carbon emissions and to minimise waste, ensure future resilience to a changing climate and wherever possible to generate power through solar or other means, in accordance with Building Regulations. This should include residential, industrial and commercial developments
- 9.46 It is noted that there has been recent development to the west and south of the site, including within the historic wall boundaries. The most recent one being the development within the walled garden which was considered acceptable following extensive negotiations between the Council and Historic England to ensure a form of development that would secure the retention of the listed summerhouse and due to its restricted scale would not negatively protruded significantly to have an adverse visual impact on the wider open countryside. Similarly, the existing developments located to the west and south are not particularly prominent when viewed from the site.
- 9.47 In this instance, the application site relates to a field to the rear of a former residential dwelling known as the Maltings which is also in the ownership of the applicant.
- 9.48 The site due to changes in topography rises northwards with a bank of young trees fronting towards Carr Head Lane. The site is currently grassland with the exception of a large pond located to the southwest of the site and what the Council considers to be a non-designated heritage asset a stone ice hut.
- 9.49 The proposal seeks to construct an additional three storey mixed use building (although the lower level will be below ground) with associated parking/turning area on this site with new vehicle access off the lane that currently serves a number of residential properties. In addition, the proposal will also require the construction of retaining walls to facilitate the proposed parking.
- 9.50 It is acknowledged that planning permission (ref 18633) was granted by the Planning Committee for an artist's studio (a pseudo coach house) on land outside of this application site and on land significantly lower than the current site within the grounds of Carr Head Hall which would have seen the development enclosed by a belt of protected trees thus reducing any visual impact to an acceptable level.
- 9.51 In contrast the additional proposed building which would be elevated above the Grade II* building unlike the previous approved scheme, when compared with the previously approved building (ref 18633) would be significantly larger with the inclusion of the two wings that were previously omitted following grave concerns expressed by both Historic England and the Council's own Heritage advisor. Furthermore, the proposal would include an area of hardstanding which unlike the approved scheme is located away from the approved building hidden, from view due to its being tucked away against the far southern boundary, screened by both the existing hall and by a high timber fence. In addition, the

proposal due to the changes in topography would require the construction of retaining walls, also not a feature of the previous proposal.

- 9.52 It is acknowledged that the additional three storey building would sit down within the site. However, notwithstanding the bund that lies adjacent Carr Head Lane and the changes in topography the proposed building would be visible due to its scale and massing, with some views of the building available from Wainman's Pinnacle and Lund's Tower located across the valley.
- 9.53 In addition, it is considered that the overall design of the building due to its Georgian architectural embellishments fails to respond to the requirements of criteria's a) and b) of policy ENV3 as set out above with regards respecting the context of the sites surroundings both natural and built environment nor respecting the form of the existing and surrounding buildings and with no historical precedent for their use on ancillary buildings at Carr Head Hall the proposed introduction of such features would subvert the established architectural hierarchy of the site.
- 9.54 It is acknowledged that the proposed materials would be of a high quality, but this does not mitigate the visual intrusiveness of the proposed building.
- 9.55 Criterion t) of policy ENV3 advises that development shall take all reasonable opportunities to reduce energy use, water use and carbon emissions and to minimise waste, ensure future resilience to climate change.
- 9.56 The submitted Planning Statement state the building will be constructed incorporating the maximum insulation, double glazing, rainwater harvesting, air source or ground source heat pump and the use of internal technologies as well as meet the necessary building regulations.
- 9.57 It is considered that the approach specified in the Planning Statement is reasonable and achievable. It is therefore considered appropriate to impose a condition, if planning permission is granted.
- 9.58 In conclusion, the proposed additional building and associated works are considered contrary to policies ENV1 & ENV3 which seek to ensure all new development is of a high quality that preserves or enhances the character of the area, respects the local context and local distinctiveness. The proposal would also conflict with the aims of the NPPF (2019) which should seek to secure high quality design that is sympathetic to the local character and landscape setting. The harm is considered to be significant given the scale and siting of the scheme.

