

PLANNING COMMITTEE

1 September 2020

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

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

Apologies for absence were received from Councillors Handley, Morrell and Sutcliffe.

Ward Representatives : Councillor Moorby (2019/20611/FUL & 2019/21182/LBC) and Councillors Brown and Mulligan (2020/21468/FUL).

Start: 1.35pm

Finish: 4.25pm

Councillor Rose left the meeting at 3.21pm.

Councillor Heseltine left the meeting at 3.53pm.

A short comfort break was taken at 3.14pm.

The minutes of the 17th August 2020 were confirmed.

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DECLARATIONS OF INTEREST AND LOBBYING

a. Declarations of Interest

Members were invited to declare any interests in the business before the Committee. None were declared.

b. Lobbying

Application 2019/20611/FUL and 2019/21182/LBC – The Chairman and Councillors Brown, Lis, Place, Pringle, Shuttleworth and Welch indicated that they had been lobbied against the application. Councillor Ireton asked that it be recorded that he had received emails in relation to the application but they were neither for or against.

Application 2020/21468/FUL – Councillor Brown stated that he had been lobbied against the application.

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PUBLIC PARTICIPATION

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

Application 2020/20611/FUL:	Hellifield Parish Council Mr Stewart Weatherill (objector/for the objectors) Ms Fiona Tiplady, Rural Solutions (for the applicant)
Application 2020/21468/FUL:	Farnhill Parish Council Mr Elliot Exley (applicant)

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APPLICATIONS FOR PLANNING PERMISSION

a. Delegated Matters

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The Strategic Manager for Planning and Regeneration reported the following applications for planning permission which had been dealt with under delegated authority:

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

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

2019/21073/FUL Proposed demolition of existing buildings and re-development of site to accommodate Council Depot building and light industrial units, with access service areas and parking at the Locomotive Building, Engine Shed Lane, Skipton BD23 1UP. Approved with Conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

b. Applications

Permission Refused

Application 2019/20611/FUL part demolition and change of use of 'granary' buildings to create a holiday cottage (Use Class C3), glasshouse, extensions and alterations, parking and access and part demolition and change of use of 'granary' buildings to holiday cottage (Use Class C3), glasshouse, minor extensions and alterations, parking

and access at the Granary, Peel Green, Hellifield, Skipton, BD23 3LD - the Planning Manager to formulate appropriate reasons for refusal based on grounds of the harm to a complex of heritage buildings that include a Scheduled Ancient Monument exceeds any gain of the proposed development by virtue of its inappropriate size and design for the site. Further, ENV2 (part b) of the Local Plan is breached by a development of this scale and the harm cannot be managed by the imposition of additional conditions.

Application 2019/21182/LBC part demolition and change of use of ‘granary’ buildings to create a holiday cottage (Use Class C3), glasshouse, extensions and alterations, parking and access and part demolition and change of use of ‘granary’ buildings to holiday cottage (Use Class C3), glasshouse, minor extensions and alterations, parking and access at the Granary, Peel Green, Hellifield, Skipton, BD23 3LD – as a consequence of the above refusal, Members voted not to approve Listed Building Consent based on the above reasons.

2020/21468/FUL demolition of bungalow and the construction of two houses with associated parking areas (re-submission of application referenced 2018/19738/FUL) at Fairmount, Starkey Lane, Farnhill. BD20 9AW – the Planning Manager to formulate appropriate reasons for refusal based on grounds that the design of the proposed development is considered to represent an overdevelopment of the site, which will have an adverse impact on the privacy and amenity of neighbouring dwellings, and would cause considerable harm to Farnhill Conservation Area and as such the proposal is contrary to ENV3A, ENV3e and ENV2a of the Craven Local Plan and the guidance contained within the National Planning Policy Framework.

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PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of closed enforcement cases and new enforcement complaints registered in the period from 8th August 2020 to 20th August 2020.

Minutes for Decision

- None –

Chairman.