

PLANNING COMMITTEE

(Online meeting)

Monday, 23 November 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-rRiILmjUwg>

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 26 October 2020.
- 3. Public Participation** – In the event that any questions/statements are received or members of the public wish to ask questions or address the Committee **in respect of matters not appearing on this agenda**, the public participation session will proceed for a period of up to fifteen minutes.
- 4. Declarations of Interest** – All Members are invited to declare at this point any interests they have in items appearing on this agenda, including the nature of those interests.

(Note: Declarations should be in the form of:

a “**disclosable pecuniary interest**” under Appendix A to the Council's Code of Conduct, or “**other interests**” under Appendix B or under Paragraph 15 where a matter arises at the meeting which relates to a financial interest of a friend, relative or close associate.

A Member of Council who has a disclosable pecuniary interest must leave the room and not take part in the discussion or vote. When declaring interests under Appendix B or Paragraph 15 of the Code, Members must move to the public seating area, not vote, and speak only if members of the public are also allowed to speak at the meeting.)

5. Schedule of Plans – Attached. The schedule is comprised of the following:

- (a) Applications to be determined by the Committee.
- (b) Details of applications determined by officers under the Scheme of Delegation.
- (c) Enforcement - New complaints registered / complaints closed.

If Members have any queries regarding individual applications dealt with under the Scheme of Delegation, or if they have any queries regarding an enforcement matter, 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, 22 December 2020 at 1.30pm
(Note: An additional meeting may be arranged before this scheduled meeting.)

Agenda Contact Officer:

Vicky Davies, Senior Democratic Services Officer
E-mail: vdavies@cravendc.gov.uk
13 November 2020

Additional Information

The circulation of materials cannot be accepted during the meeting. Any additional information has to be submitted to the Case Officer in advance of the meeting by 12 Noon on the last working day before the meeting date.

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, if you have arrived late and need to tell us that you are present, or if you leave the meeting before it concludes.
- 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.

PLANNING COMMITTEE (on-line)

26th October 2020

Present – The Chairman (Councillor Brockbank) and Councillors Brown, Handley, Lis, Place, Pringle, Shuttleworth, Sutcliffe and Welch.

Also in attendance: Councillor Ireton.

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

Also in Attendance: Mrs Harriet Townsend of Counsel.

Apologies for absence were received from Councillors Heseltine, Morrell and Rose.

Ward Representative : Councillor Moorby.

Start: 1.35pm

Finish: 3.21pm

Councillor Place left the meeting at 2.30pm.

The minutes of the 5th October 2020 were confirmed.

PL.1001

HELLIFIELD FLASHES, PLANNING HISTORY AND ENFORCEMENT ISSUES

The Strategic Manager for Planning and Regeneration submitted a report presenting to Members Council's advice on the planning history and enforcement issues in respect of development at Hellifield Flashes. The report contained advice from Counsel and provided the opportunity for Members to ask questions thereon. It was not the occasion to consider or review the extant planning permissions on the site.

Counsel's advice was published on the Council's website and the public were invited to submit questions until the date of today's meeting which were considered by Counsel. In addition to this, the Planning Manager confirmed that he had notified the consultees from the last application, of Counsel's advice and only one response was received, having no questions or comments. Regarding the importation of material, the Planning Manager indicated that it had always been the intention to raise the site to be level with the A65 as in some parts there was a difference of 2 meters. The Environment Agency and the Council's enforcement officer had visited the site and would continue to monitor the situation.

Further points the Planning Manager made were that the Gallaber Flash was included in the adopted Craven Local Plan as a green space and that the Local Plan also identified extant heritage and education facilities to the South East of Gallaber Flash.

In concluding his report, the Planning Manager stated that Counsel's advice offered the opportunity of learning lessons for the future, in terms of improving administration around the process of environmental impact assessments and increasing transparency. He also took the opportunity to reassure Members that site monitoring would be pro-active rather than reactive and enforcement action would be taken if it was expedient and appropriate to do so.

Craven District Council had appointed Counsel (Mrs Harriet Townsend) to advise on certain planning issues which had been raised in relation to the planning history and allegedly unlawful development at Hellifield Flashes, specifically the outline 2003 permission and whether that permission should have been subject to an environmental impact assessment (EIA); whether the 2003 consent had been implemented and review the Council's approach to the enforcement of planning control at the site.

The Chairman introduced Mrs Harriet Townsend of Council whom established the brief she had been given and then continued to chronologically go through her advice as appended to the Strategic Manager for Planning and Regeneration's report and in response to questions she had received, clarified certain aspects of that advice.

The Ward Member for Hellifield, Councillor Chris Moorby was invited to speak to the Committee and he set out various concerns particularly the loss of wildlife and pleaded with the developer to give consideration to the local community who had enjoyed this haven of green space and wetland area where once about 2,000 lapwings nested, now there were none. He stated the importance of conservation and preservation of the site as one of a few areas of water in the Craven area that attracted many different and unusual species of birds, some being on the endangered list. Councillor Moorby felt most strongly that the levels could have been maintained without destroying the flash and it was clear that the developer wanted a lake which had now been done.

Counsel's brief included being asked whether the 2003 consent and/or the 2005 reserved matter approval should have been subject to an Environmental Impact Assessment (EIA). Her opinion was that whilst the Council erred in failing to subject the 2003 consent application to EIA an officer had expressed the view that a screening opinion should have been adopted, but it was impossible to second guess its result, or the outcome of the more rigorous assessment that (if appropriate) EIA would have been required. The fact that this occurred over more than 17 years ago and that the Local Planning Authority had acknowledged in 2013 that a legal error was made meant that there was very little (close to zero) prospect of a judicial review of the 2003 consent being successful. Therefore, whilst likely that an error or errors were made in 2002, Counsel did not think the 2003 consent was at any material risk of a successful challenge.

In relation to the 2005 reserved matters approval as to whether the terms of approval fell outside the scope of the authority delegated to the Head of Planning and Building Control, Counsel saw no possible basis for concluding that officers acted in excess of the authority given to them.

Regarding the implementation of the 2003 consent it was her opinion that there was permission for a car park in the North West area of the site and there was no legal requirement for the site of the reserved matters application to extend to the site identified in the 2003 consent for car parking. In her view there was a reasonable explanation of the issues surrounding the car park and levels of paths, roads and parking areas and there was no error of law by the Authority.

In response to a particular question raised around the reserved matters approval, in that permission regarding the retention of the wetland area as opposed to a lake still remained live by way of condition, Counsel had considered what the Committee meant when it distinguished wetland from "the creation of a lake" as she understood there to be suspicion that the applicant wished to turn the Gallaber Flash into a fishing lake, full all year round, with limited environmental interest.

In that context, Counsel believed that the Committee's objective had been to ensure that the Gallaber Flash would function as a wetland in a way that fostered the environmental interest of the site and its ephemeral characteristics. Generally speaking, it should be full in winter and dry in summer and that objective could be seen to have been shared fully by both the Environment Agency and English Nature as referred to in their letters.

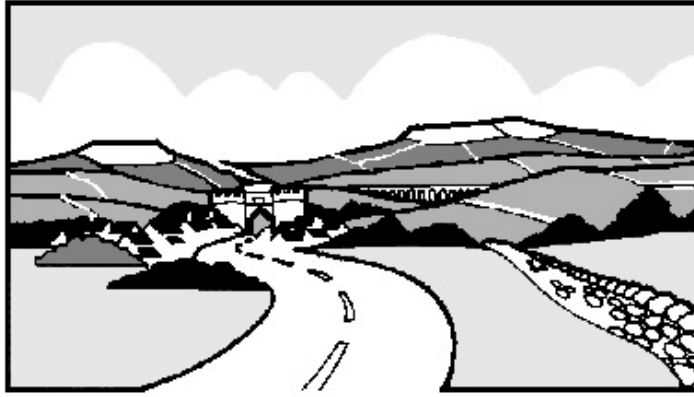
Members asked about the importation of material which was supposed to be used to level the site but it was felt that the area was just being used as a dumping ground with waste being brought in from other sites in Lancashire. Members were concerned about the lack of enforcement and whilst Mrs Townsend had sympathy, she was clear that Craven acting as the Local Planning Authority had to identify a breach and take appropriate action as necessary as it should be borne in mind that activity on site may be designed to deliver the proposed development (as yet unauthorised).

Resolved – That, Counsel's advice is received.

Minutes for Decision

- None –

Chairman.



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D I S T R I C T

PLANNING COMMITTEE AGENDA

DATE: 23rd November 2020

INDEX OF PLANNING APPLICATIONS

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REPORT TO PLANNING COMMITTEE ON 23rd November 2020

Application Number: 2019/20287/FUL

Proposal: Construction of 8 no. residential dwellings (resubmission of withdrawn application referenced 2018/19597/FUL)

Site Address: Land Off Back Gate Ingleton LA6 3BJ

On behalf of: Craven Barnfield Regeneration Ltd

Date Registered: 28th March 2019

Expiry Date: 23rd May 2019

EOT Date, if applicable: 30th July 2020

Case Officer: Andrea Muscroft

The application is referred to Planning Committee as the application has been made on behalf of the Council.

1. Site Description

- 1.1 The application site consists of 0.27 hectares of a public car park located southwest of the B6255 that runs through the town of Ingleton. The majority of the site has been allocated for residential development (ref: IN006) as designated in the Craven Local Plan 2012-2032.
- 1.2 A public footpath connects the site with the town centre which comprises of a range of facilities and services.
- 1.3 The site as outlined above has a generally flat topography which gently falls away to the east. The site boundaries consist of low level stone walls to the north east boundary, ball stopping wire fencing along the north west and south west boundaries.
- 1.4 To the north east and south west of the site are rows of traditional stone cottages with further dwellings to the east of the B6255 and beyond. The surrounding area consists of a mixture of detached, semi-detached and terrace dwellings of differing styles, ages and materials. Located to the south east of the site beyond Back Gate Road is Pan Well Cottage a Grade II Listed Building.
- 1.5 Beyond the north western boundary to the site is the local football and cricket ground. In addition, located partial beyond the southern boundary is a Multisport Pitch.
- 1.6 The site lies within Flood Zone 1 (low probability) on the Environment Agency (EA) flood map. The site also lies within the main built up area and designated conservation area of Ingleton.

2. Proposal

- 2.1 The current proposal is seeking full planning permission for the construction of four semi-detached dwellings with off street parking (total of 8 dwellings).
- 2.2 The proposed dwellings consist of 4 x two pairs of semi-detached dwellings with plots 1 – 4 providing 3-bedroom accommodation and plots 5 – 8 providing 2-bedroom accommodation.
- 2.3 The proposal would create a new access off the B6255 with a shared access road running through the site and provide 12 parking spaces.

- 2.4 The eastern stone boundary of the site would be retained, with additional retaining walls constructed to the rear garden amenity areas of plots 1 – 4. In addition, a new retaining wall is proposed to the east of plot 8. The existing mesh fence that runs along the northern boundary would be retained with a 12m green buffer area, enclosed by fencing located to the south of the existing mesh fence. The western boundary would also remain.
- 2.5 Pedestrian access paths to the Tennis Courts and the Cricket pitch would be maintained as well as the access to the Muga for maintenance.
- 2.6 The proposed boundary treatments to plots 5 – 8 would consist of 2m close boarded acoustic fencing. To the rear of plots 1 – 4 timber fencing would define the rear amenity areas. Located along the western boundary between the site and the Muga would be also be a 3m close boarded acoustic fence.
- 2.7 The proposed soft landscaping would include turfed areas to the private amenity areas of the dwellings, plus additional turfed area to the south of the site adjacent to the visitor parking area. In addition, these areas would also benefit from additional tree/shrub planting along the western, northern boundaries and to the front amenity areas of plots 1 – 4.
- 2.8 The 12m green buffer area located to the north of the site would be managed by a management company engaged by the Council.
- 2.9 The proposed dwellings would be constructed using random stone under a grey slate roof with gable ends rendered off white. Windows and doors would be set within stone surrounds.
3. Planning History
- 3.1 2018/18957/FUL – Construction of 6 no residential dwellings – Withdrawn July 2018.
- 3.2 2018/19597/FUL - Construction of 5 no. residential dwellings – Withdrawn January 2019.
4. Planning Policy Background
- 4.1 Craven Local Plan 2012 – 2032
- SD1: The presumption in favour of sustainable development.
 - SP1: Meeting the housing need.
 - SP3: Housing mix and density.
 - SP4: Spatial strategy and housing growth.
 - SP9: Strategy for Ingleton.
 - ENV2: Heritage.
 - ENV3: Good Design.
 - ENV4: Biodiversity.
 - ENV7: Land and air quality.
 - ENV8: Water resources, water quality and groundwater.
 - H2: Affordable Housing.
 - INF4: Parking provision.
- 4.2 National Policy
- The National Planning Policy Framework – NPPF (2019)
 - Planning Practice Guidance – PPG.
- 4.3 Other documents of relevance
- Ingleton Conservation Area Appraisal August 2016 (Draft)
 - PPG Air quality.

PPG Design: process and tools.

PPG Effective use of land.

PPG Water supply, wastewater and water quality.

5. Parish/Town Council Comments

5.1 **Ingleton Parish Council (8.5.2019):** Objections raised with regards the following issues:

Concern over the extreme height of the proposed fencing, and the hazards of parking spaces directly accessing onto Backgate.

It is felt that the proposed development does not fit with the surrounding environment.

Concerns raised at the resultant loss of parking to the village this development would entail.

5.2 **Officer Note:** It was noted during the site visit that both No. 1 Morton Terrace and Honey House which are located either side of the development both have vehicle access directly onto Backgate.

5.3 **Officer Note:** The revised scheme shows the parking to be contained within the application site.

5.4 **Ingleton Parish Council (4.2.2020):** Members object to the revised application on the following issues:

Highway traffic management system

Impact on sporting facilities

Responsibility for maintenance of fencing

Loss of trees.

6. Consultations

6.1 **CDC Contamination Officer (16.4.2019):** Due to the historical use of the application site the land has been identified as being at potential risk from the effects of contamination. For this reason, it the proposal is recommend for approval a condition should be imposed requiring a Phase I, II study report, Remediation Strategy and a Validation Report as necessary.

6.2 **CDC Contamination Officer (24.5.2019):** Previous comments dated 16th April still valid.

6.3 **CDC Environmental Officer (1.5.2019):** Comments in relation to the application – I have read the Nova Acoustics noise assessment dated 30/1/2019 that relates to the application site and agree with the following recommendations from the report and would like to recommend conditions on the grant of any approval ref the installation of acoustic fencing and mitigation measures, management of dust, sewage and clean topsoil.

6.4 **Officer Note:** Appropriate conditions will be applied, and officers will use these to help deliver an acceptable development. Furthermore, any works with regards to drainage would be required to comply with Regulation 7 of the Building Regulations 2010 of England and Wales and with section 106 of the Water Industry Act 1991.

6.5 **Strategic Housing Officer (9.11.2020):** The proposal is for 8 dwellings on the site of a Craven District Council owned car park at Backgate, Ingleton. The applicant is the Council's Joint Venture Company.

6.6 Under the adopted Local Plan (and national planning policy), there is a requirement for sites of 6 – 10 dwellings in Designated Rural Areas such as Ingleton to deliver affordable housing by way of a commuted sum (as opposed to on-site) and only where viable. Whether or not a contribution is viable must be evidenced by a viability appraisal submitted by the applicant and assessed by an independent RICS qualified surveyor on behalf of the LPA. In this instance Aspinall Verdi, authors of the whole plan viability, have carried out the assessment. The assessment considers costs (including land value) and values to ascertain whether a development scheme can meet policy requirements (including affordable housing) whilst delivering an appropriate land value for the landowner and standard industry profit for the developer.

- 6.7 Affordable housing commuted sums should be of broadly equivalent value to on-site provision. On brownfield sites the target is 25% - i.e. the commuted sum would represent the difference between the affordable housing transfer value and site specific market values applied to 25% of the dwelling numbers - in this instance 2 dwellings and circa £170,000k.
- 6.8 Aspinall Verdi concludes that there is no capacity for this scheme to generate an affordable housing commuted sum. This is due to high scheme development costs and relatively low end values.
- 6.9 As such, proposals are compliant with affordable housing policy (which requires provision only where viable) and supported by Housing.
- 6.10 **CDC Tree Officer (18.4.2019):** The trees highlighted for removal are not considered to be of high Arboricultural merit and could be easily replaced with good planting. The only area of potential concern is the position of the cricket ball protective fencing to trees outside of the application site. Therefore, if the proposal is recommended for approval it is recommend that a condition is imposed requiring any excavations works within the root to be undertaken by hand.
- 6.11 **CDC Tree Officer (27.2.2020):** Suggest a detailed landscaping condition is imposed should the application be granted planning permission.
- 6.12 **Historic England (31.1.2020):** Previous comments dated 11.9.2019 still valid.
- 6.13 **Historic England (11.9.2019):** On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.
- 6.14 It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.
- 6.15 **NYCC Highways (24.4.2019):** No objection to the proposal on highway safety grounds but recommend conditions are imposed in relation to construction requirements.
- 6.16 **Sport England (24.4.2019):** Submits a holding objection to the application as it does not accord with any of the exceptions to Sport England's Playing Fields Policy or with Paragraph 97 of the NPPF.
- 6.17 **Sport England (4.6.2019):** In light of the information provided SE maintains its holding objection to the application.
- 6.18 **Sport England (18.12.2019):** Buffer zone is acceptable and the proposed dwellings, gardens and access roads etc will not be at risk of ball strike. Please note ECB's comments ref the use of trees as ball mitigation. Details of how access to the buffer zone will be managed and made secure and how the management arrangements will be enforceable under the planning system.
- 6.19 **Sport England (31.1.2020):** No further comment to make on this particular application.
- 6.20 **Sport England (9.3.2020):** The layout has been amended to include a ball drop area that will have no public access and enclosed by a secure by design 2mtr fence to prevent unauthorised access. The area will be managed by a management company appointed by Craven District Council with access to the cricket club via a locked gate. Cricket Club will have access keys to enable collection of balls.
- 6.21 **United Utilities (21.04.2020):** In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. We request drainage conditions are attached to any subsequent approval to reflect the above approach detailed above
- 6.22 The above comments are a summary of comments received. To view comments in full please click on the link below:
- 6.23 <https://publicaccess.cravendc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PO74VIFK03K00>

7. Representations

7.1 Site Notice posted 5.4.2019 & 7.2.2020

7.2 Press Notice published 12.4.2019 & 31.1.2020

7.3 40 Neighbours notified 5.4.2019 & 31.1.2020

7.4 Responses received 104 (89 objections and 1 neutral comment)

7.5 Comments summarised below:

7.6 **Policy**

7.7 Conflicts with local plan

7.8 **Visual impact**

The proposed dwellings would tower over the cottages in Backgate.