9.59 The developments impact on the designated heritage assets.

9.60 Policy ENV2

- 9.61 Policy ENV2 seeks to maintain and manage change to heritage assets in a way which sustains and, where appropriate, enhances their significance. This can be achieved through enabling positive change that follows principles of good conservation and design, and by ensuring that any development proposal affecting a heritage asset is based on knowledge, understanding and appreciation of the asset's significance.
- 9.62 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a general duty as respects listed buildings in exercise of planning functions. Subsection (1) states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the

desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses”.

- 9.63 English Heritage (EH) guidance on “The Setting of Heritage Assets” states that setting embraces all of its surroundings and that setting does not have a fixed boundary and cannot be definitely and permanently described as a spatially bounded area or as lying within a set distance of a heritage asset. As such, the setting is not fixed and will usually be more extensive than the curtilage of an asset. Furthermore, the contribution that a setting makes to significance does not depend on there being public rights of way or any ability for the general public to access or experience the setting.
- 9.64 Section 16 of the NPPF provides guidance relating to the conservation and enhancement of the historic environment. Paragraph 192 states that LPA’s should take account of the desirability of sustaining and enhancing the significance of heritage assets.
- 9.65 When considering potential impacts paragraph 193 of the NPPF states that 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 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.
- 9.66 Paragraph 194 of the NPPF also states that as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II* listed buildings, Grade I & II* registered parks and gardens and World Heritage Sites, should be wholly exceptional.
- 9.67 Paragraph 195 of the NPPF also states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefit that outweighs that harm or loss.
- 9.68 Carr Head Hall is a Grade II* country house dating from the mid-18th century. It is worth noting that only 6% of all Grade II listed buildings are Grade II*, due to being judged to be of particular national importance or special interest.
- 9.69 Carr Head Hall as outlined above is considered to have high significance as a small multi-phased country house with both aesthetic value both externally and internally as well as historical and evidential value. The Grade II* building is set within an attractive and landscaped grounds in which little has changed since the Ordnance Survey map of 1894, especially to the east and south of the hall.
- 9.70 Given the application site close proximity and its historical role as forming part of the more open rural area beyond the Hall, the application site forms part of its setting. The continued impression that the site is undeveloped makes an important contribution to the significance of the Hall in terms of helping to maintain the sense that the site has remained relatively undisturbed over time.
- 9.71 It is acknowledged that there have been some alterations with the creation of the bund that fronts onto Carr Head Lane, but the rising ground to the north of the hall which forms this application site is very much part of its designated landscape with the hall sighted with this in mind. Specifically, the views looking north towards the hall with the woodland beyond and the dramatic northern sky was deliberately contrived to place the hall in scenic isolation. To facilitate this sense of solitude the Grade II Coach House, Summer House, ancillary buildings and walled garden were all situated to the south-west and west of the house, so

that they would be carefully screened when looking towards the principle facades of the hall. Thus the presentation of the hall within its setting was carefully crafted and its siting and alignment was motivated by considerations of how the hall was seen as much as what could be seen from the hall. Thus its setting contributes in no small part to the significance of Carr Head Hall as a Grade II* listed building.

- 9.72 Following an assessment of the information provided and the site visit HE confirmed that they objected to the proposal. HE state that due to the scale and massing of the proposed building which would be located on elevated land would result in a new large structure physically taller than the historical hall, thus appearing dominant in mid-range and long distant views when the hall is viewed from the south and east, as the proposed roofscape of the ancillary building would create a new silhouette which would project over the Grade II* listed building. As a consequence, the proposal building would erode the imagined sense of solitude designed into the setting of the hall, especially in important views looking northwards. The Council's Heritage advisor has also recommended that the proposal is refused on heritage grounds.
- 9.73 HE and the Council's Heritage advisor have also expressed concern with regards to the reuse of a design which was found to be problematic during the consideration of the previous application. The proposed Georgian building due to its design, scale and massing is therefore not considered to be sympathetic to the historical architectural context of the site.
- 9.74 It is also noted that given the implementation of the original permission ref 18633 that in officer's opinion the cumulative effects arising from the proposal on the setting and significance would exacerbate the harm which has already occurred.
- 9.75 It is therefore considered that the proposal would result in unjustified harm to setting and the significance of the Grade II* listed building and that this level of harm would be heightened by the siting of the building on this elevated site and whilst there would be some public benefit, the effect would be modest and would not outweigh the harm identified.
- 9.76 In addition, the Council's Heritage advisor has expressed concern that the proposed development would result in substantial change and harm to the setting of the non-heritage domed structure, although it is acknowledged that users of the building would be able to appreciate the structure. Notwithstanding that visitors would be able appreciate this structure the proposal would result in unacceptable harm.
- 9.77 Notwithstanding the objection by HE they do state that "*it is considered that in the right location a new studio workshop to an appropriate design could contribute sustainably to the future expansion and diversification of Carr Head Hall*". Unfortunately, there is no evidence to suggest that the applicant has accepted this offer of assistance at this time.
- 9.78 There are also concerns that the proposed vehicle access with regards to the construction of the necessary visibility splays would have an adverse visual impact on the setting and significance of the Grade II* building.
- 9.79 Given the statutory duties to have special regard to the desirability of preserving a listed buildings setting and bearing in mind the requirements of the NPPF, including that great weight should be given to the conservation of designated heritage assets, the identified harm carries substantial weight against the proposal.
- 9.80 In conclusion, the proposed additional building and associated works would bring an urban element closer to the Grade II* listed building thus markedly reducing the historic degree of visual separation and given that this would be permanent and non-reversible would result in

