

PLANNING COMMITTEE

(Online meeting)

Tuesday, 22 December 2020 at 1.30pm

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

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

AGENDA

Please note that due to Covid-19, this meeting will be held remotely and will be livestreamed here: <https://www.youtube.com/channel/UCdfb6ZRbYnZ1-rRiLmjUwg>

Comfort Break: A formal comfort break of 15 minutes may be taken at an appropriate point in the Committee's consideration of the Schedule of Plans.

- 1. Apologies for Absence and Substitutes** – To receive any apologies for absence
- 2. Confirmation of Minutes** – To confirm the minutes of the meeting held on 23 November 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, 18 January 2021 at 1.30pm

Agenda Contact Officer:

Vicky Davies, Senior Democratic Services Officer

E-mail: vdavies@cravendc.gov.uk

14 December 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)

23 November 2020

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

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

An apology for absence was received from Councillor Handley

Ward Representative : Councillor Jaquin (Application 2019/20558/REM) .

Start: 1.37pm

Finish: 5.17pm

Councillor Rose joined the meeting at 2.06pm.

Councillor Sutcliffe joined the meeting at 2.07pm.

A short comfort break was taken at 3.40pm.

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

The minutes of the 26 October 2020 were confirmed.

PL.1002

PUBLIC PARTICIPATION – ITEMS NOT APPEARING ON THE SCHEDULE OF PLANS

The Democratic Services Officer read out a statement on behalf of Jenny Andrews a resident of Stirton with Thorlby parish. The statement referred to applications approved under delegated powers. In particular, the discharged conditions attached to the development at Tarn House Caravan Park. She wanted to make Members aware that the conditions had not been discharged in accordance with the information presented previously to the Planning Committee and the Planning Inspector. Ms Andrews had submitted a request to the Council seeking an explanation as to why the discharge of the conditions were contrary to much of the detail used by the applicant to justify the development in their own Design and Access Statement. As she had not received a response. she subsequently submitted a complaint which had been acknowledged but a formal response was still awaited.

In relation to planning application 2019/20076/FUL (land to NW of Clay Hall, Broughton Road) Ms Andrews also wanted to make Members aware that whilst no decision had been made, the developer had opened a sales office on Belmont Bridge and properties were being sold off plan. She felt that it was important that the public had confidence in the planning department operating in an open and transparent manner and stated that the Council should not wait for the Peer Review to be published as planning decisions that avoided scrutiny would have a lasting impact on Skipton and surrounding areas.

The Planning Solicitor indicated that in relation to application 2019/20076/FUL a Section 106 Agreement was in the process of being concluded and both the Planning Manager and the Principal Planning Officer confirmed that the application would be brought before the Committee for determination in due course. The Chairman asked that the Planning Manager send a written response to Ms Andrews on both matters and that this be copied to all Members of the Committee.

PL.1003

DECLARATIONS OF INTEREST AND LOBBYING

a. Declarations of Interest

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

b. Lobbying

Application 2019/20287/FUL – Councillor Brown stated that he had been lobbied against the application. Councillor Welch indicated that he had been lobbied against the application and also had received correspondence from fellow committee members. Councillor Lis stated that he had been lobbied against the application.

Application 2019/20558/REM – Councillor Brown stated he had been lobbied against the application. Councillor Welch indicated that he had been lobbied by fellow committee members.

(The Planning Solicitor explained the position regarding lobbying in that correspondence between officers and committee members on the applications before Committee was to provide clarification and answer queries about the application rather than lobbying.)

PL.1004

PUBLIC PARTICIPATION

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

Application 2019/20287/FUL:	David McGonnigal (Ingleton Parish Council) Chris Creighton (agent for the applicant)
Application 2019/20558/REM:	Karen Darvell (objector) Emma Ridley (agent for the applicant)

PL.1005

APPLICATIONS FOR PLANNING PERMISSION

a. Delegated Matters

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

2019/20487/FUL Change of use of land from former Railway Goods Yard to 5 no. Holiday Lodges (Phase 2) at former railway good yard, Clapham Station, Clapham, Lancaster, LA2 8ES. Refused.

2019/20654/REM Reserved Matters Application for residential development (submitted pursuant to approved planning reference 2017/18839/VAR that authorises the construction of housing on the site) on land at Shires Lane, Embsay, Skipton. Approved with Conditions.