Unsympathetic design

Removal of trees in conservation area

Over development

Proposed fencing would have an adverse impact on the visual amenity of the area.

Impact on conservation area and listed building.

Concern over the inclusion of a 11m fence between the site and the cricket pitch.

7.7 **Officer Note:** The 11m ball stopping fencing has been replaced by a 2m fence which is lower in height than the existing mesh fencing separating the site from the cricket pitch.

7.8 **Amenity**

Loss of privacy, natural light and increase noise nuisance.

Too close to adjoining properties.

Concern over the height of the acoustic fencing and request it is reduced to 2m in height in terms of loss of light and obscure views.

Proposed boundary fencing would have the potential to devalue house prices.

7.9 **Officer Note:** These concerns are outside of the scope of this application and therefore does not form a material planning consideration.

7.10 **Highway**

Concern over pedestrian safety and vehicles reverse onto highway.

7.11 **Officer Note:** It was noted that several properties have vehicle access directly onto Backgate including properties adjacent to the application site. The current scheme does not include vehicles reversing onto the highway.

Concern over the loss of overnight Lorry Parking.

Concern ref increase of on street parking.

Contradictory information ref the proposed access.

7.12 **Officer Note:** The Council's Property Department confirm that any lorry's parked on the land overnight was not authorised and contrary to the rules and regulations of the car park.

7.13 **Officer Note:** The Council's Property Department have confirmed that there are enough official overnight lorry parks located within nearby industrial estates.

Loss of the car park would result in increase on street parking with residents struggling to park outside of their properties.

- 7.14 **Officer Note:** CDC Property have confirmed that there is replacement parking available at the Ingleton Community Car Park which provides 161 parking spaces.
- Where will visitors of the Gala park.
- The Ambulance users use the car park to gain easy access to the station.
- 7.15 **Impact on trees**
- Concern about the potential impact of the fencing and its proximity to the lime trees, especially with regards to pruning. Can it be assumed that the contractor will design and implement a maintenance plan that will ensure that these trees are not damaged.
- 7.17 **Officer Note:** As set out in the report any works within the tree root protection area would be hand dug to British Standard 5837 (2012). Furthermore, the proposed fence would be located approximately 12m from the protected trees and thus the proposal would not impact on the maintenance or management of protected trees.
- Concern over the number of trees identified for removal
- 7.18 **Other issues.**
- Request clarification ref the NE boundary which appears to differ on the plans to the existing boundary fence.
- Concern that the existing access to the Multi-Use Games Area is not to be maintained.
- 7.19 **Officer Note:** Submitted drawings shows the retained access to the Multi-Use Games Area.
- Concern that the proposed fence would be to the psychological detriment to the users of the Multi-use games area.
- Can confirmation be provided that the proposed fencing will be such that the noise and light pollution form the MUGA would be suppressed to a level that would be acceptable to the local environmental health authority.
- 7.20 **Officer Note:** CDC Environmental Officer has reviewed the submitted information and are confident that the use of acoustic fencing and measures would ensure no noise nuisance occurred. To ensure the implementation of the recommendations with acoustic report conditions have been proposed.
- The car park is convenient for disabled and elderly to park and watch the sports.
- Local services and community facilities such as the school would be unable to take additional children from the development.
- Details appear vague ... gardens, trees/hedges being removed/public right of way/foul sewerage?
- Ingleton need affordable housing not more expensive properties ready to be turned into holiday lets.
- 7.21 **Officer Note:** These concerns are outside of the scope of this application and therefore does not form a material planning consideration.
- Concern that the right of way used for the mountain race associated with Ingleton Gala will be lost.
- 7.22 **Officer Note:** Submitted drawings shows a retained access to the cricket pitch.
- No jobs in Ingleton.
- 7.23 **Officer Note:** These concerns are outside of the scope of this application and therefore does not form a material planning consideration.
- No pedestrian access to the cricket field.
- 7.24 **Officer Note:** Submitted drawings shows the retained access to the cricket pitch.

General dislike of proposal.

7.25 **Officer Note:** This is not a material planning consideration

Site would be suitable for vehicle charge points.

Proposal would have an adverse impact on tourist and the businesses in the village as visitors struggle to park.

How will surface water be managed.

Impact on local ecology.

Increase in pollution.

No need for housing.

Plans do not take account of any surface or sewage drainage.

Impact negatively on the health and welfare of the residents.

7.24 **Non-related planning comments**

Extra parking would be more beneficial to the village

Problems parking private vehicle

Affect the value of properties

7.25 **General observations**

Can consideration be given to ensure the access does not impeded the accessing and egressing of the Ambulance Station.

Other land owned by the Council could be used.

Suggest any replacement trees are a variety that will not exceed the height of the existing fence.

Planning granted on old council yard but building has not yet started so why build more houses when houses not completed.

7.26 **Officer Note:** The completion of this site is outside of the control of the Council, although it is noted that a start has been made on this site with the construction of dwellings to the far end of the site.

8. Summary of Principal Planning Issues

8.24 Having regard to the relevant national and local planning policies, the site's designation within the CDLP, the representations received, and the nature of the development applied for, it is considered that the main issues in this case are:

The principle of development.

Affordable Housing Provision.

The visual impact of development on the surrounding heritage assets.

Scale of proposed development in street scene

Design and layout of proposed development

Density

The impact of the development on neighbouring properties.

The impact of the development on highway safety.

The impact of the development on existing trees.

Biodiversity

Drainage

Sustainable Design and Construction

Other issues.

9. Analysis

9.1 **Policy Background**

9.2 The application site has been designated by Policy SP9 of the Craven Local Plan to 2032.

9.3 The CDLP sets the development needs for the district in the Plan period in Policies SP4 and SP9. Policy SP9 confirms that Ingleton is a Local Service Centre consisting of a tourist and employment centre, although it identifies that the village centre is struggling for vitality. Therefore, a proportionate level of growth is directed towards Ingleton to bolster its role and function as a local service centre. This policy sets the context for the principle of residential development on this site.

9.4 Policy SP5 sets out a series of design criteria for new development. The policies relating to density and mix of development and policies relating to securing affordable off site provision. There are also various policies associated with the delivery of development and other key material considerations for a scheme of this nature which will be referred to where relevant in the remainder of this report

9.5 **Principle of development.**

9.6 The site lies within the main built up area of Ingleton and for the majority is currently used for vehicle parking, and as such, Policy SP4 is of relevance. This policy seeks to deliver the spatial strategy of the plan over the plan period 2012 to 2032. This will be achieved by:-

Directing a proportionate level of growth to Glusburn/Cross Hills, Gargrave and Ingleton to underpin their roles as Tier 3 settlements.

9.7 Policy SP9 aims that a proportionate level of growth is directed towards Ingleton to bolster its' role and function as a local service centre, and provision is made via a number of allocated sites of which this is one of them (ref: IN006). In addition, the re-use of this site would accord with criteria b) of policy ENV7 which seeks to re-use previously developed land of low environmental value.

9.8 As stated above the majority of the site has been identified within the local plan for residential development. Therefore, the redevelopment of this allocated site for residential is considered acceptable.

9.9 Whilst, the proposal also includes land beyond the allocation site consisting of grassed areas fronting onto the B6255, SP4 criteria H) is supportive of additional housing growth on non-allocated land for housing subject to meeting other relevant local plan policies. Therefore, the proposal is not considered contrary to the requirements of SP4 criteria H.

9.10 As a consequence, the proposal which includes both allocated and non-allocated land for residential development is considered acceptable, subject to compliance with other relevant local plan policies and guidance contained within the NPPF.

9.11 **Affordable Housing.**

9.12 The NPPF refers to the social dimension of sustainable development and the need to provide a supply of housing to meet the needs of present and future generations. It goes on to state that local authorities should plan for a mix of housing based on the needs of different groups in the community and identify the size, type, tenure and range of housing that is required in different locations.

9.13 Policy H2 of the LP seeks an off-site affordable housing contribution at a minimum rate of 25% for schemes involving brownfield sites located in designated rural areas.

9.14 A viability case was submitted by the applicant. The viability information provided by the developer has been independently assessed by Aspinall Verdi who have confirmed that it would not be viable for the development to provide any off-site affordable housing contributions due to high scheme development costs and relatively low-end values. The Strategic Housing Officer has provided comments in support of the proposal following the assessment. The proposal is therefore policy compliant.

- 9.15 **Visual Impact of development on the surrounding area and designated heritage assets.**
- 9.16 Policy ENV2 seeks to ensure that Craven’s historic environment is conserved or enhanced and its potential is fully exploited. Broadly, this means conserving those elements that contribute most to the District’s distinctive character and sense of place; ensuring that proposals affecting heritage assets conserve those elements which contribute to the significance of the assets in line with their importance; supporting proposals that preserve or enhance the character or appearance of Conservation Areas; and supporting proposals that help to secure a sustainable future for heritage assets.
- 9.17 Policy ENV3 also seeks to ensure that growth in Craven results in positive change, which benefits the local economy, environment and quality of life, including health and wellbeing. This will be achieved by following the general design principles set out in broad terms below:
- a) Development should respond to the context;
 - b) Designs should respect the form of existing and surrounding buildings.
- 9.18 Also, of relevance is Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 which imposes a statutory duty on LPA’s to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 9.19 The Council’s Ingleton Conservation Area Appraisal dated August 2016 does not identify this site as contributing to the character/appearance of the conservation area.
- 9.20 The application relates to the redevelopment on an existing car park located off Back Gate and grassed areas fronting onto the B6255 located within the conservation area of Ingleton with a Grade II listed building located within the surrounding area.
- 9.21 **Scale of proposed development in streetscene**
- 9.22 The proposal seeks to construct 2 pairs of semi-detached dwellings fronting onto the B6255 and 2 pairs of semi-detached dwellings to the rear. The rear dwellings would be set behind with a backdrop of protected trees to the east and the proposed green buffer to the north. This means that these dwellings would not have a great impact on the street scene when viewed from the B6255. The 2 pairs of semi-detached dwellings would follow the building line of adjacent dwellings and thus would change the appearance of the site within the streetscene, but the key test is whether that change is a harmful one, and it is officer’s view that it is not as follows:
- 9.23 The excavation of the grassed areas means that the highest point of the roof ridge is only marginally above the height of the ridge of the dwellings adjacent to the site, so these dwellings would not appear to dominate the adjacent dwellings or the wider streetscene.
- 9.24 Whilst the proposed dwellings following the building line, they retain a 2m distance from the footpath which is considered to be an appropriate separation.
- 9.25 The proposed acoustic fencing and the ball stopping fencing location along the western boundary and to the north of the site due to the design and use of materials would not have an unacceptable impact on the visual amenity of the area.
- 9.26 The width of the dwellings is domestic in its scale and thus the proposed dwellings would not appear overly bulky. In addition, the proposed porches and the use of traditional materials would help to break up its appearance.
- 9.27 Accordingly, it is considered that the proposal meets the requirements of Policies ENV2 & ENV3 with respect to scale of the development relating well to its surrounding context and would not result in any unacceptable harm to the designated conservation area or to the setting and significance of the nearby Grade II listed building.

9.28 **Design and layout of proposed development**

9.29 The existing site consists of a sprawling area of tarmac that is functional and does not provide any particular positive qualities to the character of the area. In contrast the grassed areas do provide some positive qualities to the character of the area.

9.30 The proposed dwellings fronting onto the B6255 are of a traditional design which follows a similar style to adjacent dwellings thus these dwellings would not contrast unduly with the character of the surrounding area or designated conservation area.

9.31 Notwithstanding that the dwellings to the rear would be of a more modern design the style of these dwellings have incorporated features present within the surrounding area and thus these dwelling are considered to be well designed and would not result in any visual harm to the character of the surrounding area or designated conservation area. Similarly, the proposal would not have an adverse impact on the setting or significance of the nearby Grade II listed building.

9.32 To the north of the development would be an area of enclosed communal land with additional tree planting proposed that would also act as a buffer between the cricket grounds and the proposed dwellings. In addition, located along the western side would be additional tree planting with each property having a front amenity area and a private rear amenity grassed areas with the dwellings fronting onto the B6255 front amenity areas enclosed by a traditional stone boundary wall.

9.33 The relocation of the access on the frontage would not be a significant change, and its function as connecting the site with the existing highway network would not result in any unacceptable visual harm to the character of the surrounding area or designated conservation area.

9.34 In terms of layout, the proposal has been designed to encourage walking to access local facilities and services and is within close proximity to national and local cycle routes.

9.35 Accordingly, it is considered that the proposal meets the requirements of policies ENV2, ENV3 & criteria e) of ENV7 with respect to the design of the development relating to its surrounding context.

9.36 **Density**

9.37 Policy SP3 requires: that new housing developments ensure that land is used in an effective and efficient manner to address local housing needs, although criteria c) also highlights that a LPA will be flexible in its requirements for mix and density. The policy then suggests a minimum density of 32 dwellings per hectare should be applied. In this case the application site has an area of approximately 0.27h, and so with a scheme for 8 dwellings the density of development is acceptable.

9.38 Policy SP3 also makes reference to the mix of bedroom sizes in new residential developments and promotes the provision of smaller units to meet the identified demand and shortfall of such accommodation. With this scheme providing two and three-bedroom properties it satisfies the policy objective.

9.39 Accordingly, it is considered that the proposal meets the requirements of policy SP3 with respect to density and mix.

9.40 In conclusion, it is considered that the proposed development accords with the requirements of the local plan policies, guidance contained within the NPPF and the statutory duties outlined in the LBCA 1990.

9.41 **Impact of development on residential amenity**

9.42 Policy ENV3 criterion e) & f) requires that the amenity of neighbouring properties are not adversely affected by development and that a good standard of amenity for future occupants is provided.

9.43 Paragraph 127 (f) states that planning decisions should create places that are safe, inclusive with a high standard of amenity for existing and future users.

9.44 The nearest dwelling to the application site has been identified as Honey House a two storey detached dwelling located to the east of the site. The nearest part of the main building is set

approximately 10m from the side gable of plot 8. This gable features some 1st floor windows that face across towards the application site.

- 9.45 The proposed development would sit alongside Honey House which would see the proposed dwelling set approximately 4m from the boundary with this property. This means that the prominent conifer hedge that currently runs along this boundary within the application site will be removed and the proposed dwelling would be visible from the side windows of this property, although some views at ground floor level would be obstructed by an existing garage located along the boundary with the site.
- 9.46 The proposed dwelling (Plot 8) would sit alongside of Honey House, and so would represent a typical relationship where buildings sit alongside of another. The first floor windows would maintain a generally open outlook across towards the application site, and the amenity in the rear garden area will not be significantly affected by the development due to the existing use of this area being compromised by the dense conifer hedge which currently runs along this boundary to a height in excess of 3m and the separation of the proposed dwellings from this area.
- 9.47 With regards to privacy, the side elevation of plot 8 with the exception of a secondary window at ground floor level would be devoid of window openings. The position of this window would face the side elevation of the Honey House which is devoid of any window/door openings. It is therefore considered that the occupants of this property would not experience any unacceptable loss of privacy.
- 9.48 Windows are proposed to the rear elevations of plots 5 – 8. However, these window/door openings are directed over the side blank gable and the rear amenity areas of plots 1 – 4 and would have no direct views of habitable rooms of the proposed dwellings. Similarly, due to the separation distance and the orientation the proposed window/door openings to the front elevations would not result in any unacceptable loss of privacy to the occupants of dwellings to the south of the B6255
- 9.49 Plots 1 – 4 would also have windows/doors opening facing towards the rear amenity areas of properties to the east of the site. However, due to changes in topography the views from the ground floor level would be restricted by existing boundary treatments. Similarly, the existing trees located to the rear of proposed plots 2 – 4 would also restrict views between the proposed dwellings and the existing rear amenity garden areas of properties to the east of the site.
- 9.50 The next nearest dwelling to the application site is No. 1 The Terrace which is located to the south west of the site at a separation distance of approximately 16m. It is considered that the separation distance combined with the orientation that the occupants of this property would also not experience any unacceptable loss of privacy or amenity arising from the development.
- 9.51 Plots 1 to 4 would be located approximately 22m from the Multisport pitch with intervening off street parking. It is therefore considered that the users of the multisport pitch would not experience any unacceptable loss of privacy. It is acknowledged that due to the nature of the multisport pitch concerns have been raised with regards to noise nuisance. To address these concerns a 3m acoustic fence is proposed along the boundary with the pitch, plus acoustic fencing along the boundary with plot 5. In addition, dwellings would be engineered so the dB levels within the residential buildings adhere to BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings. CDC Environmental Health Officer have reviewed the information and has not objected to the proposal.
- 9.52 Concerns have been expressed reference noise nuisance and whilst this is acknowledged in officer's opinion it is considered that the altered noise levels would be unlikely to exceed a level that would affect neighbour's reasonable enjoyment of their properties or private amenity areas.
- 9.53 With regards to the amenity of future occupants of the site it is considered that there is sufficient living accommodation to meet the needs of future residents. In addition, the separation distances between proposed properties is sufficient to ensure that no future occupants experience any unacceptable loss of privacy.