an unjustified harm to both the setting and significance of the Grade II* listed building. In addition, due to the elevated position, design, scale and massing the proposal has failed to be respectful or sympathetic to the established architectural detailing and would result in a form of development physically taller than the historical hall.

9.81 Therefore, in the absence of any exceptional circumstances that demonstrate substantial public benefits would outweigh the harm outlined above to the Grade II* Listed Building the proposal is considered to be contrary to policy ENV2 of the Craven Plan, the NPPF and the statutory duties outlined in the PLBCA 1990 Act.

9.82 The development's effects on the amenity of surrounding properties.

9.83 Policy ENV3 seeks to ensure that developments protect the amenity of existing residents. Proposals that would result in an unacceptable material loss of privacy will not be supported.

9.84 The nearest dwelling to the proposed development is located to the west of partial screen by an historical garden wall, at a separation distance of approximately 20m and on land that is elevated above the application site. Three windows from this property face directly across towards the application site (although partial screened by the wall) with one serving an ensuite (obscure) and the two remaining windows serving a bedroom. A further window faces across the north section of the site and serves a bathroom,

9.85 On the proposed building at ground floor level the proposal would contain three ground floor windows serving an IT room, accounts and MD office, at first floor level a window is proposed which would serve a storage area.

9.86 Whilst the proposal would result in windows facing towards this property, it is considered given the changes in topography between the application site and this adjacent dwelling that the proposal would not result in any unacceptable loss of privacy between these three intervening windows.

9.87 Regarding the fourth window the proposed site layout shows parking areas in front of this bathroom window. Whilst there is a change in the topography which is considered appropriate to maintain a level of privacy it is considered that should planning permission be granted to impose an appropriately worded condition that would see additional screening to be erected to assist in ensuring an acceptable level of privacy.

9.88 In the absence of any assessment regarding any potential loss of daylight and sunlight arising from the development it is necessary to use the 45-degree approach. The approach is to make sure that a development does not take away too much daylight. The proposed building would be located approximately 20m from the site gable of the adjacent dwelling, therefore, when taking a measurement from the centre of the closet nearest habitable room window at ground floor level at a 45-degree angle it demonstrates that the proposal would not result in any unacceptable loss of daylight. As the submitted drawings show that the proposed building would be positioned directly across from an affected window it is appropriate to also use the 25-degree approach. Taking a 25-degree angle from the centre of the window it is then taken towards the ridge height of the building. In this instance, due to the separation distance and the ridge height of the proposed building the proposal would not result in any unacceptable loss of daylight.

9.89 Similarly, due to the separation distance it is considered that the new building would not result in any material obstruction of the windows.

9.90 In officer's opinion, the development of this site due to the proposed commercial use could give rise to noise and disturbance as a result of the intensification of the site as workers,

visitors and deliveries accessing and exiting the site. It is therefore considered that should planning permission be granted that an appropriate condition be imposed restricting the use not beyond 18hrs Mondays to Fridays, 12hrs Saturday and not at all on Sundays to ensure that its use does not result in noise disturbance.