2019/21283/FUL Conversion of garage to form a two bedroomed dwelling (re-submission of 2019/19397) at the rear of College Crescent, College Road, Bradley, Keighley, BD20 9DX. Refused.

2019/21317/FUL Full application for alterations to Cavendish House, 12 Newmarket Street, Skipton, BD23 2HN including alterations to existing windows and creation of new openings together with the addition of balconies and dormers to the roof. Approve with Conditions.

2020/21336/FUL Erection of portal frame agricultural building at High Bottom, Birkwith Lane, Low Bentham, Lancaster. Approved with Conditions.

2020/21397/LBC Proposed new condenser units in existing plant room and addition of over-bar glass rack at The Devonshire, Newmarket Street, Skipton. BD23 2HR. Approved with Conditions.

2020/21398/CND 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 at Tarn Caravan Park, Stirton, Skipton. BD23 3LQ. DOC satisfactory'

2020/21416/MMA Minor material amendment to vary condition no. 2 (Approved Plans) on planning permission referenced 2018/19100/FUL granted 01 August 2018 at Pennine Haulage, Brow Garage, Rook Street, Lothersdale, Keighley. BD20 8EH. Approved with Conditions

2020/21452/FUL The erection of a pair of semi detached dwellings with associated garden space and parking on land to SW of Langroods Farm, High Bradley Lane, High Bradley, Keighley BD20 9ES. Approved with Conditions.

2020/21517/CND 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 on land to the South of Burnside Crescent, Skipton. Split Decision.

2020/21547/FUL Construction of new single storey building in curtilage of existing Children's Centre (resubmission of previous application referenced 2019/20532/FUL) at Embsay Children's Centre, Pasture Road, Embsay, Skipton, BD23 6RQ. Approved with Conditions.

2020/21548/FUL New agricultural building including provision of underground slurry tank (Revised scheme), Church Close Farm, Conistion Cold, Skipton. BD23 4EA. Approved no conditions.

2020/21552/FUL Conversion of an existing barn to form a new dwelling, demolition of some existing farm buildings and associated landscaping works. Rigg Head, Austwick, Lancaster LA2 8AH. Approved with Conditions.

2020/21585/FUL 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. Junction Mills, Skipton Road, Cross Hills, Keighley BD20 7SE. Approved with Conditions.

2020/21510/VAR Application for variation of condition no. 5 (Off site Highway Improvement Works) on planning application reference number 32/2016/17650 granted 29th September 2017 at 19-25 Main Street, Cross Hills, Keighley. Application Withdrawn.

2020/21629/FUL 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. At Old Reward Manufacturing Site/Sackville Mills, Sackville Street, Skipton. BD23 2PS. Approved with Conditions.

2020/21634/FUL 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 at Hallstack, Jack Lane, Wigglesworth, Skipton. BD23 4BW. Approved with Conditions.

2020/21633/HH Single-storey rear extension with part first-floor extension over at 14 Elm Tree Square, Embsay, Skipton. BD23 6RA. Approved with Conditions.

2020/21645/HH Single-storey rear extension with part first-floor extension over at 15 Elm Tree Square, Embsay, Skipton. BD23 6RA. Approved with Conditions.

2020/21646/FUL Change of use of part work space in a live/work unit to a self-catering apartment at Lower Barn, Lowkber Lane, Cold Cotes, Clapham, Lancaster. LA2 8HZ. Approved with Conditions.

2020/21650/FUL Proposed residential development of 2 no. new build semi-detached dwellings and 3 no. new build terrace houses on land West of Spring Bank House, Skipton Road, Farnhill, Keighley. Refused.

2020/21670/FUL Proposed building to house borehole filtration system at Lumb Mill Farm, Carr Head Lane, Cowling, Keighley. Approved with Conditions.

2020/21698/HH Single storey rear extension to approximately 4 metres, across whole rear elevation including necessary adjustments to services and drainage at 1 Park Place, Hellifield, Skipton BD23 4HB. Approved with Conditions.

2020/21718/FUL Conversion of barn to dwellinghouse and creation of access at Giffords Barn, Wenning Bank to Reebys Lane, Keasden, Clapham, Lancaster LA2 8ET. Approved with Conditions.

2020/21721/FUL Construction of 4 No low cost residential units on land at the rear of 24 Canal Street, Skipton. Refused.

2020/21731/CND 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 on land to the South of Burnside Crescent, Skipton. DOC satisfactory.