- 9.54 Accordingly, it is considered that the proposal meets the requirements of policy ENV3 with respect to amenity for existing and future occupants.
- 9.55 In conclusion, it is considered that the proposed development does not give rise to any unacceptable loss of privacy or amenity and thus accords with the requirements of the local plan policies and guidance contained within the NPPF.
- 9.56 **Highway issues**
- 9.57 **Access and parking arrangements.**
- 9.58 Policy INF4 seeks to ensure that new development provides the proper provision and management of parking for cars and other vehicles.
- 9.59 Policy INF7 also seeks to provide sustainable transport modes. Criterion b) is of relevance as the policy aims to achieve this by maintaining a pattern of growth which reflects the spatial strategy and settlement hierarchy set out in policy SP4 of the Local Plan.
- 9.60 As outlined previously, the site is an allocated site for residential development located in a Tier 3 settlement and as such the proposal accords with criteria b) of policy INF7.
- 9.61 The existing car park is accessed directly off the B6255. The proposal is to relocate the access closer to the western boundary of the site and provide 12 off street parking spaces. The level of proposed parking meets the NYCC Highway Interim Parking Guidance and thus complies with policy INF4.
- 9.62 NYCC Highways have been consulted and have confirmed the proposed visibility from the site is acceptable. In addition, they have recommended several conditions to ensure that the proposed access is properly delivered with a suitable detailed design and construction.
- 9.63 Accordingly, it is considered that the proposal meets the requirements of policies INF4 & INF7 with respect to parking arrangements and sustainable transport modes.
- 9.64 In conclusion, it is considered that the proposal would provide a safe and suitable means of access to the site which would not give rise to a serve residual cumulative impact on the capacity of the surrounding highway network. Furthermore, the internal road layout would provide safe movement of vehicles through the site with a suitable level of parking provision provided to ensure that the development would not have an adverse impact on highway safety. It therefore accords with the requirements of Policies INF4 & INF7 of the Local Plan and guidance contained within the NPPF.
- 9.65 **Impact of development on protected trees**
- 9.66 The proposal would require the removal of some of the trees from the site. However, the Council's tree officer has undertaken an inspection and considers that the trees identified for removal are not to be of high arboricultural merit worthy of a tree preservation order and has not objected to the removal of these trees.
- 9.67 To compensate for the loss of these trees the revised scheme includes replacement tree planting as detailed on the proposal landscaping plan. It is considered that this can be managed by appropriate condition should planning permission be granted. In addition, to reduce any pressure on the protected root system of the Lime trees located outside of the site a green buffer zone to proposed to the south of the north boundary would be created.
- 9.68 In conclusion, it is considered that the proposal would not adversely impact on the protected trees to warrant a withhold of consent.
- 9.69 **Biodiversity**
- 9.70 Policy ENV4 seeks where possible improvements in biodiversity on both allocated and non-allocated sites.
- 9.71 The application site does not lie within or close to a designated site and consists of a large expansive area of tarmac with two areas of grassed land to the east and south of the site. The

proposal would see the loss of the grassed areas fronting onto the B6255 and therefore it is necessary to assess whether the proposal would provide any net gain.

- 9.72 The Craven Biodiversity Action Plan does not identify any protected species present on the site, and this is confirmed via Natural England's online database.
- 9.73 The proposal includes the creation of a green buffer to the north of the site that would contain a range of trees and shrubs, tree planting to an area located adjacent to the eastern boundary, and the creation of large grassed area to the rear of the dwelling which for two of the plots would also include existing trees.
- 9.74 Based on the Biodiversity tool kit the proposal enhancement measures would result in a net gain and thus are supported. It is therefore recommended that a landscaping condition is required detailing the native species planting and the subsequent management. This condition is considered to be reasonable and necessary.
- 9.75 In conclusion, it is considered that the proposal would provide necessary biodiversity net gains and thus complies with the requirements of policy ENV4 and guidance contained within the NPPF.
- 9.76 **Drainage**
- 9.77 The site is located in Flood Zone 1 so is at the lowest risk of flooding. Whilst, the site for the majority has been previously development with the existing car park, it is considered that the proposal would result in a decrease in the level of hard standing, so the potential rate of any surface water run-off from the roofs and parking areas would be lower than currently experienced. In addition, the use of permeable surfaces within the site would enable water to seep through and thus further reducing pollutants/impurities and surface water flooding.
- 9.78 With regards to foul water drainage, the site is conveniently located for the sewer network and so it is not considered that there are any concerns over this aspect of the sites drainage.
- 9.79 In conclusion, it is considered that the proposal is acceptable in terms of drainage and includes sustainable features and thus accords with the guidance contained within the NPPF.
- 9.80 **Sustainable Design and Construction**
- 9.81 Policy ENV3, criteria t) requires that new dwellings contribute towards dealing with climate change, including opportunities to reduce energy use, water use, carbon emissions and to minimise waste.
- 9.82 Historically this could be achieved by developments being constructed to a minimum level 4 for Sustainable Homes or the equivalent code. However, the Government has withdrawn the Code for Sustainable Homes and as such, Part L of Building Regs effectively requires the equivalent energy efficiency as a Code Level 4 for Sustainable Homes.
- 9.83 The developer has provided a detailed sustainability report which outlines the steps to minimise energy and water consumption. This includes the provision of electric vehicle charging points, timber framed construction, a high level of thermal installation and air tightness to reduce heat loss. Appliances will be energy efficient and water consumption shall be reduced using appropriate fittings.
- 9.84 As such, the proposed development would be constructed in accordance with Breeam standards (e.g. sustainability assessment of building and enhancing site ecology) and building control regulations (e.g. Part L Sustainable development). The proposal therefore complies with criteria t) of ENV3.
- 9.85 It is acknowledged the Council desire to become Carbon Neutral by 2030 – 20 years ahead of the Government's target. However, policies within the Local Plan do not require developments to be carbon neutral and thus to withhold consent on the basis that a development is not carbon neutral could not be defensible at appeal.

9.86 **Other issues**

9.87 The proposal would take the necessary remediation steps should contamination be identified on the site; this approach is supported by criteria c) of Policies ENV7. As a consequence, of any remediation steps the proposal would protect surface and groundwater from potential pollution and thus the proposal would comply with criteria e) of policy ENV8.

9.88 **Planning Balance and Conclusion**

9.89 The application relates to the redevelopment of an existing car park which lies within the development limits and conservation area of Ingleton and an area of grass land that fronts onto the B6255.

9.90 It is accepted that the proposal would result in the loss of an existing car park and the grass land fronting onto the B6255, however, it is considered that there is sufficient car parking facilities available within Ingleton with the Community Centre Car Park providing 118 parking spaces.

9.91 The proposal in terms of design, scale and appearance would achieve a form of development that would not result in any unacceptable harm to the surrounding conservation area and existing street scene nor on the setting and significance of the nearby listed building.

9.92 The proposal would create a new access and provide off street parking for the occupants of the dwellings and maintain pedestrian access to the sporting facilities located adjacent to the site. The proposal would also maintain the vehicle access to the MUGA.

9.93 On balance, it is considered that any adverse impact arising in terms of restricted access to the cricket grounds from Backgate and changes to the street scene would not significantly and demonstrably outweigh the schemes benefits in providing new housing. Accordingly, the proposal is considered to represent sustainable development accordance with relevant policies contained within the Local Plan and the aims and objectives of the NPPF.

10. Recommendation

Approval subject to the following conditions.

Conditions

Time Limit for Commencement

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

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

Approved Plans

2 This permission relates to the following plans and documents:

A1719-LIB-03-ZZ-XX-AE 20 001 A Plots 1 to 4 elevations
A1719-LIB-01-ZZ-XX-AE 20 003 A Plots 1 to 4 floor plans
A1719-LIB-03-ZZ-XX-AL 20 002 A Plots 5 & 8
A1719-LIB-01-ZZ-XX-AL 20 004 A Plots 5 & 8
A1719-LIB-XX-00-XX-AL 90 005 CI Site Plan
A1719-LIB-XX-00-XX-AL- 90-005 N Site Plan
A1719-LIB-XX-XX-XX-AS 90 006 Site Section Plan
A17-19-LIB-S1-01-ZZ-LL-P2-001 Location Plan
008C Landscaping plan
010D Site Demise Plan

011C Site Layout with full topography
012B Sections E and F
013B Sections G and H
015B Proposed boundary treatments
10/Ap/19 - Road Layout

Noise Assessment and NPV of Acoustic Barrier
Lighting Assessment
Design and Access Statement
Planning and Heritage Statement

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings or where alternative details (reports) have been subsequently approved following an application for a non-material amendment.

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

Before you Commence Development

- 3 No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:
- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
 - (iii) A timetable for its implementation.
- The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.
- Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.
- 4 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal
- Reason: To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety and to accord with guidance contained within the National Planning Policy Framework.
- 5 Prior to the commencement of the development, the developer shall submit a Dust Management Plan in writing for approval of the Local Planning Authority. The Dust Management Plan should identify all areas of the site and the site operations where dust may be generated and further identify control

measures to ensure that dust does not travel beyond the site boundary. Once in place, all identified measures shall be implemented, retained and maintained for the duration of the approved use.

Reason: To safeguard the living conditions of nearby residents particularly with regard to the effects of dust and to accord with guidance contained within the National Planning Policy Framework.

- 6 The development hereby approved shall not commence until actual or potential land contamination at the site has been investigated and a Phase I desk study report has been submitted to and approved in writing by the local planning authority.

The Phase 1 desk study report shall be prepared in accordance with current best practice.

ii) In the event that the Phase 1 desk study report identifies a need for further intrusive investigation then the development hereby approved shall not commence until a Phase II intrusive site investigation report has been submitted to and approved in writing by the local planning authority.

The Phase II Intrusive Site Investigation report shall be prepared in accordance with current best practice.

iii) Should the need for remediation be recommended in the Phase II Intrusive Site Investigation report, the development hereby approved shall not commence until a Remediation Strategy has been submitted to, and approved in writing by, the local planning authority.

The Remediation Strategy shall be prepared in accordance with current best practice.

The approved remediation measures shall be implemented in accordance with the agreed timescales set out in the approved Remediation Strategy.

iv) In the event that remediation is unable to proceed in accordance with an approved Remediation Strategy or unexpected significant contamination is encountered at any stage of the process, the local planning authority shall be notified in writing immediately. Revisions to the Remediation Strategy shall be submitted to, and approved in writing by, the local planning authority. Works shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Following completion of the measures identified in the approved Remediation Strategy, a Validation Report shall be prepared and submitted to, and approved in writing, by the Local Planning Authority. The submission of the Validation Report shall be undertaken within the approved timescales.

The Validation Report shall be prepared in accordance with current best practice.

The site shall not be brought into use until such time as all the validation data has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that actual or potential land contamination at the site has been investigated and that any associated environmental risks have been assessed and mitigated against in an appropriate and effective manner and to accord with guidance contained within the National Planning Policy Framework.

- 7 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) The access shall be formed with 4 metre radius kerbs, to give a minimum carriageway width of 5.5metres, and that part of the access road extending 15 metres into the site shall be constructed to a standard approved by the Highway Authority.
- (iii) The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- (iv) That part of the access(es) extending 20 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 20.
- (v) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway (or vice-versa) shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority, and maintained thereafter to prevent such discharges.
- (vi) The final surfacing of any private access within 20 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.
- (vii) Provision of tactile paving both sides of the entry radius in accordance with the current Government guidance. All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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 and to accord with guidance contained within the National Planning Policy Framework.

During Building Works

- 8 No mechanical excavation of land shall take place beneath the canopies of protected trees within/overhanging the site. All excavation for those parts of the development located beneath the canopies of the abovementioned trees shall be carried out by hand to British Standard 5837 (2012). If any roots are uncovered the Council must be notified and Arboricultural advice sought to the satisfaction of Craven District Council.

Reason: In the interest of the health and retention of trees which provide high amenity value and to accord with policy ENV3 of the Craven Local Plan and guidance contained within the National Planning Policy Framework.

- 9 No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- (i) separate systems for the disposal of foul and surface water;
- (ii) details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer, including provisions to ensure that the post-development discharge rate does not exceed the pre-development rate (incorporating an appropriate allowance for climate change);

The scheme shall be implemented in accordance with the duly approved details before any of the 9 dwellings are first occupied, and shall be maintained and managed as such thereafter.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the National Planning Policy Framework.

- 10 Notwithstanding any details shown on the approved plans of this permission, within 3 months of development first taking place details of the siting, height, design, materials and finish of all boundary treatments to the site shall be submitted to and approved in writing by the Local Planning Authority. The duly approved boundary treatments shall be constructed in full accordance with the approved details before the building hereby approved is first occupied, and shall be retained as such thereafter.

Reason: In the interests of site security and to ensure a satisfactory relationship with the character of surrounding buildings and the street scene in accordance with policies ENV2 & ENV3 of the Craven Local Plan and with the National Planning Policy Framework.

- 11 The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellings.

Reason: To reduce the risk of flooding and pollution and increase the levels of sustainability of the development and to accord with policy ENV6 of the Craven Local Plan and with the National Planning Policy Framework.

- 12 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, within three months of development first taking place a scheme for the construction of all hard surfaced areas of the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the design, construction (including sub layers and surfacing materials) and drainage of all hard surfaced areas, and a timetable for their provision. The hard surfaced areas shall thereafter be delivered in accordance with the duly approved scheme and the timetable contained therein.

Reason: In order to ensure satisfactory treatment of hard surfaced areas and a satisfactory standard of engineering works in the interests of visual amenity in accordance with policies ENV2 & ENV3 of the Craven Local Plan and with the National Planning Policy Framework.

- 13 Notwithstanding any description of materials in the application, no above ground works shall take place until full details of all materials to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: To ensure use of appropriate materials which are sympathetic to the character of the rural area and the site's surroundings in the interests of visual amenity in accordance with the requirements of Craven Local Plan policies ENV2 & ENV3 and within the National Planning Policy Framework.

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

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Craven Local Plan Policy ENV3 and the National Planning Policy Framework

- 15 The 3 meter closed board acoustic fence at the south western perimeter of the site as shown in appendix C of the report must be installed.
2 meter high closed board acoustic fences must be installed around the perimeters of the gardens as shown in Appendix C of the report.
All fences must have no holes or gaps and have a minimum density of 10kgm²
A recommendation in the report is also to specify an acoustically treated alternative ventilation strategy, such as acoustic trickle vents or acoustic through wall ventilation. After considering noise levels from

shouting, refs whistles, ball impact on the fence etc, I conclude that another condition must be that the applicant installs mechanical ventilation on all property facades highlighted on the attached document where windows are fitted which serve living rooms and bedrooms.

Reason: To safeguard the living conditions of future occupants of the proposed properties, particularly with regard to the effects of noise and to accord policy ENV3 of the Craven Local Plan and with guidance contained within the National Planning Policy Framework.

Before the Development is Occupied

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

Reason: To provide for adequate and satisfactory provision of off street accommodation for vehicles in the interest of safety and the general amenity of the development and to accord with policy INF4 of the Craven Local Plan and the National Planning Policy Framework.

- 17 Notwithstanding the plans approved under condition 2 (Approved Plans) of this permission, details for the improved biodiversity shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented in their entirety prior to the occupation of the dwellings and shall thereafter be retained.

Reason: To ensure an improvement to the environment to accord with policies ENV4 of the Craven Local Plan and the requirements of the NPPF.

- 18 Prior to the occupation of the hereby approved dwellings an Energy Statement shall be submitted to and approved in writing by the planning authority. The Energy Statement shall include the following items:

- a) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
- b) Calculations using the SAP or SBEM methods which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with Policy ENV3 of the Craven Local Plan.

The development shall not be occupied unless it has been constructed in full accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and fully operational thereafter.

Reason: To ensure this development complies with the on-site carbon reductions required in Policy ENV3 of the Craven Local Plan and the National Planning Policy Framework

Ongoing Conditions

- 19 Notwithstanding the provision of any Town and Country Planning (General Permitted Development) (England) Order 2015 for the time being in force, the areas shown on A1719-LIB-XX-00-XX-AL-90-005-B for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Reason: To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development and to accord with policy INF4 of the Craven Local Plan and with the National Planning Policy Framework

Informatives

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

The applicant is advised to undertake early engagement with telecommunication providers to ensure the development benefits from the highest quality broadband connectivity available. Lead times for the provision of broadband services can be in excess of 9 months prior to occupation of the first dwelling.

The District Council has produced a document, "Broadband Connectivity for New Developments in Craven - A Briefing Note for Developers" which provides a general introduction to broadband connectivity in the District. The briefing note is available by emailing edu@cravenc.gov.uk or can be downloaded from the District Council website.

3. Charging Points

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

4. The applicant can discuss any of the above with Developer Engineer, Josephine Wong, by email at wastewaterdeveloperservices@uuplc.co.uk.

Please note, United Utilities are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for Adoption and United Utilities' Asset Standards. The detailed layout should be prepared with consideration of what is necessary to secure a development to an adoptable standard. This is important as drainage design can be a key determining factor of site levels and layout. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities.

Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

Management and Maintenance of Sustainable Drainage Systems Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. As a provider of wastewater services, we believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in their Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development.

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for.

To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at DeveloperServicesWater@uuplc.co.uk.

Please note, all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

United Utilities' Property, Assets and Infrastructure. A public sewer crosses this site and we may not permit building over it. We will require an access strip width of six metres, three metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement. Therefore, a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary. To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with our Developer Engineer at wastewaterdeveloperservices@uuplc.co.uk as a lengthy lead in period may be required if a sewer diversion proves to be acceptable.

Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.

Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.

For advice regarding protection of United Utilities assets, the applicant should contact the teams as follows:

Water assets - DeveloperServicesWater@uuplc.co.uk

Wastewater assets - WastewaterDeveloperServices@uuplc.co.uk

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>

You can also view the plans for free. To make an appointment to view our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at our Lingley Mere offices based in Warrington please ring 0370 751 0101 to book an appointment.

Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

5. 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.