9.91 In conclusion it is considered that the proposed development is acceptable in terms of amenity and thus accords with policy ENV3 of the Craven Plan and the NPPF.

9.92 The developments impact on highway safety.

9.93 Policy INF4 seeks to minimise congestion, encourage sustainable transport modes and reduce conflict between road users by ensure proper provision and management of parking cars and other vehicles.

9.94 NYCC Highways reviewed the details and have requested a condition requiring the construction of the necessary visibility splays. This condition is considered to meet the tests of being reasonable, precise and relevant to the development.

9.95 No details have been provided with regards to waste storage or collection. Notwithstanding this absence of information, it is considered that bins could be used on the site for both waste and recycling, which would be collected from within and returned to the site by refuse staff. Details of bin storage could be secured by condition if application is recommended for approval

9.96 In conclusion it is considered that the proposed development is acceptable in terms of highway safety in accordance with policy INF4 Craven Local Plan and the NPPF.

9.97 Other material considerations

9.98 Ecology.

9.99 Policy ENV4 seeks to ensure that to achieve sustainable development that development preserve the existing biodiversity and securing enhanced biodiversity for the future.

9.100 Contained within the Planning Statement are details which outline how the proposal seeks to meet the requirements of policy ENV4. These include soft landscaping which would attract a range of wildlife from bees and butterflies with the planting of wild flowers and nectar producing flowers, along with native trees. Bird and owl boxes will be positioned within the trees surrounding the site and bat boxes will be installed either within the roof space of the proposed building or in the surrounding trees.

9.101 It is acknowledged that the site lies within the SSSI impact risk zone for the South Pennines SSSI. This is SSSI is designated for its vegetation, birds and for its geological interest. Notwithstanding its location within the SSSI IRZ and based on the standing advice the proposal would not have an adverse impact on this SSSI.

9.102 It is considered based on the information provided within the Planning Statement that a condition be imposed to ensure that a high quality and wildlife friendly landscaping scheme is submitted and a detailed landscaping and management plan be submitted. The approach would ensure the biodiversity of the site is maximised.

9.103 Flood Risk/Drainage

9.104 The application site is not within a Flood Zone and hence has a low annual probability of flooding. In accordance with policy ENV6 the adequate management of surface water run-off is a key consideration. The provisions of the National Technical Standards Building Regulation seek to ensure adequate surface water management.

- 9.105 To comply with policy ENV6 a condition to secure a sustainable drainage system will be imposed to ensure compliance with the predicated 1 in 1 and 1 in 100 year (allowing for climate change) should planning permission be granted.
- 9.106 Pollution and Air Quality**
- 9.107 The site is located in the open countryside and outside of any Air Quality Management area. Policy ENV7 seeks to safeguard and improve air quality through ensure that developments avoid severe residual cumulative impacts of traffic congestion, proposal encourage walking, cycling and the use of public transport and electric vehicles and that development will avoid or reduce harmful or unpleasant emissions from buildings.
- 9.108 Whilst no details have been provided, it is not considered that the proposal would result in severe residual cumulative traffic congestion, nor would the proposed industrial use result in harmful or unpleasant emissions. The application site is not located on any public transport route but is within cycling distance of Cowling. To comply with policy ENV7 a condition to secure electric charging points will be imposed to promote green travel options should the application be granted planning permission.
- 9.109 The Council's Environmental Health team have been consulted and have raised no objections with regards to any potential adverse air quality impacts on adjacent residents.
- 9.110 Trees**
- 9.111 A Tree Survey has been undertaken in order to assess the nature and constraints of those currently on site. The report identifies the removal of two trees (T11& T15), with the potential for a further tree to be removed (T18) should it be necessary to implement any permission granted. Since the Tree Survey was undertaken amendments to the access have been undertaken which could have the potential for the loss of an additional tree (T20), although it would seem that the revised access arrangement would not require the removal of T18. The report also identifies the potential for the removal of shrubs located along the boundaries and within the site. However, it is considered that any potential removal of these shrubs is acceptable given the limited number of shrubs affected.
- 9.112 The Council's Tree Officer has been consulted but no comments have been received. Notwithstanding the absence of comments from the tree officer it is considered that the proposal would not have an adverse impact on the existing trees.
- 9.113 Conclusion**
- 9.114 Paragraph 11 of the NPPF states (unless material considerations indicate otherwise) that planning permission should be granted which accord with the up-to-date development plan unless; any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the NPPF which indicate development should be restricted.
- 9.115 The local plan was adopted in November 2019 after a public examination and thus is not considered out of date with respect to the issues outlined within the report above.
- 9.116 The proposal is for the construction of an additional building for A1, A2 & B1 uses outside of the main built up area of Cowling and any designated employment/economic land allocations identified within the Local Plan. It is acknowledged that economic and employment benefits would arise from the proposal and this is a material consideration. Policies EC1 & EC3 relate to economic growth and accord with the NPPF. These policies seek to ensure that industrial estates are the focus point for economic/business/commercial