2020/21736/HH Detached garage with storage space above Calvert Cottage, Carr Head Lane, Cowling, Keighley BD22 0LD. Approved with Conditions.

2020/21739/REM 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) on land to the North of A629 and West of Carleton Road, Skipton, North Yorkshire BD23 3BT. Application Withdrawn.

2020/21750/FUL Installation of a multi-use gaming area (MUGA) including fencing and associated works at Cedar House School, Low Bentham, Lancaster LA2 7DD. Approved with Conditions.

2020/21751/VAR Application to remove condition no's 5 (site restoration) and 6 (topsoil) on application reference number: 2017/18192/FUL granted 12 October 2017 on land North West of Royd House, Cross Hills Road, Cononley, Keighley. Approved with Conditions.

2020/21753/OUT Outline application (all matters reserved except access) for a two-storey detached dwelling utilising existing access and creation of new access for existing dwelling on land to the North of 1 Northfields Crescent, Settle. BD24 9JP. Application Withdrawn.

2020/21754/FUL 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) at Carr Head Hall, Carr Head Lane, Cowling, Keighley. BD22 0LD. Refused.

2020/21756/FUL Proposed New Dwelling on available land South of Hesley Lane, Rathmell, North Yorkshire. BD24 0LA. Application Withdrawn.

2020/21759/CND Application to discharge condition no. 3 (Topographical Survey), no. 6 (Site Compound) and no. 11 (Materials) on planning permission referenced 2017/18269/FUL at Dovetail, Colne Road, Cowling, Keighley. BD22 0NN. DOC satisfactory.

2020/21760/CND 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 land to the West of The Old Smithy, Skipton Road, Farnhill, Keighley. Split Decision.

2020/21763/CPE 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 at Dalesbridge Centre, Austwick, Lancaster. LA2 8AZ. Approve Cert. Lawful Devt.

2020/21782/FUL Erection of new double garage at Stainton Cotes, Moorber Lane, Coniston Cold, Skipton. BD23 4EN. Application Withdrawn.

2020/21781/TPO 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. 56 Barden Road, Eastby, Skipton. BD23 6SL. Split Decision.

2020/21791/FUL Shop front alterations at 11 Keighley Road, Skipton. BD23 2LP. Approved with Conditions.

2020/21793/TCA T1 Ash - Remove. The Old Vicarage, Station Road, Settle. BD24 9AA. Approved Tree Works in Conservation Area.

2020/21801/LBC To add the name: Thomas Arthur Phillips to the Settle War memorial under the WW2 Section, Langcliffe Lane, Settle. BD24 9JS. Approved with Conditions.

2020/21809/FUL Proposed holiday let-resubmission of previous refusal (2019/21011/FUL) at workshop adjacent to No. 5 New Brighton, Gargrave, Skipton. Approved with Conditions.

2020/21826/HH Canopy supported on timber beam and posts at 33 The Close, Skipton. BD23 2BZ. Approved with Conditions.

2020/21818/FUL Construction of a new building for the storage of equipment associated with Craven Farm Vets, Skipton Auction Mart, Gargrave Road, Skipton. BD23 1UX. Approved with Conditions.

2020/21824/CND 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 at Dovetail, Colne Road, Cowling, Keighley. BD22 0NN. DOC satisfactory.

2020/21825/HH Proposed full renovation & extension of existing dwelling (re-submission of 2019/20892/HH) at 10 Brooklands Terrace, Skipton. Approved with Conditions.

2020/21828/HH Extensions, conversion of garage and other works/alterations at Greenburn, Baxter Wood, Cross Hills, Keighley. BD20 8BB. Approved with Conditions.

2020/21830/TCA T1 Yew – reduce at 21 Kirkgate, Settle. BD24 9DX. Approved Tree Works in Conservation Area.

2020/21834/TPO 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. 11 Gainsborough Court, Skipton. BD23 1QG. Split Decision.

2020/21839/VAR Application for the removal of condition 3 (agricultural occupancy) on planning decision notice referenced 5/69/108 granted 20 May 1991 at New Laithe Cottage, Church Road, Thornton-in-Craven, Skipton. BD23 3TS. Refused.

2020/21843/HH Single storey rear extension at 15 Lane Ends Lane, Cowling, Keighley. BD22 0JY. Approved with Conditions.

2020/21862/HH Side extension to existing detached garage at Beckside House, Colne Road, Glusburn, Keighley. BD20 8RH. Approved with Conditions.