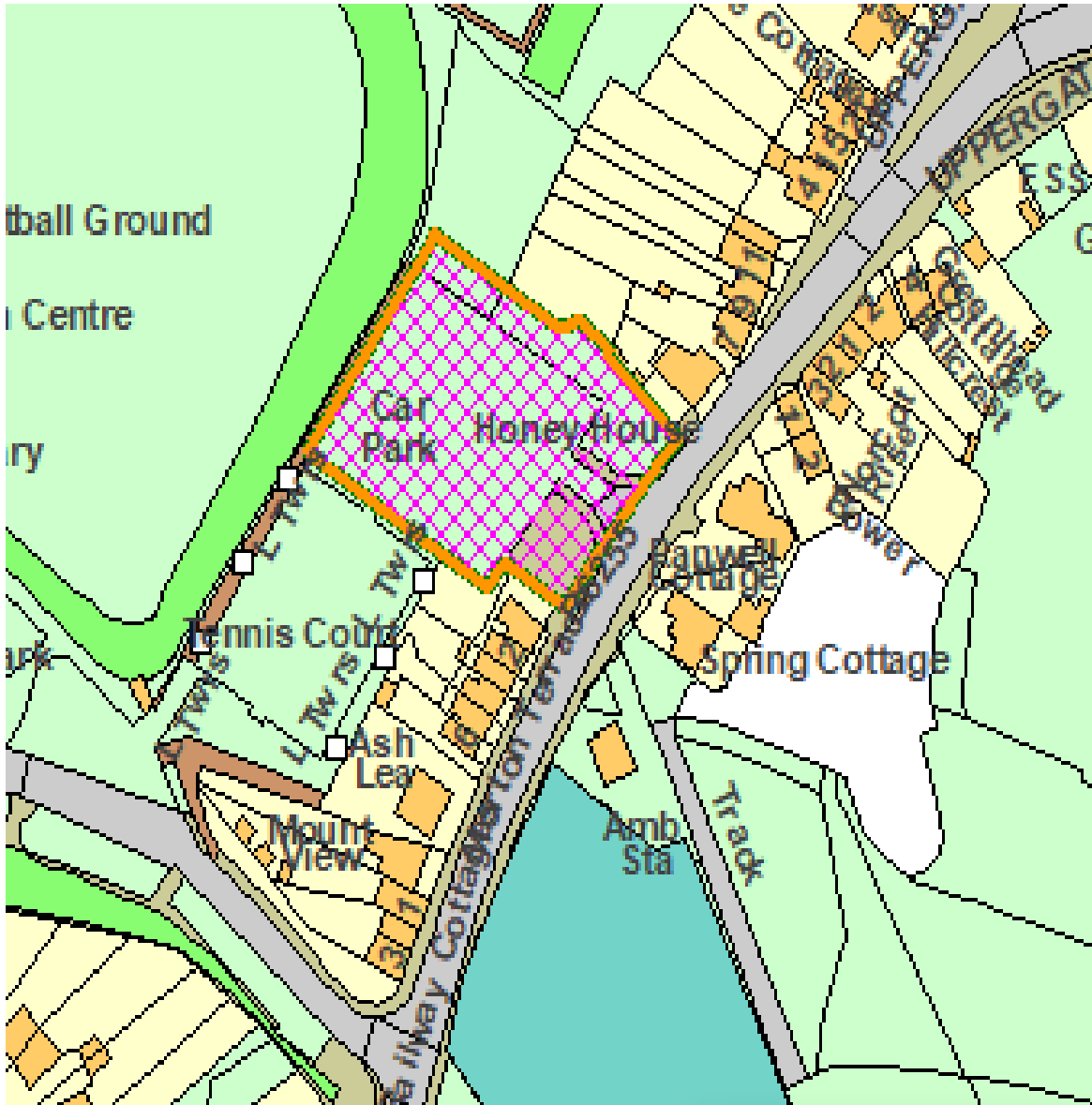
6. The applicant is kindly requested to give the Council's Tree Officer 14 days prior notice in writing of any approved tree works that are to be undertaken as part of this development. This will enable the Council to inform local Councillors about imminent tree works, who can then answer enquiries from members of the public. Tree works, in particular tree felling associated with development, are often controversial and this information is requested because it will assist in reducing the potential for conflict when tree works are taking place.

7. 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.

8. 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.



Application Number: 2019/20287/FUL

Proposal: Construction of 8 no. residential dwellings (resubmission of withdrawn application referenced 2018/19597/FUL)

Site Address: Land Off Back Gate, Ingleton, Carnforth, LA6 3BJ,

On behalf of: Craven Barnfield Regeneration Ltd

REPORT TO PLANNING COMMITTEE ON 23rd November 2020

Application Number: 2019/20558/REM

Proposal: Approval of appearance, landscaping, layout and scale as reserved in outline consent referenced 2017/18237/OUT granted 10 April 2019

Site Address: Land At Hawbank Field Skipton

On behalf of: Stonebridge Homes

Date Registered: 29th May 2019

Expiry Date: 28th August 2019

EOT Date, if applicable: 30th November 2020

Case Officer: Andrea Muscroft

This application is referred to Planning Committee as the Outline Permission was determined by Planning Committee

1. Site Description

- 1.1 This Reserved Matters Application site relates to an irregularly shaped parcel of land to the north-eastern periphery of Skipton which was granted Outline consent (2017/18237/OUT) on the 10th April 2019.
- 1.2 The Reserved Matters Application site – referred to as ‘Hawbank Fields’ – extends to approximately 8.8 hectares in area and is located on the south side of the A6131 (The Bailey) approaching its junction with the A59. The site currently comprises an open agricultural field which follows a broadly ‘square’ shape running between The Bailey (northern end) and Otley Road (southern end). The western boundary undulates to exclude land forming an embankment to the adjacent railway line and a narrow outrigger protrudes to the southeast corner of the site.
- 1.3 Ground level falls steeply in a southerly direction across the site down to the watercourse of Skibeden Beck, which follows a meandering east-west channel flanking Otley Road. Levels flatten on the floodplain to the north side of the watercourse, before rising briefly to the south side of the beck to form a banking alongside Otley Road. Land bordering the beck to the north and south falls within flood zones 2 and 3 as defined on the Environment Agency’s flood map and flood zone 3a as defined by the Craven District Council Flood Risk Assessment (SFRA) 2017.
- 1.4 Peripheral areas of woodland flank the western boundary – including a large triangular plantation to the southwest corner – and a row of trees occupy the top of the banking bordering Otley Road. Another narrow linear tree belt runs alongside The Bailey to the northern fringe. Trees within the plantation to the southwest corner and in the row alongside Otley Road are protected by a Tree Preservation Order (TPO) – references 27 1982 W1 and 222 2014 G1. A dry-stone wall of varying height encloses the northern, eastern and southern perimeters of the site. A low post-and-wire fence supplements the walling to the southern boundary and runs alongside the western edge with the railway line.

- 1.5 A high-pressure gas pipeline ('Whinney Gill – Cracoe') runs in a north-south direction through the centre of the site. An existing gated field access from The Bailey marks the northern edge of the pipeline. A milestone on the verge to the northern frontage of The Bailey approaching the junction with the A59 is a grade II listed building.
- 1.6 The site is bounded by open fields to the east and on the opposite sides of The Bailey and Otley Road to the north and south respectively. A farmhouse and portal-framed agricultural building (East Fields) are located on adjacent land approximately 110m to the east of the site and have a separate access off the A59. Dwellings to the west of the site on Greenacres, Long Meadow, Clover Hill, Hawk Bank Court and Regent Drive include a mix of bungalows (northwest corner) and two storey houses (central and southern end) separated from the site by an intervening railway line, woodland planting over a minimum distance of circa 35m.
2. Proposal
- 2.1 The proposal is seeking Reserved Matters approval for appearance, landscaping, layout and scale in accordance with Condition 2 of the outline permission (see paragraph 3.1 below).
- 2.2 A variety of housing designs are proposed including terrace, semi-detached and detached dwellings. The proposed mix for the development would consist of the following:
- 41no. Affordable homes consisting of 1, 2 and 3 bedroom residential units.
 - 96no. Market homes consisting of 2, 3, 4 and 5 bedroom residential units.
- 2.3 The proposed buildings would range from 1 to 3 storeys.
- 2.4 The proposed layout has altered from the indicative masterplan provided at the time of the outline planning application. The number of dwellings proposed would result in a density of 31 dwellings per hectare.
- 2.5 The proposed layout includes footpaths through the site as well as providing both informal play space and two active youth play areas.
- 2.6 Landscaping is proposed throughout the site, plus the provision of a green infrastructure to the north, east and south of the site.
- 2.7 **Officer Note:** The means of access to the completed development off Harrogate Road (A6131) has been fixed as part of the outline planning permission ref: 2017/18237/OUT (which included access as a detailed matter) and cannot, therefore, be altered at reserved matters stage.
- 2.8 **Officer Note:** The wider impacts of the proposed mixed development on matters such as highway safety, flooding, drainage, SUDS, affordable housing provision and open space contribution have been considered and controlled via conditions attached to the outline permission and through a signed legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended).
3. Planning History
- 3.1 2017/18237/OUT - Outline application for a residential development of up to 140 dwellings with associated infrastructure and open space (access applied for with all other matters reserved) – Approved April 2019
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

SP1 – Meeting Housing Need

SP3 – Housing Mix and Density

SP4 – Spatial Strategy and Housing Growth

SP5 – Strategy for Skipton

ENV1 – Countryside and Landscape

ENV3 – Good Design

ENV4 – Biodiversity

ENV5 – Green Infrastructure

ENV6 – Flood Risk

ENV7 – Land and Air Quality

ENV8 – Water Resources, Water Quality and Groundwater

ENV10 – Local Green Space

ENV12 – Footpaths, Bridleways, Byways and Cycle Routes

H2 – Affordable Housing

INF3 – Sport, Open Space and Recreation Facilities

INF4 – Parking Provision

INF6 – Education Provision

4.2 National Policy

The National Planning Policy Framework 2019

Planning Policy Guidance

5. Parish/Town Council Comments

5.1 Skipton Town Council: No comments received within the statutory consultation period.

6. Consultations

6.1 CDC Contamination Officer (21.6.2019): No contaminated land implications.

6.2 CDC Environmental Health Officer: No comments received within the statutory period.

6.3 CDC Open Space Officer (26.8.2020): Details are insufficient in relation to the play and open space provision.

6.4 CDC Open Space Officer (6.11.2020): Following discussions with the agent revised details have been provided which are now considered satisfactory. Therefore, there is no objection to the proposal and it is recommended that conditions are imposed relating to the provision of final details relating to the signage design and content for the informal open space area and the forest play structure for the youth play and recreation provision if recommended for approval.

6.5 CDC Tree Officer (18.6.2020): Landscape plan does not provide information on numbers and spacing nor a five-year management plan

- 6.6 Officer Note: These details are to be controlled by a proposed condition.
- 6.7 CDC Policy Officer: The development principles for this site have been outlined in policy SP5.
- 6.8 CDC Strategic Housing Officer (27.6.2020): The proposed 41 affordable units are acceptable; however, it is suggested that the mix is amended to replace 3 of the 2 bed properties with 3 bed properties. Subject to the changes being implemented strategic housing would have no objections to the proposal.
- 6.9 CDC Strategic Housing Officer (7.9.2020): The details relating to the provision of affordable 3 bed homes has been increased and thus the homes of size, mix and distribution is acceptable and therefore there is no objection to the application.
- 6.10 Environment Agency (24.6.2019): We have no objections in principle to this reserved matter application on the basis that our interests are covered by conditions imposed on the outline planning permission. We advise that you ensure that the details submitted at reserved matters stage would not prejudice the developer's ability to meet with the requirements of all relevant planning conditions imposed at outline stage.
- 6.11 Environment Agency (9.6.2020): No objection to the proposal on the basis that our interests are covered by conditions imposed on the outline planning permission.
- 6.12 Natural England (28.09.2020): Advise that the proposal is assessed against Natural England's standing advice.
- 6.13 Natural Gas Network (26.6.2019): Object to the proposal on the grounds that the proposed development would impact on the specific building proximity distances for individual pipelines.
- 6.14 Natural Gas Network (27.5.2020): Object to the proposal on the grounds that the proposed development would impact on the specific building proximity distances for individual pipelines.
- 6.15 Network Gas Network (2.7.2020): The objection is withdrawn following further information being provided by the applicant.
- 6.16 Network Rail (14.6.2019): No objection in principle. The applicant is advised of requirements which must be met in terms of asset protection, drainage, fail safe use of crane and plant, excavations/earthworks, security, fencing, method statement, OPE, vibro-impact machinery, encroachment, noise/soundproofing, trees, lighting and access to railway.
- 6.17 Network Rail (19.6.2020): No further comments ref additional information other than those returned in response to the original submitted documents June 2019 which still apply.
- 6.18 NYCC Heritage and Archaeologist Officer (10.6.2019): The outline permission includes a condition (15) relating to archaeological assessment and mitigation. I presume that the outline condition remains active.
- 6.19 NYCC Heritage and Archaeologist Officer (11.6.2020): Previous advice in response dated 10th June 2019 remains valid and no further observations to make.
- 6.20 NYCC Highway Authority (20.6.2019): The consultation response will be dealt with by the Transport and Development team.
- 6.21 NYCC Highway Authority (4.6.2020): Advises the developer that the proposed cul-de-sac would not allow vehicles to turn within the limit of the roads, which may cause damage to

residential properties. It is unclear what type of traffic calming features are proposed. Bin storage not shown.

- 6.22 **Officer Note:** These details are covered by conditions imposed on the outline planning permission.
- 6.23 NYCC SUDS (28.6.2019): Conditions imposed to the outline planning permission, but the applicant is advised that there is a risk that conditions may not be able to be discharged ref the current layout. The applicant is advised that the scheme to be submitted shall need to demonstrate that the surface water drainage system is designed in accordance with the standards detailed in the NYCC Suds Design Guidance (or any subsequent update or replacement for that document).
- 6.24 Yorkshire Water (3.7.2019): Objects to the proposal on the grounds that the developments impacts on the main water pipe and easement that runs through the site.
- 6.25 Yorkshire Water (18.6.2020): Objects to the proposal on the grounds that the developments impact on the main water pipe that runs through the site and the easement for the mains water pipe.
- 6.26 Yorkshire Water (17.8.2020): Objects to the proposal on the grounds that plots 23, 24 & 25 would encroach on the easement and pipe position. No provision has been made ref any mains diversion.
- 6.27 Yorkshire Water (6.11.2020): No objection to the approval of this reserved matters application as the developer and YW service teams have agreed a detailed design of both mains diversions crossing the site.
- 6.28 To view comments please click on the link below:
- 6.29 <https://publicaccess.cravendc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PS81V2FKL9X00>
7. Representations
- 7.1 Site Noticed Posted 14th June 2019 & 5th June 2020
- 7.2 Press Notice Published 13th June 2019 & 10th June 2019
- 7.3 213 Notification letters circulated.
- 7.4 9 letters of third-party representation were received. Comments have been summarised below:
- 7.5 **Visual**
- Small houses ridiculously small
 - Over development
- 7.6 **Highway**
- Access point onto a busy road
- 7.7 **Officer Note:** The highway implications of an access onto Harrogate Road were considered at the outline proposal and considered acceptable.
- Concern over potential congestion
 - Inadequate public transport provision near the site.

7.8 **Other**

None of the houses will be affordable.

7.9 **Officers Note:** The proposal would deliver 41 (30%) affordable dwellings on site.

Too many developments not started as they wait for the price of land and house prices to rise.

7.10 **Officer Note:** The start of an approved scheme is not in the control of the planning process and is not a material planning consideration.

Proposal would result in the loss of the open fields

What amenities will future occupants of these dwellings use.

Local services are at full stretch and are unable to cope.

Disproportionate level of housing to public services

No need for five-bedroom dwellings

Concern over air pollution

Why no impact assessment on placements of local schools.

7.11 **Officer Note:** A reserved matters application may not revisit issues of principle. Planning permission has already been granted at the outline stage, subject to various conditions. Matters of school/healthcare provision fell outside the scope of the original permission and cannot be introduced at this (reserved matters approval) stage.

7.12 To view comments please click on the link below:

7.13 <https://publicaccess.cravencdc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PS81V2FKL9X00>

8. Summary of Principal Planning Issues

8.1 Having regard to the nature of the development proposed (that it is an application for approval of reserved matters submitted pursuant to an extant outline permission), the main issues for consideration are considered to be:

Visual Impact

Layout, scale, appearance and landscaping

Affordable Housing Provision

Open Space Provision

Amenity Issues

Ecology and Biodiversity

Highway issues

Flooding and Drainage

Sustainable Design and Construction

Archaeology

9. Analysis

9.1 **Visual Impact**

- 9.2 Whilst the principle of development on this site has been established by the outline permission, it is important to ensure that the appearance, scale, landscaping and layout of the development is sympathetic to the character of the site and that it does not conflict with the character and appearance of the surrounding area.
- 9.3 CDC Policy ENV3 (Good Design) indicates that developments should facilitate good design in accordance with guiding principles. Criteria's (a) & (b) are of the greatest relevance in this case and require developments to take account of the character and appearance of the local area by:
- a) Development should respond to the context;
 - b) Designs should respect the form of surrounding buildings, including density, scale, height, massing and use of high-quality materials which should be locally sourced wherever possible;
- 9.4 **Layout, scale, appearance and landscaping.**
- 9.5 A variety of housing types are proposed within the site including terraces, semi-detached and detached dwellings. The applicant's planning statement advises that the proposed dwellings would be either 2, 2.5 or 3 storey, with some integral garages included to reflect the scale and varied nature of existing properties within the local area.
- 9.6 Dwellings would be arranged with both inward and outward facing aspects to the estate roads. This approach would achieve both active frontages to the roadside and provide good natural surveillance.
- 9.7 It is acknowledged that some of the dwellings would be 3 storey, however, these dwellings would be dispersed within the site, and due to the changes in topography would not appear to dominate or be incongruous when viewed either from within the site or from public viewpoints outside of the site.
- 9.8 The proposed dwellings in terms of their detailing, fenestration and use of high-quality materials would complement nearby dwellings, with interest added to the dwellings through the incorporation of canopies, bay windows and changes in roof forms and facing gables. It is considered that the proposed dwellings would sit comfortably alongside existing dwellings located to the west of the site and those located within the wider surrounding area.
- 9.9 The proposed layout of the dwellings would include front garden aspects with rear private amenity areas, enclosed by fencing/dry stone walls.
- 9.10 Public open spaces would be created within the site, with an existing stream that runs east to west at the northern area of the site, leading to an existing woodland recreation area connecting to footpaths that would travel through the site which would help to improve access to the existing local footpath network.
- 9.11 It is considered that the overall approach to the design, external appearances and finishes would be complementary to nearby dwellings, and also appropriate to the character and appearance of the surrounding area and would provide a successful and well-designed scheme. Samples of the proposed materials to be used are required to be submitted for approval under proposed condition 2.
- 9.12 The dwellings have been designed to provide enough accommodation to meet the needs of any future occupants and would also provide private rear amenity areas.
- 9.13 The dwellings have also been positioned to ensure that there is sufficient separation distances between the dwellings, so that any future occupants would not experience any unacceptable loss of privacy or amenity.