activity thus ensuring a strategy for delivering sustainable forms of development across the District.

- 9.117 The site is not located within the main built up area of Cowling or in any of the established industrial areas as defined by the Local Plan and in the absence of any substantive evidence that there would be no preferable available industrial units available the proposal conflicts with the provisions of the Local Plan, in particular policies EC1 & EC3 and the NPPF.
- 9.118 As already outlined above, the proposed additional building would also conflict with the requirements of policy ENV3 of the Local Plan and the aims of the NPPF (2019) which should seek to secure high quality design that is sympathetic to the local character and landscape setting. The harm is considered to be significant given the scale and siting of the proposed scheme.
- 9.119 As paragraph 193 of the NPPF makes clear, 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. In respect of Carr Head Hall, section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard shall be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
- 9.120 Given the harm identified in respect to Carr Head Hall, paragraph 194 of the NPPF sets out that there would need to be clear and convincing justification for the identified harm to the significance in order to be approved – no such justification has been provided. Turning to paragraph 195 it is considered that no evidence has been provided that would demonstrate that the harm is necessary to achieve any public benefits which would outweigh that harm.
- 9.121 Planning Balance**
- 9.122 The proposed additional building and associated works would provide some limited economic benefits through the creation of jobs during the construction and operation of the business that would boost the local economy.
- 9.123 Furthermore, whilst there is likely to be some net biodiversity benefits from the proposal, the three main issues identified weigh against the proposal in that (1) the proposals conflict with the economic strategy for delivering sustainable growth within the District, (2) The proposal would also have an unacceptable adverse visual impact and (3) result in significantly harmful effects on the setting and the resulting material harm to the significance of Carr Head Hall a grade II* listed building.
- 9.124 It has been considered whether the identified harm could be overcome by the use of conditions. However, such use of conditions given the adverse impacts would not mitigate the harmful effects so as to ensure that the development could accord with the Local Plan Policies.
- 9.125 Therefore, while some aspects of the proposal accord with the objectives of the policies set out in the Local Plan and the NPPF, the inappropriate location for the development and the subsequent harm (that would be caused as a consequence of the proposed development) to the visual amenity of the area and to the setting and significance of the heritage asset outweigh any potential benefits arising from the proposal.
- 9.126 As such, the proposal would not amount to sustainable development in terms of the Local Plan and NPPF and would not benefit from the presumption in favour of sustainable development as set out in paragraph 11.

9.127 For the reasons given above and having regard for all other matters raised the proposal is recommended for refusal.

10. Recommendation

10.1 Refuse

Reasons for Refusal

1. The proposal contrary to Policies SP2, EC1 and EC3 of the Craven Local Plan 2012 - 2032 and the National Planning Policy Framework as it constitutes inappropriate development in the open countryside in that it does not fulfil the requirements for industrial development in rural areas. Furthermore, no adequate justification, special circumstance or material considerations have been demonstrated to merit a departure from these policies.
2. The proposed development does not meet the requirements for ensuring that new development respond to the context on its surroundings, and that it fails to respect the form of existing and surrounding buildings. It is therefore considered that the proposal is contrary to the requirements of saved Policy ENV3 of the Craven Local Plan 2012 - 2032 and the National Planning Policy Framework.
3. The proposal is contrary to Policy ENV2 of the Craven Local Plan 2012 - 2032. The harm which would result to the listed building setting and significance significantly outweighs any public benefit that may be afforded by the proposal and there is no clear or convincing justification for this harm, which should only be allowed in exceptional circumstances. The proposed development is therefore contrary to the requirements of Policy ENV2 of the Craven Local Plan, Part 16 of the National Planning Policy Framework and the requirements of the Planning (Listed Building and Conservation Areas) Act 1990.