2020/21844/FUL One bungalow and associated works at 1 Ryecroft Road, Glusburn, Keighley. BD20 8RT. Approved with Conditions.

2020/21845/HH Demolish existing conservatory and replace with single storey extension together with replacing existing white uPVC windows and doors to existing house with grey uPVC at Cornfield House, Eldroth Road, Austwick, Lancaster. LA2 8AG. Approved with Conditions.

2020/21847/HH Single storey side extension at 2 Hill Rise, Skipton, BD23 1LR. Approved with Conditions.

2020/21849/FUL Demolition of existing extension and garage to allow construction of detached dwelling at 11 Black Abbey Lane, Glusburn, Keighley. BD20 8RX. Approved with Conditions.

2020/21850/ADV Two illuminated signs at The Old Bank, 19 Main Street, Cross Hills, Keighley. BD20 8TA. Approved with Conditions.

2020/21852/TPO 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. 16 Overdale Court, Skipton. BD23 1AE. Approved Tree Work under TPO.

2020/21866/TCA T1 Sycamore - remove. At 1 Water Street, Skipton. BD23 1PQ. Approved Tree Works in Conservation Area.

2020/21886/LBC Retrospective application for refurbishment of house at 16 Gledstone Road, West Marton, Skipton. BD23 3UE. Refused.

2020/21854/MMA 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. On land to the South of Clapham, bounded by Station Road, Clapham, Lancaster. LA2 8ER. Approved with Conditions.

2020/21861/FUL Single storey extension to form library and drying rooms at Green Close House, Clapham Road, Clapham, Lancaster. LA2 8HW. Approved with Conditions.

2020/21865/TCA T1 Sycamore – Remove. At 133 Main Street, Cononley, Keighley. BD20 8NT. Approved Tree Works in Conservation Area.

2020/21869/FUL Change of use of one dwelling into three dwellings at 1 – 3 Ivy Terrace, Crag Lane, Low Bradley, Keighley. BD20 9DD. Approved with Conditions.

2020/21870/MMA Minor material amendment to vary condition no. 2 (Approved Plans) of planning approval referenced 2018/19492/FUL granted 28 September 2018 at Great Gib Farm, Stockshott Lane, Cononley, Keighley. BD20 8EB. Approved with Conditions.

2020/21874/MMA Minor material amendment to vary condition 2 (approved plans) of 2019/21305/HH at 52 Regent Drive, Skipton. BD23 1AY. Approved with Conditions.

2020/21873/HH Two storey side extension and single storey rear extension at 59 Hurrs Road, Skipton. BD23 2JX. Approved with Conditions.

2020/21875/FUL Installation of French window and Juliet balcony at 9 Roughaw Close, Skipton. BD23 2PZ. Approved with Conditions.

2020/21877/TPO 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 at 114 Princes Drive, Skipton. BD23 1HW. Approved Tree Work under TPO

2020/21892/TCA Remove 1.no tree at 15 High Street, Gargrave, Skipton. BD23 3RA. Approved Tree Works in Conservation Area.

2020/21904/TCA T1 Cedrus Deodara – remove at 7 St Marys Green, Carleton, Skipton. BD23 3DG.

Approved Tree Works in Conservation Area.

2020/21888/FUL Demolition of existing single storey extension and rebuild on same footprint at 2 Victoria Buildings, Main Road, Hellifield, Skipton. BD23 4ET. Approved with Conditions.

2020/21889/TCA T1 & T2 Wild Cherry – Fell at Mill House, Dale End, Lothersdale, Keighley. BD20 8EN. Approved Tree Works in Conservation Area.

2020/21908/NMA Non-material amendment on planning permission referenced 2019/20434/HH granted 05 June 2019 at 3 Skipton Road, Hellifield, Skipton. BD23 4JQ. Approved no conditions.

2020/21903/HH Demolition of garage and construction of single storey side extension Glen Royd, Woodside Lane, Cononley, Keighley. BD20 8PE. Approved with Conditions.

2020/21898/FUL Enlargement of window opening to form door opening at High Street House, Newmarket Street, Skipton. BD23 2HU. Approved with Conditions.

2020/21900/TPO 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. Malsis Hall, Malsis Drive, Glusburn, Keighley. BD20 8FH. Approved Tree Work under TPO.

2020/21905/TCA 5 no. Conifers - Remove. At 2 Sarahs Croft, Coniston Cold, Skipton. BD23 4ED. Approved Tree Works in Conservation Area.