- 9.14 There is also adequate public open space provided locally within the development for the resident's amenity.
- 9.15 The existing woodland area along the western boundary and a section of the existing roadside vegetation to the north of the site is to be retained. The existing trees along the southern boundary of the site are also to be retained.
- 9.16 The landscape areas within the site comprise of the open spaces, together with the planting proposed for the immediate setting of the housing which will include sections of hedge or shrubs/trees together with street trees which are proposed at intervals along the access roads. This approach is considered acceptable as it is important in terms of not only breaking down the hard-landscaped appearance of the roads but also in creating a pleasant residential environment for future residents. Details relating to delivery of soft landscaping will need to be submitted to and approved in relation to condition 11 of the outline permission.
- 9.17 The protection of existing trees within the site is covered by condition 16 on the outline permission which requires the submission of tree protection measures.
- 9.18 In conclusion, it is considered that the development would provide good levels of amenity for future occupants, along with a good mix, balance and quality of dwelling types and sizes so that a wide range of housing needs are met. This will help ensure that the development is sustainable in meeting the housing needs of the community. The development is therefore considered to accord with the relevant policies of the local plan in this regard.
- 9.19 **Affordable Housing Provision**
- 9.20 The affordable housing delivery requirements of the development were established at the time of the outline planning permission. The outline application required 30% affordable provision, being achieved on site.
- 9.21 The proposed level of affordable housing provision, namely for 41no. dwellings consisting of 1, 2 & 3 bedrooms, accords with policy H2 of the Local Plan.
- 9.22 The provisions for the delivery of affordable housing provision were contained within the outline application S106 agreement which requires details of location, layout, size, type, phasing and timing of affordable dwellings.
- 9.23 Details submitted in support of this application indicate the location, layout, size and type of Affordable Housing provision have been agreed. Therefore, these details and the phasing and timing of the affordable provision would be incorporated into the updated legal agreement (by means of a Deed of Variation) if planning permission was granted.
- 9.24 **Open Space Provision**
- 9.25 The open space areas would be located within the centre of the site and to the southern area of the site in accordance with the parameters secured under the outline permission. The open spaces will help break up the built form, providing an attractive open and focal points within the development. Proposed details of the play equipment to be provided within the open space areas have been submitted in support of the proposal. The Open Space officer has reviewed the details and has confirmed that the details are acceptable. Therefore, these details and those relating to the maintenance of these spaces would be incorporated into the updated legal agreement if planning permission was granted.

- 9.26 **Amenity issues**
- 9.27 All the proposed dwellings are sufficiently distance from nearby neighbouring properties and have been designed such that they would not introduce unacceptable relationships of overlooking and loss of outlook, daylight, sunlight or privacy.
- 9.28 Noise, disturbance and inconvenience during the construction stage period will be managed and minimised as far as is reasonable through good practice and through the existing conditions of the outline consent: which require the submission (for approval) of a Construction Method Statement and which restricts the hours of construction activity. These matters do not fall for consideration under this Reserved Matters planning application.
- 9.29 **Ecology and Biodiversity**
- 9.30 The principles of ecology protection and improvements for the development were established under the indicative plans of the outline permission. Detailed matters of such in relation to the development will be agreed and formally secured via the requirements of condition 18 imposed on the outline permission.
- 9.31 **Highway Issues**
- 9.32 The primary vehicle access into the site will be taken off the Harrogate Road, and would have a road width of 5.5m wide with 2m wide footpaths either side of this road. Further within the site, a secondary access road will radiate from the main internal routes to serve clusters of buildings and would have a width of 6.5m. The routes within the site would have a clear hierarchy and would be designed in accordance with the Manual for Streets published by the Department of Transport
- 9.33 Pedestrian access through the site has improved since the initial submission, due to the inclusion of footpaths along the eastern boundary, through the southern part of the site and through running north to south through the site. The revised layout provides a clear and legible route through the site and is considered acceptable. The layout would provide improved access to a PROW (ref: 05.37/28/1) running to the north of the site beyond Harrogate Road and to the town centre.
- 9.34 It is proposed that the roads and footpaths within the development would be adopted by NYCC. Details to ensure their construction to an adoptable standard will need to be submitted to and approved by NYCC in relation to condition 19 of the outline permission.
- 9.35 **Parking**
- 9.36 Allocated parking is proposed on the site by a combination of on-plot parking (drives and garages). On street parking will also be incorporated which will also manage vehicle speeds through the site. The on-street parking would be managed in accordance with the details that will need to be submitted to and approved in writing by the LPA in relation to condition 14 of the outline permission.
- 9.37 **Cycle Parking**
- 9.38 The NYCC Interim Parking Guidance requires the provision for a secure facility to local cycles. It is proposed that cycle parking would be provided on site either within garages or sheds and that sufficient space for cycle storage/parking in accordance with the guidance has been provided.
- 9.39 **Flooding and Drainage**
- 9.40 Surface water run-off would be managed using a Sustainable Drainage System (Suds). NYCC LLFA officer has reviewed details submitted in support of the proposal but have been

unable to agree to the details for the purposes of this reserved matters application with regards to the requirements of condition 25 imposed on the outline permission. Therefore, the requirements of condition 25 (ref: 2017/18237/OUT) remain in force.

- 9.41 The principles of flood protection for the development were established under the indicative plans of the outline consent. Subject to the implementation of the development as per the requirements of the EA, there would be no increased risk of flooding. Details in relation to ensuring no residential dwellings to be located in any flood zone were secured via condition 5 of the outline permission.
- 9.42 Yorkshire Water have been consulted and have not raised any objections in terms of the drainage of the proposed site.
- 9.43 **Sustainable Design and Construction**
- 9.44 Policy ENV3, criteria t) requires that new dwellings contribute towards dealing with climate change, including opportunities to reduce energy use, water use, carbon emissions and to minimise waste.
- 9.45 Historically this could be achieved by developments being constructed to a minimum level 4 for Sustainable Homes or the equivalent code. However, the Government has withdrawn the Code for Sustainable Homes and as such, Part L of Building Regs effectively requires the equivalent energy efficiency as a Code Level 4 for Sustainable Homes.
- 9.46 This covers areas such as energy/Co2, water, materials, waste and pollution for example. Whilst limited details have been provided with regards to meeting the requirements of criteria t) of policy ENV3. The proposed dwellings would be constructed using natural materials thus reducing CO2 emissions due to the transportation of materials. Also, there would be an investment into energy efficient technologies, a high level of installation and airtightness to reduce heat loss and a move away from fossil fuel. Use of water collection bins. Some building will also benefit from a good level of natural light which will reduce overall energy consumption. It is therefore considered that the developer has taken reasonable opportunities to meet the requirements of policy ENV3. To ensure the requirements of policy ENV3 are met, it is considered that to impose condition 7.
- 9.47 It is important to note the Council desire to become Carbon Neutral by 2030 – 20 years ahead of the Government’s target. However, policies within the Local Plan do not require developments to be carbon neutral and thus to withhold consent on the basis that a development is not carbon neutral could not be defensible at appeal.
- 9.48 **Archaeology**
- 9.49 In terms of archaeology, the design principles sets out the requirement for an archaeological assessment and any necessary mitigation measures to be undertaken. No details have been submitted therefore further detailed information will need to be submitted and formally agreed under condition 15 of the outline permission.
- 9.50 **Conclusion and Planning Balance.**
- 9.51 The reserved matters proposals do not substantially deviate from the principles and parameters established by the outline planning permission and are similar in design and appearance to development already permitted on the surrounding Airedale and Elsey Croft developments and accords with Local Plan policies.
- 9.52 This is a sustainable development that offers substantial public benefit in meeting the housing needs of the district and delivering on Craven’s development aspirations for the Council’s strategic Local Plan. The application will deliver high quality development in

accordance with the Council's spatial strategy and there are no other material planning considerations of significant weight, such as impact upon amenity, appearance etc. that would dictate that the application should nevertheless be refused. Officers are therefore recommending the application for approval, subject to conditions listed below and entering into an updated legal agreement to secure appropriate affordable housing and open space provision.

10. Recommendation

- 10.1 Authority to be delegated to the Planning Manager to Grant Planning permission subject to the following conditions and completion of a Deed of Variation to the Legal Agreement.

Conditions

Approved Plans

- 1 This permission relates to the following plans:

PA HFS 02 Rev H Proposed Site Layout received on the 5th October 2020
P19 0795 001 H Landscape Masterplan received on the 9th October 2020
P19 0795 005 B Indicative Play Details received on the 9th October 2020
036 500 006 Impermeable Area Plan received on the 24th July 2020
036 500 007 Flood Routing Plan received on the 24th July 2020
036 SK 012 Gas Main Longitudinal received on the 24th July 2020
036 SK 013 HGV Tracking received on the 24th July 2020
PA HFS 04 Footpath Plan and details received on the 24th July 2020

1AFFB/V3/PD-01 (B) 1 Bed Affordable (B)
1AFFB/V3/PD-02 (B) 1 Bed Affordable (B)
AFF2B/V3/PD-01 2 Bed Affordable
CYP/V3/PD-01 - 'CYPRESS' House Type
2B SPLV/V3/PD-01 2 BED SPLIT LEVEL
AFF3B/V3/PD-01 3 BED AFFORDABLE
NEW/V3/PD-01 'NEWPORT' House Type
NEW/V3/PD-02 'NEWPORT' House Type
CAL/V3/PD-01 'CALGARY' House Type
CAL/V3/PD-02 'CALGARY' House Type
3B SPLV/V3/PD-01 3 BED SPLIT LEVEL
3BSPLV/V3/PD-02 3 BED SPLIT LEVEL INTEG-
3BSPLV/V3/PD-01 3 BED SPLIT LEVEL INTEG
WEST/V3/PD-01 'WESTMOUNT' House Type
WEST/V3/PD-02 'WESTMOUNT' House Type
HAM/V3/PD-01 'HAMILTON' House Type
HAM/V3/PD-02 'HAMILTON' House Type
WES/V3/PD-01 'WESTON' House Type
WES/V3/PD-02 'WESTON' House Type
OAKL/V3/PD-01 'OAKLAND' House Type
OAKL/V3/PD-02 'OAKLAND' House Type
LYTH/V3/PD-01 'LYTHAM' House Type
LYTH/V3/PD-02 'LYTHAM' House Type
4B SPLV/V3/PD-02 4 BED SPLIT LEVEL
4B SPLV/V3/PD-01 4 BED SPLIT LEVEL
STAN/V3/PD-01 'ST. ANDREWS' House Type
STAN/V3/PD-02 'ST. ANDREWS' House Type
GANT/V3/PD-01 'GANTON' House Type

GANT/V3/PD-02 'GANTON' House Type
BEL/V3/PD-01 'BELFRY' House Type
BEL/V3/PD-02 'BELFRY' House Type
SAN/V3/PD-01 'SANDHILLS' House Type
SAN/V3/PD-02 'SANDHILLS' House Type
TURN/V3/PD-01 'TURNBERRY' House Type
TURN/V3/PD-02 'TURNBERRY' House Type

036 500 001 D Drainage Layout received 24th July 2020

The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non material amendment.

Reason: To specify the permission and for the avoidance of doubt

During Building Works

- 2 Notwithstanding any description of materials in the application submission of this permission, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Craven Local Plan policy ENV3 and the National Planning Policy Framework.

- 3 Notwithstanding any details shown on the approved plans of this permission, within three months of development first taking place a scheme for the construction of all hard surfaced areas of the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the design, construction (including sub layers and surfacing materials) and drainage of all hard surfaced areas, and a timetable for their provision. The hard surfaced areas shall thereafter be delivered in accordance with the duly approved scheme and the timetable contained therein.

Reason: In order to ensure satisfactory treatment of hard surfaced areas and a satisfactory standard of engineering works in the interests of visual amenity in accordance with the requirements of Craven Local Plan policy ENV3 and the National Planning Policy Framework.

- 4 Notwithstanding any details shown on the approved plans of this permission, within three months of development first taking place a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include details of the type, species, siting, planting distances and the programme of planting of trees, hedges and shrubs.

The duly approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter.

Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Craven Local Plan policies ENV1, ENV4 and ENV5, and the National Planning Policy Framework.

- 5 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, boundary treatments to the site shall be erected in accordance with the details (including their siting, height, materials, finish and design) shown on the approved plans before the development hereby approved is first occupied, and shall be retained as such thereafter.

Reason: In the interests of the security of future occupiers, to ensure adequate levels of privacy between neighbouring dwellings and to achieve an acceptable relationship with the street scene in accordance with the requirements of Craven Local Plan policy ENV3 and the National Planning Policy Framework.

- 6 Within 3 months of the grant of this approval details of the equipped youth play and recreation provision shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, siting, layout, design, completed a schedule of works and future maintenance arrangements for all elements of the public open space, and a timetable for its provision.

The public open space shall be provided in accordance with the details and timetable contained within the duly approved scheme, and shall be maintained as such thereafter for use as public open space.

Reason: To provide a safe open amenity space and to accord with policy INF3 of the Craven Local Plan and the National Planning Policy Framework.

Before the Development is Occupied

- 7 No dwelling hereby approved shall be occupied unless an Energy Statement has been submitted to and approved in writing by the planning authority. The measures shall be retained in place and fully operation thereafter.

The Energy Statement shall include the following items:

- a) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
- b) Full details of the proposed water reduction measures and carbon emissions

Reason: To ensure this development complies with Craven Local Plan Policy ENV3 and the National Planning Policy Framework.

- 8 Prior to the occupation of the hereby approved development details of the signage design and content for the areas of informal open space shall be submitted to and approved in writing by the Local Planning Authority and retained thereafter.

Reason: To avoid confusion and to accord with policy INF3 of the Craven Local Plan 2012 - 2032 and the National Planning Policy Framework.

Informatives

1. Broadband Connectivity

The applicant is advised to undertake early engagement with telecommunication providers to ensure the development benefits from the highest quality broadband connectivity available. Lead times for the provision of broadband services can be in excess of 9 months prior to occupation of the first dwelling.

The District Council has produced a document, "Broadband Connectivity for New Developments in Craven - A Briefing Note for Developers" which provides a general introduction to broadband connectivity in the District. The briefing note is available by emailing edu@cravenc.gov.uk or can be downloaded from the District Council website.

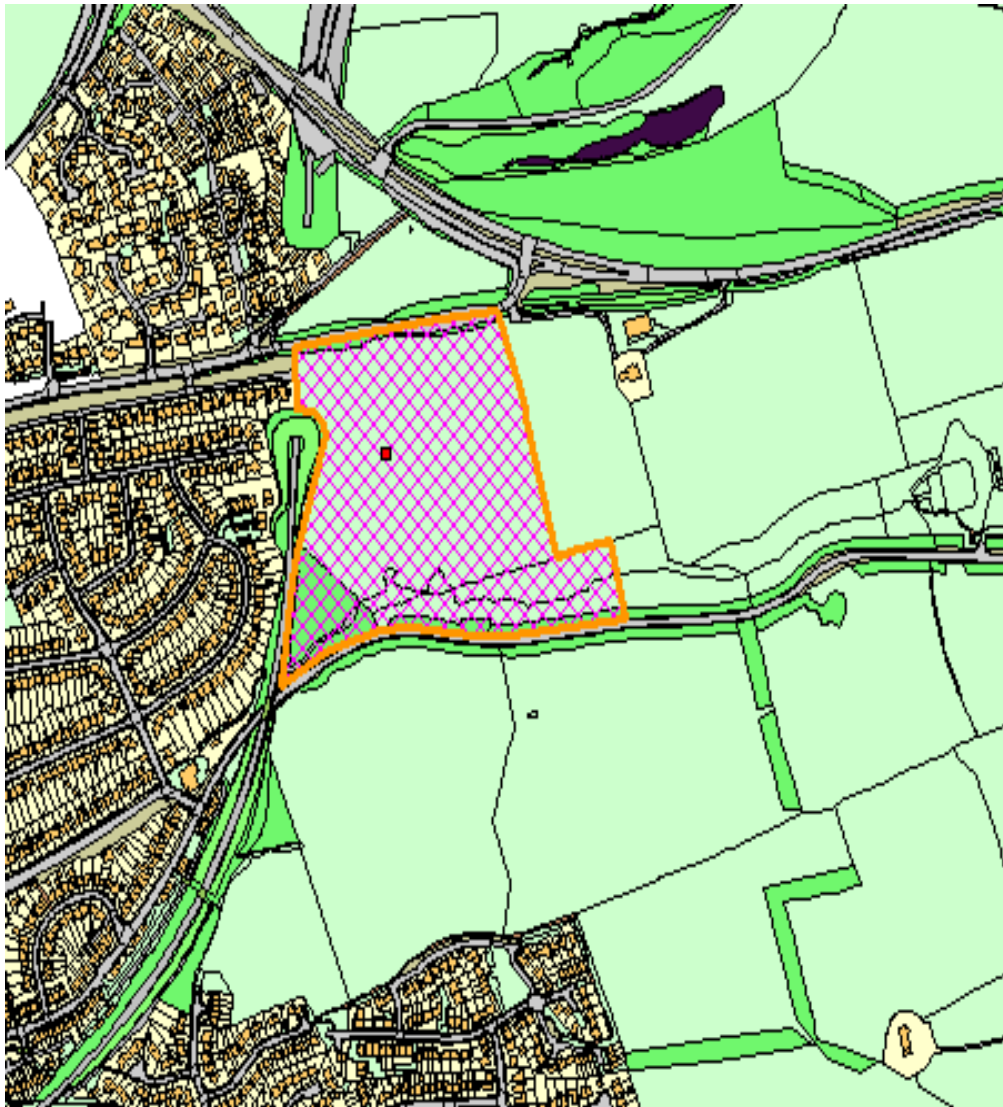
2. Topsoil

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.