Informatives

1. For the avoidance of doubt, this decision relates to the following plans: 9a, 10c, 18a,11b, 12a, 13c, 14b, 15d, 16b, 17a, 19a

2. Statement of Positive Engagement:

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

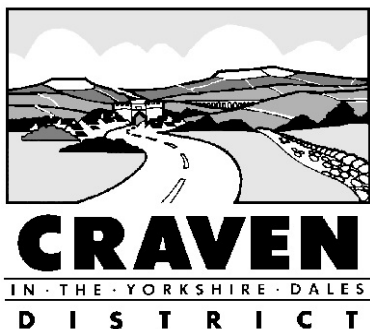


Application Number: 2020/21754/FUL

Proposal: Construction of Studio Workshop (relocation of studio workshop originally approved under application 2017/18633/FUL) with creation of new vehicle access, parking/turning areas and associated works (Re-submission of refused application 2020/21429/FUL)

Site Address: Carr Head Hall Carr Head Lane Cowling BD22 0LD

On behalf of: Ms R Thompson



Development Management
 Craven District Council
 1 Belle Vue Square
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 SKIPTON
 North Yorkshire
 BD23 1FJ

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Craven District Council - List of Planning Decisions 18 – 23 September 2020

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

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/21173/MMA	Mr T Jackson	Pennine Haulage Brow Garage Rook Street Lothersdale Keighley BD20 8EH	Minor material amendment to vary condition no. 2 (Approved Plans) of planning approval 2018/19100/FUL granted 01 August 2018	Approve with Conditions	23.09.2020
2020/21427/FUL	Mr Keith Sharp	Green Grove Bell Busk BD23 4DU	Erection of extension to existing utility/store in order to create a single (one bedroomed) holiday letting unit.	Approve with Conditions	18.09.2020
2020/21630/HH	Mr Philip Midgley	1 Dalacres Drive Embsay Skipton BD23 6RP	Replace existing unsafe and uneven patio and terrace with wooden decking (retrospective)	Approve with Conditions	18.09.2020
2020/21709/HH	Mrs K Entwistle	49 Mill Close Settle BD24 9BY	Single storey lean to style extension to rear of the house	Approve with Conditions	23.09.2020
2020/21784/HH	Mr John Graham	23 Clayton Hall Road Cross Hills Keighley BD20 7TA	Change colour of windows, doors, fascias and drainpipes, and erect an external flue	Approve with Conditions	18.09.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21813/CND	Mr & Mrs Nelson	Holly Tree House Skipton Road Low Bradley Keighley BD20 9EF	Application to discharge condition no. 5 (Drainage YW) and no. 6 (Construction Method Statement) of planning permission referenced 2018/18873/FUL granted 09 May 2018	DOC satisfactory	22.09.2020
2020/21853/CPL	Mr A Harmon	4 Sawley Street Skipton BD23 1SX	Application for certificate of lawful development for proposed construction of rear dormer window and alterations	Approve Cert. Lawful Devt	22.09.2020
2020/21851/VAR	R Preston Garden Design	Low Windhill Farm Cowling Keighley BD22 0LJ	Application to vary condition no's 2 (Approved Plans), 4 (Materials) and 5 (Doors) on application reference number: 2018/19802/FUL	Approve with Conditions	23.09.2020
2020/21881/AGRRES	TM & MA Harrison	Cowlaughton Farm Park Lane Cowling Keighley BD22 0NL	Prior notification for proposed change of use of agricultural building to residential use	Prior Approval Granted	21.09.2020
2020/21879/FUL	Chatsworth Settlement Trustees	Low Lane Embsay	Construction of agricultural access	Approve with Conditions	23.09.2020
2020/21948/AGRRES	Mr J Towler	Lodge Barn Lodge Lane Langcliffe Settle BD24 9LT	Prior approval notification for change of use of agricultural building to dwelling	Application Withdrawn	18.09.2020