4. A [**15" ***] water main runs [*** location ****]. United Utilities need access for operating and maintaining the water main and will not permit development in close proximity to it. A modification of the site layout or diversion of the main at the applicant's expense may be necessary. An access strip of [*** 10m (measuring 5m from the centreline of the main)***] will be required. The applicant must comply with United Utilities' standard conditions for work carried out on, or when crossing, aqueducts and easements. Any necessary disconnection or diversion required as a result of any development will be carried out at the developer's expense. Under the Water Industry Act 1991 (sections 158 & 159, United Utilities have the right to inspect, maintain, adjust, repair or alter their mains. This includes carrying out any works incidental to any of those purposes. Any necessary disconnection or diversion of private main(s) must have the approval of the pipeline owner and be carried out to United Utilities' standards at the applicant's expense.

5.
4. Statement of Positive Engagement:

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



Application Number: 2019/20558/REM

Proposal: Approval of appearance, landscaping, layout and scale as reserved in outline consent referenced 2017/18237/OUT granted 10 April 2019

Site Address: Land At Hawbank Field, Skipton

On behalf of: Stonebridge Homes

REPORT TO PLANNING COMMITTEE ON 23rd November 2020

Application Number: 2020/21855/HH

Proposal: Proposed garage extension & orangery over therapy pool

Site Address: Raven Flatt Barn Bell Busk Skipton BD23 4DT

On behalf of: Mr & Mrs Bedford

Date Registered: 20th August 2020

Expiry Date: 15th October 2020

EOT Date, if applicable:

Case Officer: Mr Mark Danforth

This application is referred to Members under Category 10 of the Scheme of Delegation (Referral by Strategic Manager)

1. Site Description

- 1.1 The application site comprises of a detached dwelling located within the Bell Busk Conservation Area. The existing property is a large detached barn conversion built from local natural stone with a stone slate roof. It is located within extensive grounds and was formally part of Raven Flat Farm which is Grade II listed.
- 1.2 The building lies in open countryside as defined by the Craven Local Plan close to the Yorkshire Dales National Park.

2 Proposal

- 2.2 The proposal seeks consent for a single storey rear extension together with a single garage that would stand alongside an existing garage. The extension to the house will cover an existing therapy pool taking the form of an orangery with a traditional pitched roof extending out from the rear of the barn reflecting the form of the existing roof. It will consist of a small sitting area to connect with the outside space and open countryside to the east.

3 Planning History

- 3.2 5/19/18/F - Conversion of barn to single dwelling approved 1999

4 Planning Policy Background

- 4.2 Craven Local Plan 2012 - 2032
ENV1: Countryside and Landscape
ENV2: Heritage
ENV3: Good Design
ENV4: Biodiversity
ENV6: Flood Risk
ENV12: Footpaths, Bridleways, Byways and Cycle Routes (FBBCRs)
INF4: Parking Provision

The National Planning Policy Framework
Planning Practice Guidance

- 5 Parish/Town Council Comments
- 5.2 Coniston Cold no comments received
- 6 Consultations
- 6.2 NYCC PROW-No objections subject to the right of way being unimpeded
- 7 Representations
- 7.2 Site notice expired 19.09.20
- 7.3 Press notice expired 24.09.20
- 7.4 Representation were received concerned with overlooking of neighbouring properties the build design is not in keeping with the are-how will the pool be emptied and serviced with all properties having septic tanks.
- 7.5 The orangery is not in keeping a lean-to structure would be preferable-improve privacy-pool used by children who stand higher than the hedges and trees along out boundary. The window in the garage should be obscure glazed or removed. The garage would appear to encroach on to Raven Flatt Barn land.
- 8 Summary of Principal Planning Issues
- 8.2 Impact on the conservation area, setting of adjacent listed building, the character of the barn, residential amenity and flooding.
- 9 Analysis
- 9.2 Impact on the Conservation area.
- 9.3 Policy SD1 of the Craven Local Plan reiterates the presumption in favour of sustainable development and the requirement for planning decisions to be made in accordance with the Development Plan, unless material considerations indicate otherwise, as set out in the National Planning Policy Framework and section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 9.4 This is an application for a residential extension to an existing property. Such a proposal is acceptable in principle, where the development meets with other relevant plan policies.
- 9.5 Scale, design and visual impact of the proposed development, and its impact on the Coniston Cold Conservation Area.
- 9.6 The NPPF emphasises the importance of design, advising that good design is a key aspect of sustainable development.
- 9.7 Policy ENV2 requires that Craven's historic environment is conserved and, where appropriate, enhanced. To this end, it requires that particular attention is paid to the conservation of those elements which contribute most to the District's distinctive character and sense of place. Of particular relevance to this application, the policy lists the legacy of traditional barns and other buildings and structures associated with the farming industry and historic land estates as one such element.
- 9.8 In respect of proposals affecting a designated heritage asset, Policy ENV2 requires the conservation of those elements which contribute to the asset's significance. Harm to these elements will only be permitted where this is outweighed by the public benefits of the proposal. This approach is consistent with that of NPPF. In particular, paragraph 193 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 196 goes on to state that where a development proposal will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal.

- 9.9 Paragraph 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission for a development which affects a listed building or its setting, special regard shall be had to the desirability of preserving the building, its setting or any features of special architectural or historic interest it possesses.
- 9.10 The application seeks consent for a contemporary element to be fixed to the traditional barn in the form of an orangery. The D & A advises the proposal will predominantly be built in a dark anthracite grey frame with glazing, with traditional local stone used on the west elevation to harmonise the extension with the existing property.
- The new garage will be built onto the side of existing garage and will be built in traditional matching materials. Given the location of the property in the street scene the property contributes to the character of the conservation area. Whilst the extension is a different design solution to that of the existing property its appearance along with the new garage has been carefully designed. The orangery would sit harmoniously with the host dwelling and would be visually attractive from the adjacent footpath.
- 9.11 This particular part of the Coniston Cold Conservation Area is generally made up of traditional, stone-built properties, many of which have significant history. There is however, to the south of Bell Busk, a good example at a small business of contemporary design within the conservation area that sits well with more traditional buildings and would not harm the Conservation Area.
- 9.12 Policy ENV3 of the Craven Local Plan states designs should "respect the form of existing and surrounding buildings including density, scale, height, and massing"; it is possible to achieve this with high quality, contemporary design. Similarly, policy ENV2 seeks to avoid harm to designated heritage assets such as conservation areas, without prescribing specific styles of building. The Historic England website, offers the following advice when considering extensions:
- 9.13 "The exterior needs to be carefully designed. You should expect to use matching or complementary material for walls and roof. However, cleverly chosen contrasting materials in a modern design may work well for some buildings, where the extension can then be clearly 'read' as different to the old house."
- 9.14 The side elevation of the extension will be partially visible from public viewpoints approaching from the south and east and the footpath. Whilst these are new elements to the former agricultural barn they are to be constructed from quality materials that both contrast and complement the existing building, it is considered that it would not therefore have a detrimental impact on the conservation area or the setting of the adjacent listed building.
- 9.15 In conclusion, the proposals are considered to be of a scale, design, appearance and materials that would not result in any significant visual harm to the existing dwelling house and surrounding conservation area, Consequently, the proposals are considered to accord with the requirements of policies ENV2 and ENV3 of the Craven Local Plan and guidance contained the NPPF.
- 9.16 Impact of the proposed development upon the privacy and amenity of neighbouring properties.
- 9.17 The National Planning Policy Framework states that Local Planning Authorities should seek to achieve a good standard of amenity for all existing and future occupants of land and buildings. Policy ENV3 of the Craven Local Plan states that development should protect the amenity of existing residents and occupiers as well as create acceptable amenity conditions for future occupiers.
- 9.18 As to the privacy aspect, there is only one property to be considered, Raven Flatt the original farmhouse. Given that the proposal is single storey there will be no adverse impact on the residential amenity of the adjacent property.
- 9.19 Parking Provision.
- 9.20 Policy INF4 states that development will provide proper parking of an appropriate quantity and type having regard to the nature of proposals. While this proposal removes a parking area the new

garage, will provide an additional designated parking area; there remains ample off-street driveway parking at the property for several vehicles in any case.

9.21 It is therefore considered that the application is in accordance with policy INF4.

Flood Risk

9.22 Policy ENV6 states that growth will help to avoid and alleviate flood risk. This means development will take place in low risk areas wherever possible and always in areas of lowest acceptable risk, in accordance with the sequential and exception tests. Development will incorporate flood prevention and water management measures, including SuDS where possible; maintain access to watercourses and flood defences; avoid areas with potential to increase flood resilience and seek to enhance natural flood management; minimise risks from surface water with appropriate foul and surface water disposal, in accordance with Appendix C of the Local Plan; and have regard to the latest and best flood risk information.

9.23 The application site lies on the edge of Flood Zone 3 from Otterburn Beck which lies on the other side of the paddock to the East of the site. Otterburn Beck is a tributary of the River Air which itself lies further to the south east of the site.

9.24 The dwelling is sited on the edge of the flood zone where any flooding is likely to be the shallowest. Ground floor level of the existing dwelling is set at 550mm above the access bridleway down the east side of the dwelling. The floor level of the new extension will be set at the same floor level. The extension is to be built within the walled confines of the existing stone flagged yard which is also set some 500mm above the bridleway

9.25 The extensions will be built using flood resilient construction generally consisting of 150mm concrete ground supported floor slabs that will incorporate closed cell insulation. Walls will be masonry construction with all joints filled and with a sand cement render finish. 9.22 All the electrical services will come in at high level and drop down to electrical sockets that will be situated at least 450mm above floor level. In conclusion it is therefore considered that there will be no change in the flood risk to the development overall.

Conclusion

9.26 Paragraph 11 of the NPPF advises that LPA's should be approving development proposals that accord with an up-to-date development plan without delay, or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

9.27 On balance, it is considered that there are no adverse impacts arising from the proposal that would significantly and demonstrably outweigh the overarching presumption in favour of sustainable development contained within Policy SD1 of the Craven Local Plan, and paragraph 11 of the NPPF, and therefore planning permission should be granted.

10. Recommendation

10.1 Approve with Conditions

Conditions

Time Limit for Commencement

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

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

Approved Plans

2 This permission relates to the following plans: -

Drawing No. Amended plans 20/015 B - Existing and Proposed plans received 12 October 2020.
Location plan received 21 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 except where conditions indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

During Building Works

3 The finished ground floor levels of the proposed extension shall be set no lower than the ground floor levels of the existing dwelling.

Reason: To reduce the risk of flooding to the proposed development for existing and future occupants, in accordance with policy ENV6 of the Craven Local Plan 2012-2032.

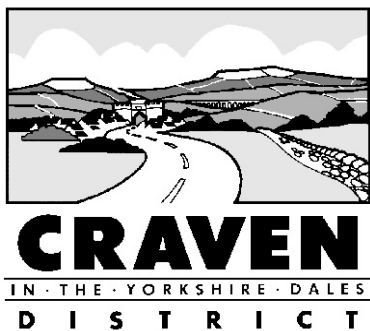
Informatives

0. 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: 2020/21855/HH
Proposal: Proposed garage extension & orangery over therapy pool
Site Address: Raven Flatt Barn, Bell Busk, Skipton, BD23 4DT,
On behalf of: Mr & Mrs Bedford



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

(Main Switchboard) Telephone: 01756 700600

Craven District Council - List of Planning Decisions 24.09.2020 to 12.11.2020

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
2019/20487/FUL	Adams Park Homes	Former Railway Goods Yard Clapham Station Clapham Lancaster LA2 8ES	Change of use of land from former Railway Goods Yard to 5 no. Holiday Lodges (Phase 2)	Refuse	12.11.2020
2019/20654/REM	Candelisa Ltd And Chatsworth Settlement Trust	Land At Shires Lane Embsay Skipton	Reserved Matters Application for residential development (submitted pursuant to approved planning reference 2017/18839/VAR that authorises the construction of housing on the site)	Approve with Conditions	12.11.2020
2019/21283/FUL	Mr Jack Maude	Garage To The Rear Of College Crescent College Road Bradley Keighley BD20 9DX	Conversion of garage to form a two bedroomed dwelling (re-submission of 2019/19397)	Refuse	07.10.2020
2019/21317/FUL	Candelisa Ltd	Cavendish House 12 Newmarket Street Skipton BD23 2HN	Full application for alterations to Cavendish House including alterations to existing windows and creation of new openings together with the addition of balconies and dormers to the roof	Approve with Conditions	12.10.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21336/FUL	Mr Samuel Dennis	Agricultural Building High Bottom Birkwith Lane Low Bentham Lancaster	Erection of portal frame agricultural building.	Approve with Conditions	01.10.2020
2020/21397/LBC	JD Wetherspoon PLC	The Devonshire Newmarket Street Skipton BD23 2HR	Proposed new condenser units in existing plant room and addition of over-bar glass rack	Approve with Conditions	28.10.2020
2020/21398/CND	Partingtons Holiday Centres	Tarn Caravan Park Stirton Skipton BD23 3LQ	Application to discharge condition no's 4 (Full Details); 5 (Lighting Scheme) and 6 (Soft Landscape Works) on planning appeal decision referenced APP/C2708/W/19/3224437 allowed 14 October 2019	DOC satisfactory	19.10.2020
2020/21416/MMA	Mr Trevor Jackson	Pennine Haulage Brow Garage Rook Street Lothersdale Keighley BD20 8EH	Minor material amendment to vary condition no. 2 (Approved Plans) on planning permission referenced 2018/19100/FUL granted 01 August 2018	Approve with Conditions	22.10.2020
2020/21452/FUL	R N Wooler & Co Ltd	Land To South West Of Langroods Farm High Bradley Lane High Bradley Keighley BD20 9ES	The erection of a pair of semi detached dwellings with associated garden space and parking.	Approve with Conditions	28.10.2020
2020/21517/CND	Termrim Construction Ltd	Land To The South Of Burnside Crescent Skipton	Application to discharge condition no. 2 (Building Materials), no. 7 (Details of Open Space), no. 8 (Affordable Housing Scheme), no. 15 (Planting Scheme), no. 16 (Construction of Carriageway and Footpaths), no. 17 (Bin Storage), and no. 20 (Travel Plan) of application referenced 2019/20736/VAR granted 22 October 2019	Split Decision	02.11.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21547/FUL	Embsay Children's Centre	Embsay Childrens Centre Pasture Road Embsay Skipton BD23 6RQ	Construction of new single storey building in curtilage of existing Children's Centre (resubmission of previous application referenced 2019/20532/FUL)	Approve with Conditions	10.11.2020
2020/21548/FUL	David Hall	Agricultural Building Church Close Farm Coniston Cold Skipton BD23 4EA	New agricultural building including provision of underground slurry tank (Revised scheme)	Approve no conditions	04.11.2020
2020/21552/FUL	Mr & Mrs Whaites	Rigg Head Austwick Lancaster LA2 8AH	Conversion of an existing barn to form a new dwelling, demolition of some existing farm buildings and associated landscaping works.	Approve with Conditions	13.10.2020
2020/21585/FUL	R&B BUILDING SERVICES	Junction Mills Skipton Road Cross Hills Keighley BD20 7SE	Installation of air-conditioning equipment, external plant with external surrounding screen, for the production of cotton fabrics. Including woodland management scheme at Junction Mills and compensatory tree planting scheme at Great Gib to mitigate the loss of protected trees.	Approve with Conditions	04.11.2020
2020/21510/VAR	London Property Investments Ltd	19 - 25 Main Street Cross Hills Keighley	Application for variation of condition no. 5 (Off site Highway Improvement Works) on planning application reference number 32/2016/17650 granted 29th September 2017	Application Withdrawn	25.09.2020
2020/21629/FUL	MCM (Skipton) Ltd	Old Reward Manufacturing Site / Sackville Mills Sackville Street Skipton BD23 2PS	Construction of residential Care Home and link to conversion of existing Mill building into care suites and associated external works, hard and soft landscaping. Demolition of existing industrial buildings was granted 22/01/2020 ref 2019/21220/DCA and is currently pending awaiting discharge of pre-commencement conditions.	Approve with Conditions	15.10.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21634/FUL	Mrs Rebecca Ward	Hallstack Jack Lane Wigglesworth Skipton BD23 4BW	Change of use of former kennel and cattery to design studio and workshop, with associated alterations and additions; single storey rear extension to dwelling house.	Approve with Conditions	11.11.2020
2020/21633/HH	Mr Alistair Fothergill	14 Elm Tree Square Embsay Skipton BD23 6RA	Single-storey rear extension with part first-floor extension over	Approve with Conditions	26.10.2020
2020/21645/HH	Mrs Margaret Mewies	15 Elm Tree Square Embsay Skipton BD23 6RA	Single-storey rear extension with part first-floor extension over	Approve with Conditions	26.10.2020
2020/21646/FUL	Margaret Wilding	Lower Barn Lowkber Lane Cold Cotes Clapham Lancaster LA2 8HZ	Change of use of part work space in a live/work unit to a self-catering apartment	Approve with Conditions	09.10.2020
2020/21650/FUL	Mr Peter Shearer	Land West Of Spring Bank House Skipton Road Farnhill Keighley	Proposed residential development of 2 no. new build semi-detached dwellings and 3 no. new build terrace houses.	Refuse	05.11.2020
2020/21670/FUL	Snell Developments Ltd	Borehole Filtration Building Lumb Mill Farm Carr Head Lane Cowling Keighley	Proposed building to house borehole filtration system	Approve with Conditions	03.11.2020
2020/21698/HH	Ms Rachel Greenhow	1 Park Place Hellifield Skipton BD23 4HB	Single storey rear extension to approximately 4 metres, across whole rear elevation including necessary adjustments to services and drainage	Approve with Conditions	05.10.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21718/FUL	Mr Alan Woodhouse	Giffords Barn Wenning Bank To Reebys Lane Keasden Clapham Lancaster LA2 8ET	Conversion of barn to dwellinghouse and creation of access.	Approve with Conditions	04.11.2020
2020/21721/FUL	Ian Carling	Land Rear Of 24 Canal Street Skipton	Construction of 4 No low cost residential units	Refuse	30.10.2020
2020/21731/CND	Termrim Construction Ltd	Land To The South Of Burnside Crescent Skipton	Application to discharge condition no. 7 (Highway Works), no. 8 (Mud), no. 9 (Construction Method Statement), no. 10 (Travel Plan), no. 11 (Cycle Track), no. 12 (Materials), no. 13 (Direct Access), no. 14 (Affordable Housing), no. 19 (Bin Stores / Storage Areas) and no. 20 (Landscaping) on planning permission referenced 2019/20737/VAR granted 13 September 2019 and condition no. 9 (Construction Method) on planning permission referenced 2019/20736/VAR granted 22 October 2019	DOC satisfactory	06.11.2020
2020/21736/HH	Mr Charles Calvert	Calvert Cottage Carr Head Lane Cowling Keighley BD22 0LD	Detached garage with storage space above	Approve with Conditions	26.10.2020
2020/21739/REM	Esh Construction Ltd	Land North Of A629 And West Of Carleton Road Skipton North Yorkshire BD23 3BT	Reserved matters application for the approval of revised ground levels /contours for of 0.432 Ha of land north of Waltonwrays Cemetery in connection with consented mixed use Wyvern Park development (matters reserved in variation of outline consent referenced 2017/18136/VAR granted 16 March 2018)	Application Withdrawn	09.10.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21750/FUL	Witherslack Group Ltd	Cedar House School Low Bentham Lancaster LA2 7DD	Installation of a multi-use gaming area (MUGA) including fencing and associated works.	Approve with Conditions	23.10.2020
2020/21751/VAR	Mr Robert Wade	Land North West Of Royd House Crosshills Road Cononley Keighley	Application to remove condition no's 5 (site restoration) and 6 (topsoil) on application reference number: 2017/18192/FUL granted 12 October 2017.	Approve with Conditions	19.10.2020
2020/21753/OUT	Mr James Fryer	Land To North Of 1 Northfields Crescent Settle BD24 9JP	Outline application (all matters reserved except access) for a two-storey detached dwelling utilising existing access and creation of new access for existing dwelling	Application Withdrawn	30.09.2020
2020/21754/FUL	Ms R Thompson	Carr Head Hall Carr Head Lane Cowling Keighley BD22 0LD	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)	Refuse	12.10.2020
2020/21756/FUL	Mr and Mrs J Stavaley	Available Land South Of Hesley Lane, Rathmell North Yorkshire BD24 0LA	Proposed New Dwelling	Application Withdrawn	23.10.2020
2020/21759/CND	Inghams Design And Build	Dovetail Colne Road Cowling Keighley BD22 0NN	Application to discharge condition no. 3 (Topographical Survey), no. 6 (Site Compound) and no. 11 (Materials) on planning permission referenced 2017/18269/FUL	DOC satisfactory	28.10.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21760/CND	Calvert & Woodward	Land To West Of The Old Smithy Skipton Road Farnhill Keighley	Application to discharge condition no. 4 (Tree Protection), no. 5 (Drainage Surface Water Airedale Drainage), no. 6 (Soft Landscaping), no. 8 (Hard Landscaping), no. 9 (Highways Verge Crossing), no. 11 (Bird Nesting), no. 13 (Foul and Surface Water) and no. 15 (Boundary Treatments) of planning permission referenced 2019/20416/FUL granted 01 August 2019	Split Decision	13.10.2020
2020/21763/CPE	Mrs Aimee Wakenshaw	Dalesbridge Centre Austwick Lancaster LA2 8AZ	Application for Lawful Development Certificate for Existing Use, to establish the use of The Dalesbridge Centre as tourist accommodation (incorporating camping, touring caravans, self-catering cabins and bed and breakfast), conference, events and outdoor activity base with associated buildings and facilities.	Approve Cert. Lawful Devt	12.11.2020
2020/21782/FUL	Mr Raybould	Stainton Cotes Moorber Lane Coniston Cold Skipton BD23 4EN	Erection of new double garage	Application Withdrawn	19.10.2020
2020/21781/TPO	Mr Box	56 Barden Road Eastby Skipton BD23 6SL	T1 Eucalyptus - Fell on the grounds of safety. T2 Ash - Fell. T3 Sycamore - Crown lift all around to 5m. T4 Sycamore - Crown lift all around to 5m. T5 Ash - Crown lift all around to 5m.	Split Decision	12.10.2020
2020/21791/FUL	Mastabs Skipton	11 Keighley Road Skipton BD23 2LP	Shop front alterations	Approve with Conditions	13.10.2020
2020/21793/TCA	Mrs Wright	Old Vicarage Station Road Settle BD24 9AA	T1 Ash - Remove.	Approve Tree Works in Conservation Area	09.10.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21801/LBC	Settle Town Council	War Memorial Langcliffe Lane Settle BD24 9JS	To add the name: Thomas Arthur Phillips to the Settle War memorial under the WW2 Section.	Approve with Conditions	07.10.2020
2020/21809/FUL	Mr & Mrs Ackroyd	Workshop Adj No. 5 New Brighton Gargrave Skipton	Proposed holiday let-resubmission of previous refusal (2019/21011/FUL).	Approve with Conditions	28.09.2020
2020/21826/HH	Mr & Mrs K Green	33 The Close Skipton BD23 2BZ	Canopy supported on timber beam and posts	Approve with Conditions	24.09.2020
2020/21818/FUL	CCM Ltd	Skipton Auction Mart Gargrave Road Skipton BD23 1UX	Construction of a new building for the storage of equipment associated with Craven Farm Vets	Approve with Conditions	15.10.2020
2020/21824/CND	Inghams Design And Build	Dovetail Colne Road Cowling Keighley BD22 0NN	Application to discharge condition no. 4 (Tree Protection) and no. 5 (Phase II Report) of planning permission referenced 2017/18269/FUL granted 26 September 2017	DOC satisfactory	25.09.2020
2020/21825/HH	Mrs Anne Peckover	10 Brooklands Terrace Skipton BD23 2BD	Proposed full renovation & extension of existing dwelling (re-submission of 2019/20892/HH)	Approve with Conditions	07.10.2020
2020/21828/HH	Mr & Mrs Tempest	Greenburn Baxter Wood Cross Hills Keighley BD20 8BB	Extensions, conversion of garage and other works/alterations	Approve with Conditions	24.09.2020
2020/21830/TCA	Mr McNichol	21 Kirkgate Settle BD24 9DX	T1 Yew - reduce.	Approve Tree Works in Conservation Area	09.10.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21834/TPO	Mrs Goodman	11 Gainsborough Court Skipton BD23 1QG	T1 Hornbeam - reduce the west spread. T2 Beech - crown lift to 4 meters. T3 Birch - to be reduced by 2 meters. T4 Beech - reduce 2 meters and thin 15%. T5 Beech - crown thin by 15%. T6 Beech - Crown thin 15% and reduce radially by 1.5 metres.	Split Decision	12.10.2020
2020/21839/VAR	Susan Wallace	New Laithe Cottage Church Road Thornton In Craven Skipton BD23 3TS	Application for the removal of condition 3 (agricultural occupancy) on planning decision notice referenced 5/69/108 granted 20 May 1991	Refuse	26.10.2020
2020/21843/HH	Mr & Mrs Palmer	15 Lane Ends Lane Cowling Keighley BD22 0JY	Single storey rear extension	Approve with Conditions	06.10.2020
2020/21862/HH	Mr & Mrs Martin Calvert	Beckside House Colne Road Glusburn Keighley BD20 8RH	Side extension to existing detached garage	Approve with Conditions	21.10.2020
2020/21844/FUL	Mrs Norma Spencer	1 Ryecroft Road Glusburn Keighley BD20 8RT	One bungalow and associated works	Approve with Conditions	06.11.2020
2020/21845/HH	Mr & Mrs Pearson	Cornfield House Eldroth Road Austwick Lancaster LA2 8AG	Demolish existing conservatory and replace with single storey extension together with replacing existing white uPVC windows and doors to existing house with grey uPVC	Approve with Conditions	07.10.2020
2020/21847/HH	Mr & Mrs Allen	2 Hill Rise Skipton BD23 1LR	Single storey side extension	Approve with Conditions	29.09.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21849/FUL	Mr & Mrs Craig & Maureen Davies	11 Black Abbey Lane Glusburn Keighley BD20 8RX	Demolition of existing extension and garage to allow construction of detached dwelling	Approve with Conditions	13.10.2020
2020/21850/ADV	Cobbydale Hospitality Ltd	The Old Bank 19 Main Street Cross Hills Keighley BD20 8TA	Two illuminated signs	Approve with Conditions	03.11.2020
2020/21852/TPO	Together Housing	16 Overdale Court Skipton BD23 1AE	G1 Group of Cherry species - reduce away from properties, to allow 3m clearance, also crown lift over communal areas to allow a 2.5m clearance. T1 Scots pine - remove to ground level.	Approved Tree Work under TPO	12.10.2020
2020/21866/TCA	R N Wooler & Co Ltd	1 Water Street Skipton BD23 1PQ	T1 Sycamore - remove.	Approve Tree Works in Conservation Area	09.10.2020
2020/21886/LBC	The Gledstone Estate	16 Gledstone Road West Marton Skipton BD23 3UE	Retrospective application for refurbishment of house	Refuse	04.11.2020
2020/21854/MMA	Readfearn Construction	Land To The South Of Clapham Blounded By Station Road Clapham Lancaster LA2 8ER	Minor material amendment application to vary condition no. 2 (Approved Plans) on application reference number 18/2016/17399 granted 20 December 2016 for amendments to the detached dwellinghouse.	Approve with Conditions	15.10.2020
2020/21861/FUL	Northern Pennine Club	Green Close House Clapham Road Clapham Lancaster LA2 8HW	Single storey extension to form library and drying rooms	Approve with Conditions	20.10.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21865/TCA	Mrs Nicola Morning	133 Main Street Cononley Keighley BD20 8NT	T1 Sycamore - Remove	Approve Tree Works in Conservation Area	12.10.2020
2020/21869/FUL	Mr Stuart Cochrane	1 - 3 Ivy Terrace Crag Lane Low Bradley Keighley BD20 9DD	Change of use of one dwelling into three dwellings.	Approve with Conditions	14.10.2020
2020/21870/MMA	Mr Andrew Durham	Great Gib Farm Stockshott Lane Cononley Keighley BD20 8EB	Minor material amendment to vary condition no. 2 (Approved Plans) of planning approval referenced 2018/19492/FUL granted 28 September 2018	Approve with Conditions	29.09.2020
2020/21874/MMA	Ms Amanda Ryder	52 Regent Drive Skipton BD23 1AY	Minor material amendment to vary condition 2 (approved plans) of 2019/21305/HH	Approve with Conditions	29.09.2020
2020/21873/HH	Mr Steven Paul Smith	59 Hurrs Road Skipton BD23 2JX	Two storey side extension and single storey rear extension	Approve with Conditions	06.10.2020
2020/21875/FUL	Mrs Susan Montgomery	9 Roughaw Close Skipton BD23 2PZ	Installation of French window and Juliet balcony	Approve with Conditions	05.11.2020
2020/21877/TPO	Mr Michael Thornett	114 Princes Drive Skipton BD23 1HW	T1 Hornbeam - Removal of a lower branch to provide crown lifting. T2 Flowering Cherry - Removal of dead branches and clear out the middle of the tree to improve shape	Approved Tree Work under TPO	12.10.2020
2020/21892/TCA	Mr Shaun Whittaker	15 High Street Gargrave Skipton BD23 3RA	Remove 1.no tree	Approve Tree Works in Conservation Area	09.10.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21904/TCA	Mr John Waterhouse	7 St Marys Green Carleton Skipton BD23 3DG	T1 Cedrus Deodara - remove	Approve Tree Works in Conservation Area	12.10.2020
2020/21888/FUL	Mr W Harding	2 Victoria Buildings Main Road Hellifield Skipton BD23 4ET	Demolition of existing single storey extension and rebuild on same footprint	Approve with Conditions	28.10.2020
2020/21889/TCA	Mr Jon Barrow	Mill House Dale End Lothersdale Keighley BD20 8EN	T1 & T2 Wild Cherry - Fell.	Approve Tree Works in Conservation Area	12.10.2020
2020/21908/NMA	Mr Adman Lambert	3 Skipton Road Hellifield Skipton BD23 4JQ	Non-material amendment on planning permission referenced 2019/20434/HH granted 05 June 2019	Approve no conditions	29.09.2020
2020/21903/HH	Mr Philip Scarr	Glen Royd Woodside Lane Cononley Keighley BD20 8PE	Demolition of garage and construction of single storey side extension	Approve with Conditions	09.10.2020
2020/21898/FUL	San Pedro Properties Ltd	High Street House Newmarket Street Skipton BD23 2HU	Enlargement of window opening to form door opening	Approve with Conditions	08.10.2020
2020/21900/TPO	Echo	Malsis Hall Malsis Drive Glusburn Keighley BD20 8FH	T1 Beech - reduce first 3 major limbs growing towards pavilion hut by up to 3 metres . T2 Cherry - Remove 2 limbs growing towards pavilion hut.	Approved Tree Work under TPO	12.10.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21905/TCA	Mr Nick Hope	2 Sarahs Croft Coniston Cold Skipton BD23 4ED	5 no. Conifers - Remove.	Approve Tree Works in Conservation Area	12.10.2020
2020/21914/TCA	Mr Harold Mathers	Hall Croft House Hainsworth House Farm Kildwick Keighley BD20 9AD	T1 Sycamore - reduce by 20%. T2 Sycamore - reduce by 10% and remove deadwood. T3 Sycamore - reduce by 20%. T4 Goat Willow - reduce by 30%.	Approve Tree Works in Conservation Area	09.10.2020
2020/21913/HH	Mr Daniel Willis	29 Gainsborough Court Skipton BD23 1QG	Demolition of existing conservatory and other alterations	Approve with Conditions	06.10.2020
2020/21915/HH	Mr Jonny Chapman	17 Black Abbey Lane Glusburn Keighley BD20 8PU	Demolition of garage and construction of two storey side extension	Approve with Conditions	06.10.2020
2020/21917/HH	Mr Mat Howard	10 Ryecroft Way Glusburn Keighley BD20 8PT	Demolition of existing garage and construction of two storey side extension and single storey rear extension	Approve with Conditions	14.10.2020
2020/21919/CND	Carr & Stocks Developments Ltd	Felstead Low Bentham Road High Bentham Lancaster LA2 7BP	Application to discharge condition no. 3 (Windows and Doors) of planning permission referenced 2018/19190/REM granted 12 March 2019	DOC satisfactory	23.10.2020
2020/21943/CND	Pinnacle View Homes	North Of Glenroyd Woodside Lane Cononley Keighley	Discharge condition 8 (landscaping) of APP/C2708/W/19/3228674 (2018/18988/FUL)	DOC satisfactory	14.10.2020
2020/21920/TCA	Mr Simon Emmot	3 Ickornshaw Mills Gill Lane Cowling Keighley BD22 0DB	T1 Sycamore - Fell. T2 Ash - Fell.	Approve Tree Works in Conservation Area	12.10.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21921/TPO	Mr Alan Simpson	17 Barrel Sykes Settle BD24 9JT	T1 Sycamore - Crown lift, remove epicormic growth and reduce the Eastern side by up to 3.5m. T2 Sycamore - Crown lift, remove epicormic growth and reduce the Eastern side by up to 3m. T3 Sycamore - Crown lit, remove epicormic growth and reduce the Eastern side by up to 3m and remove the bottom 3 limbs from the west side. T4 Sycamore - Crown lift, remove epicormic growth and reduce the Eastern side by up to 3m.	Refuse Tree Work under TPO	12.10.2020
2020/21922/HH	Mr Clive Woodward	Beckside House Keasden Road Clapham Lancaster LA2 8EY	Single storey rear extension to existing lean-to porch, with new roof over.	Approve with Conditions	19.10.2020
2020/21925/HH	Mr N Meier	24 Main Street Ickornshaw Cowling North Yorkshire BD22 0DE	First floor extension	Approve with Conditions	19.10.2020
2020/21945/PNAG	RW + J Rushton	Lingthwaite Farm Eldroth Austwick Lancaster LA2 8AP	Extension to existing agricultural building (prior notification)	PN Process Not Applicable	05.10.2020
2020/21933/HH	Mr & Mrs Robert Ingham	5 Cragdale Settle BD24 9HX	Installation of en-suite and associated external above ground drainage	Approve with Conditions	28.10.2020
2020/21934/CPL	Mr & Mrs M Cave	Ling House Fold Lane Cowling Keighley BD22 0BG	Single storey rear extension	Refuse Cert. Lawful Development	13.10.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21935/HH	Mr & Mrs J Kenyon	26 Windsor Avenue Skipton BD23 1HS	Removal of garage and raised decking area. Construction of single storey rear extension, parking area and raised decking area. Removal of Leylandii trees.	Approve with Conditions	14.10.2020
2020/21939/TPO	Stuart Brear	7 Carla Beck House Carla Beck Lane Carleton Skipton BD23 3BQ	T1 Pine (Corsican) - remove and replace	Approved Tree Work under TPO	12.10.2020
2020/21940/CPE	Mrs Keeley Reading	Buck Stone Lane Sutton-in-Craven Keighley BD20 7BD	Existing use of land for equestrian and agricultural purposes, and fencing, shipping containers and stables	Refuse Cert. Lawful Development	03.11.2020
2020/21944/LBC	The Gledstone Estate	The Estate House 11 Gledstone Road West Marton Skipton BD23 3UE	Roof re-slating and other roof repairs, replacement roof light and installation of tray and drip	Approve with Conditions	12.10.2020
2020/21946/TCA	Mrs Irenka Timlin	18 Ash Grove Sutton-in-Craven Keighley BD20 7QJ	T1 Beech - Prune. T2 Sycamore - Prune.	Approve Tree Works in Conservation Area	12.10.2020
2020/21947/HH	Mr & Mrs Eric Shaw	7 Willow Way Sutton-in-Craven Keighley BD20 7PT	Demolition of conservatory and building two storey rear extension	Approve with Conditions	14.10.2020
2020/21950/TCA	Miller Homes	Cornerfields 57 The Bailey Skipton BD23 6AG	T1 Ash - crown lift to provide 5 meters vertical clearance above ground on the site side. Reduce branch extension overhanging the site at 7-8 meters by 2 meters in length to retain approx 5 meters radial canopy spread.	Approve Tree Works in Conservation Area	12.10.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21951/TCA	Bradleys Both Parish Council Bradley Parish Council	Bradley Village Hall Lidget Road Low Bradley Keighley BD20 9DS	Fell 4 no. Ash Trees.	Approve Tree Works in Conservation Area	12.10.2020
2020/21953/HH	Catherine Leigh	5 Croft Terrace West Road Carleton Skipton BD23 3DP	Single storey rear extension	Approve with Conditions	21.10.2020
2020/21954/CND	Vistry Partnerships Yorkshire Ltd	Land Off A65 Kendal Road Hellifield Skipton	Application to discharge condition no. 6 (Landscaping) on planning permission referenced 2019/20933/FUL granted 11 March 2020	DOC satisfactory	15.10.2020
2020/21956/CND	Craven District Council	Town Hall High Street Skipton BD23 1AH	Application to discharge condition no. 3 (Internal Materials) on planning permission referenced 2017/18477/FUL and also condition 7 on 2017/18478/LBC	DOC satisfactory	07.10.2020
2020/21959/MMA	Candelisa Ltd	Station Works Cononley Lane Cononley BD20 8LN	Application to vary condition no. 2 (Approved Plans) of planning permission referenced 2019/20172/MMA granted 08 November 2019	Approve with Conditions	26.10.2020
2020/21912/VAR	Inghams Design And Build LTD	Dovetail Colne Road Cowling Keighley BD22 0NN	Application for variation of condition no. 2 (Approved Plans) and no.14 (Parking Spaces) to planning permission referenced 2017/18269/FUL granted 26 September 2017	Refuse	08.10.2020
2020/21962/TCA	Wynn	11 High Street Burton In Lonsdale Carnforth LA6 3JU	T1 Silver Birch - Reduce height of crown by 25%	Approve Tree Works in Conservation Area	12.10.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21975/TPO	Mr Nigel Hancox	4 Brook View Carleton Skipton BD23 3EX	Tree works - Crown raise along lowest branches on a row of elms to prevent rubbing against the wall and guttering	Approved Tree Work under TPO	12.10.2020
2020/21967/CND	Vistry Partnerships Yorkshire Ltd	Land Off A65 Kendal Road Hellifield	Application to discharge condition no. 15 (Renewable Energy) of planning permission referenced 2019/20933/FUL granted 11 March 2020	DOC satisfactory	15.10.2020
2020/21971/HH	Mr & Mrs Webb	73 Regent Drive Skipton BD23 1BB	Remove existing conservatory, convert garage and construct single storey rear extension and infill extension	Approve with Conditions	21.10.2020
2020/21972/HH	Mrs Cathy Bridges	17 Shires Lane Embsay Skipton BD23 6SB	Garage conversion to include raising height of flat roof, extending towards front elevation and extending to rear/side elevation	Approve with Conditions	10.11.2020
2020/21974/TCA	Mrs Jeanne Horsfall	Fairleigh Low Lane Draughton Skipton BD23 6EB	T1 Beech - Fell and replant	Approve Tree Works in Conservation Area	12.10.2020
2020/21976/HH	Mr Joel Green	10 Riversway Gargrave Skipton BD23 3NR	Two storey extension	Approve with Conditions	29.10.2020
2020/21978/TCA	Mrs Carina Wardle	Dale Garth Beck Side Carleton Skipton BD23 3ET	Remove 13 no. Conifers	Approve Tree Works in Conservation Area	12.10.2020
2020/21982/HH	Mr Lee Brayshay	102 Burnside Avenue Skipton BD23 2DB	Two storey extension to rear of dwelling	Approve with Conditions	20.10.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21993/TCA	Mrs Fiona Bellamy	Holmleigh Rook Street Lothersdale Keighley BD20 8EL	Remove 3 No. Conifers. Crown lift 3 No. Mature Beeches to 5 metres from the base of the trunk.	Approve Tree Works in Conservation Area	12.10.2020
2020/22017/HH	Mrs Maria Broadhurst	2 Sun Street Cononley Keighley BD20 8NE	Single storey rear extension	Approve with Conditions	27.10.2020
2020/21997/FUL	E M Fairhurst And Son	Crow Nest Farm Crow Nest Road Austwick Lancaster	Proposed Roof over existing Silo	Approve with Conditions	05.11.2020
2020/22072/ OTHERS	Mr Antonio Polignone	2 Regal Buildings Keighley Road Skipton BD23 2LT	Prior approval notification for change of use from shop to cafe / takeaway	PN Process Not Applicable	09.11.2020
2020/22057/NMA	Bellway Homes Limited - Yorkshire Division	Land North Of A629 And East Of Wyvern Way Skipton	Non-material amendment to planning application referenced 2018/19563/REM ref changes to house types and repositioning of garages to plots 10 - 7	Non-material amendment approved	19.10.2020
2020/22127/CND	North Craven Building Preservation Trust	The Folly Victoria Street Settle BD24 9EY	Application to discharge condition no. 8 (windows) on planning permission referenced 2017/18435/LBC granted 22 November 2017	DOC satisfactory	10.11.2020
2020/22197/PNAG	Mr & Mrs Richard McAlpine	Stone Gappe Hall Lothersdale Keighley BD20 8EE	Prior approval notification for proposed agricultural storage building	Prior Approval Granted	11.11.2020
2020/22152/HH	Miss Vanessa Howarth	1 Smithy Croft Road Gargrave Skipton BD23 3SL	Erect 5 foot high fence tapering down to 3foot in line with the existing boundary fence.	Application Withdrawn	23.10.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22148/CND	Ms R Thompson	Carr Head Hall Carr Head Lane Cowling Keighley BD22 0LD	Application to discharge condition no. 4 (CDC Piers) on planning permission referenced 2020/21822/LBC granted 21 August 2020	DOC satisfactory	10.11.2020



Planning Enforcement
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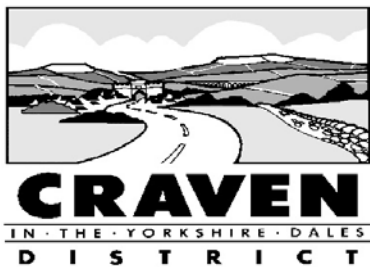
Planning Committee Report of New Cases Registered
18/09/2020 to 12/11/2020

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03309/2020	Alleged unauthorised erection of fence.	25 Wenning Avenue High Bentham Lancaster LA2 7LR	Bentham
ENF/03310/2020	Large amounts of soil being brought onto site.	Airedale House Skipton Road Farnhill Keighley BD20 9BT	Aire Valley With Lothersdale
ENF/03311/2020	Satellite dish has been installed.	33 Brougham Street Skipton BD23 2ES	Skipton South
ENF/03312/2020	1) Alleged breach of 5 van site rule 2) Alleged unauthorised shower block 3) Access to the site not constructed in accordance with 08/2016/16796.	The Punch Bowl Hotel Low Bentham Lancaster LA2 7DD	Bentham
ENF/03313/2020	Alleged unauthorised creation of running track in school grounds	Thornton In Craven CP School Cam Lane Thornton In Craven Skipton BD23 3SX	West Craven
ENF/03314/2020	A wall is being created replacing a picket fence.	Wall Around The Land To North Of St Marys Green Carla Beck Lane Carleton Skipton	

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03319/2020	Seating area created to the rear of the property obstructing shared access.	6 Ryeland Street Cross Hills Keighley BD20 8SR	Glusburn
ENF/03320/2020	Seating area created to the rear of the property obstructing shared access.	8 Ryeland Street Cross Hills Keighley BD20 8SR	Glusburn
ENF/03315/2020	Hot tub and gazebo have been installed- Permitted development has been removed under planning ref: 2019/20484/FUL.	Owl House Old Lane Cowling Keighley BD22 0NP	Cowling
ENF/03316/2020	Alleged unauthorised re-pointing of front and rear of house in red.	4 Victoria Terrace Ings Lane Low Bradley Keighley BD20 9DN	Aire Valley With Lothersdale
ENF/03317/2020	Untidy Land	Land To The West Of Holme Lane Sutton In Craven	Sutton-in-Craven
ENF/03318/2020	Lighting on the car port causing light pollution- planning application ref: 2019/20255/FUL.	Land Adjacent To Burlington House Dale End Lothersdale Keighley BD20 8EL	Aire Valley With Lothersdale
ENF/03321/2020	Development not being built in accordance with approved plans 2019/21305/HH- Facias and guttering over the boundary line.	52 Regent Drive Skipton BD23 1AY	Skipton East
ENF/03322/2020	Alleged unauthorised change of use from holiday let to permanent residence	Burn Moor View Mewith Bentham Lancaster LA2 7AY	Bentham

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03323/2020	Heritage at risk	Holy Trinity Church Main Street Rathmell Settle BD24 0LA	Settle And Ribble Banks
ENF/03324/2020	Heritage at risk	Cappleside Barn Beauty House Farm To Far Cappleside Barn Rathmell Settle BD24 0LJ	Settle And Ribble Banks
ENF/03326/2020	Is the development being built in accordance with the approved plans of 2019/21285/FUL (height).	27 High Street Gargrave Skipton BD23 3RA	Gargrave And Malhamdale
ENF/03327/2020	Alleged unauthorised removal of chimney stack.	7 Granville Street Skipton BD23 1DL	Skipton North
ENF/03328/2020	Alleged unauthorised removal of chimney stack.	9 Granville Street Skipton BD23 1DL	Skipton North
ENF/03329/2020	Alleged unauthorised alterations to building	Former Barclays Bank Plc Main Street Cross Hills Keighley BD20 8TB	Glusburn
ENF/03330/2020	Overhang of new extension at roof level	8 Collinge Road Cowling Keighley BD22 0AG	Cowling
ENF/03331/2020	Boundary not in accordance with approved plans 2019/21020/MMA	Plot 45 Land To East Of Green Lane Glusburn Keighley BD20 8RT	

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03332/2020	Large shed in rear yard	83 Main Street Farnhill Keighley BD20 9BW	Aire Valley With Lothersdale
ENF/03333/2020	Unauthorised works to listed building	Spenn House Farm Side Gate Lothersdale Keighley BD20 8EU	Aire Valley With Lothersdale



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Planning Committee Report of Cases Closed
15/09/2020 to 12/11/2020

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/02835/2018	28th March 2018	24th September 2020	Breach Resolved	Widening, drainage works and damage to the open access moorland.	Lane Head Crossroads Slaidburn Road/ East Stretch Of Moorlands Farm Low Bentham Lancaster LA2 7DQ	Bentham
ENF/02836/2018	28th March 2018	24th September 2020	Breach Resolved	Un-authorized works to a listed building- concrete being removed externally being replaced with limestone and some internal works.	White House Chapel Lane Halton East Skipton BD23 6EH	Barden Fell
ENF/02891/2018	27th June 2018	24th September 2020	Breach Resolved	Building rubble up outside the house.	17 West Lane Sutton-in-craven Keighley BD20 7NT	Sutton-in-Craven

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/02904/2018	26th July 2018	24th September 2020	Breach Resolved	Untidy property	68 Keighley Road Cowling Keighley BD22 0BH	Cowling
ENF/02905/2018	26th July 2018	24th September 2020	No Breach	Unauthorised extension and loft conversion?	Martondale Thornton In Lonsdale Ingleton LA6 3PD	Ingleton And Clapham
ENF/02923/2018	6th September 2018	4th November 2020	Not Expedient to Enforce	Potential change of use of land from agricultural to domestic and shed having been erected in the field.	2 Hambleton Cottages Long Causeway To Railway Cottages Bolton Abbey Skipton BD23 6AE	Barden Fell
ENF/02934/2018	20th September 2018	24th September 2020	Not Expedient to Enforce	Un-authorized advertisement for 'Seasons Bakery'.	Meadow Cottage 1 New Road Ingleton Carnforth LA6 3HL	Ingleton And Clapham
ENF/02951/2018	26th October 2018	24th September 2020	Not Expedient to Enforce	Un-authorized advertisement structures advertising Masons Arms, Fish _ Chip Shop, Kidz Day Nursery, Cave and Canyon and M's Spice.	A65 Field Opposite Dales Business Park New Road Ingleton Carnforth LA6 3HL	Ingleton And Clapham
ENF/02987/2019	3rd January 2019	24th September 2020	Breach Resolved	Unauthorised structures and possible use for business	Land To South Crag Lane Sutton In Craven	Sutton-in-Craven

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/02996/2019	23rd January 2019	4th November 2020	Not Expedient to Enforce	Installation of hot tubs in 11 caravans	Rivers Edge Holiday Home & Lodge Park Bentham Road Ingleton North Yorkshire LA6 3HR	Ingleton And Clapham
ENF/02997/2019	24th January 2019	24th September 2020	Breach Resolved	Is development being carried out in accordance with the approved permissions?	Allen Green And Son Ltd North Road Sutton-in-craven Keighley BD20 7PQ	Sutton-in-Craven
ENF/03030/2019	20th March 2019	24th September 2020	Breach Resolved	Agricultural building not being used in accordance with approved plans	Land At Langber End Lane Ingleton North Yorkshire LA6 3DT	Ingleton And Clapham
ENF/03044/2019	26th March 2019	4th November 2020	Breach Resolved	Untidy land	40 Tarn Moor Crescent Skipton BD23 1LT	Skipton North
ENF/03045/2019	28th March 2019	24th September 2020	Retrospective planning	Erection of floodlighting	North Ribblesdale R U F C High Hill Grove Street Settle BD24 9RB	Settle And Ribble Banks
ENF/03048/2019	2nd April 2019	24th September 2020	No Breach	Planning permission not carried out in accordance with conditions set out in 2017/18652/HH - Relating to the 6ft timber fence.	2 Willow Garth Avenue Cross Hills Keighley BD20 7DY	Glusburn

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/03051/2019	4th April 2019	24th September 2020	No Breach	Car parking area being created and wall knocked down.	46 Broughton Road Skipton BD23 1SS	Skipton West
ENF/03060/2019	26th April 2019	23rd September 2020	Breach Resolved	Alleged unauthorised use of stables as a residence and storage of a caravan without permission	The Stables Ellers Road Sutton-in-Craven Keighley	Sutton-in-Craven
ENF/03228/2020	19th March 2020	4th November 2020	Breach Resolved	Raised decking.	1 Dalacres Drive Embsay Skipton BD23 6RP	Embsay-with-Eastby
ENF/03234/2020	30th March 2020	4th November 2020	No Breach	Flagged area has been created causing damp and mould.	2 Heather Bank Main Street Farnhill Keighley BD20 9BP	Aire Valley With Lothersdale
ENF/03238/2020	9th April 2020	19th October 2020	No Breach	Alleged unauthorised change of use to cafe	14 Duke Street Settle BD24 9DW	Settle And Ribble Banks
ENF/03239/2020	9th April 2020	19th October 2020	No Breach	Alleged unauthorised change of use from storage to office & production.	Storage Unit Adjacent No 24 Eshton Road Gargrave Skipton	Gargrave And Malhamdale

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/03241/2020	20th April 2020	24th September 2020	No Breach	Development not being built in accordance with planning application ref: 2018/19503/HH	31 Ings Avenue Skipton BD23 1TS	Skipton West
ENF/03242/2020	21st April 2020	24th September 2020	Breach Resolved	1. Shed located in front of neighbouring window. 2. Parking area being used for storage	White Hall 25 Uppergate Ingleton Carnforth LA6 3BD	Ingleton And Clapham
ENF/03253/2020	18th May 2020	19th October 2020	Permitted Development	Alleged large amount of ground works being undertaken in adjacent field next to campsite.	Thornbrook Barn Caravan Site Thornton In Lonsdale Ingleton LA6 3PD	Ingleton And Clapham
ENF/03262/2020	8th June 2020	19th October 2020	No Breach	Lighting on site not in accordance with approved plans?	Malsis Hall Colne Road Glusburn Keighley BD20 8DS	Glusburn
ENF/03263/2020	10th June 2020	24th September 2020	No Breach	Potential business being run from the property.	8 Alexandra Court Skipton BD23 2RG	Skipton West
ENF/03268/2020	18th June 2020	19th October 2020	No Breach	Alleged construction of dwelling not in accordance with approved plans (2019/21121/REM)	Land Adjacent No. 55 Green Lane Glusburn Keighley BD20 8RU	Glusburn

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/03272/2020	1st July 2020	19th October 2020	Breach Resolved	Alleged conditions of 2018/19112/FUL and 2020/21561/MMA not discharged before commencement	Unit 5 Devonshire Place Keighley Road Skipton BD23 2LP	Skipton South
ENF/03275/2020	14th July 2020	19th October 2020	No Breach	Alleged unauthorised large amount of excavation and groundworks/quarry works.	Land Off Jacksons Lane Low Bradley Keighley BD20 9HG	Aire Valley With Lothersdale
ENF/03281/2020	23rd July 2020	24th September 2020	No Breach	Erection of large shed in garden.	17 Raikes Road Skipton BD23 1NP	Skipton North
ENF/03288/2020	5th August 2020	6th October 2020	No Breach	Erection of large structure in garden	38 Moorview Road Skipton BD23 2SB	Skipton South
ENF/03291/2020	6th August 2020	19th October 2020	No Breach	Alleged unauthorised operation of business from residential premises	Flat 3 Oakville 2 Keighley Road Cross Hills Keighley BD20 7RN	Glusburn
ENF/03298/2020	18th August 2020	19th October 2020	No Breach	Alleged unauthorised removal of dry stone wall in field	Land To The North Of Pottery Cottage High Bentham Lancaster LA2 7DL	Bentham

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/03309/2020	22nd September 2020	27th October 2020	No Breach	Alleged unauthorised erection of fence.	25 Wenning Avenue High Bentham Lancaster LA2 7LR	Bentham
ENF/03313/2020	6th October 2020	6th October 2020	No Breach	Alleged unauthorised creation of running track in school grounds	Thornton In Craven CP School Cam Lane Thornton In Craven Skipton BD23 3SX	West Craven