2020/21914/TCA T1 Sycamore - reduce by 20%. T2 Sycamore - reduce by 10% and remove deadwood. T3 Sycamore - reduce by 20%. T4 Goat Willow - reduce by 30%. Hall Croft House, Hainsworth House Farm, Kildwick, Keighley. BD20 9AD. Approved Tree Works in Conservation Area.

2020/21913/HH Demolition of existing conservatory and other alterations at 29 Gainsborough Court, Skipton. BD23 1QG. Approved with Conditions.

2020/21915/HH Demolition of garage and construction of two storey side extension at 17 Black Abbey Lane, Glusburn, Keighley. BD20 8PU. Approved with Conditions,

2020/21917/HH Demolition of existing garage and construction of two storey side extension and single storey rear extension at 10 Ryecroft Way, Glusburn, Keighley. BD20 8PT. Approved with Conditions.

2020/21919/CND Application to discharge condition no. 3 (Windows and Doors) of planning permission referenced 2018/19190/REM granted 12 March 2019 at Felstead, Low Bentham Road, High Bentham, Lancaster. LA2 7BP. DOC satisfactory.

2020/21943/CND Discharge condition 8 (landscaping) of APP/C2708/W/19/3228674 (2018/18988/FUL). North of Glenroyd, Woodside Lane, Cononley, Keighley. DOC satisfactory.

2020/21920/TCA T1 Sycamore - Fell. T2 Ash - Fell. At 3 Ickornshaw Mills, Gill Lane, Cowling, Keighley. BD22 0DB. Approved Tree Works in Conservation Area.

2020/21921/TPO 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. 17 Barrel Sykes, Settle. BD24 9JT. Refused Tree Work under TPO.

2020/21922/HH Single storey rear extension to existing lean-to porch, with new roof over. At Beckside House, Keasden Road, Clapham, Lancaster. LA2 8EY. Approved with Conditions.

2020/21925/HH First floor extension at 24 Main Street, Ickornshaw, Cowling, North Yorkshire. BD22 0DE. Approved with Conditions.

2020/21945/PNAG Extension to existing agricultural building (prior notification) at Lingthwaite Farm, Eldroth, Austwick, Lancaster. LA2 8AP. PN Process Not Applicable.

2020/21933/HH Installation of en-suite and associated external above ground drainage at 5 Cragdale, Settle. BD24 9HX. Approved with Conditions.

2020/21934/CPL Single storey rear extension at Ling House, Fold Lane, Cowling, Keighley. BD22 0BG. Refused Cert. Lawful Development.

2020/21935/HH Removal of garage and raised decking area. Construction of single storey rear extension, parking area and raised decking area. Removal of Leylandii trees. 26 Windsor Avenue, Skipton. BD23 1HS. Approved with Conditions.

2020/21939/TPO T1 Pine (Corsican) - remove and replace at 7 Carla Beck House, Carla Beck Lane, Carleton, Skipton. BD23 3BQ. Approved Tree Work under TPO.

2020/21940/CPE Existing use of land for equestrian and agricultural purposes, and fencing, shipping containers and stables at Buck Stone Lane, Sutton-in-Craven, Keighley. BD20 7BD. Refused Cert. Lawful Development.

2020/21944/LBC Roof re-slating and other roof repairs, replacement roof light and installation of tray and drip at The Estate House, 11 Gledstone Road, West Marton, Skipton. BD23 3UE. Approve with Conditions.

2020/21946/TCA T1 Beech - Prune. T2 Sycamore - Prune. 18 Ash Grove, Sutton-in-Craven, Keighley. BD20 7QJ. Approve Tree Works in Conservation Area.

2020/21947/HH Demolition of conservatory and building two storey rear extension at 7 Willow Way, Sutton-in-Craven, Keighley. BD20 7PT. Approve with Conditions.

2020/21950/TCA 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. Cornerfields, 57 The Bailey, Skipton. BD23 6AG. Approve Tree Works in Conservation Area.

2020/21951/TCA Fell 4 no. Ash Trees. Bradley Village Hall, Lidget Road, Low Bradley, Keighley. BD20 9DS. Approve Tree Works in Conservation Area.

2020/21953/HH Single storey rear extension at 5 Croft Terrace, West Road, Carleton, Skipton. BD23 3DP. Approve with Conditions.

2020/21954/CND Application to discharge condition no. 6 (Landscaping) on planning permission referenced 2019/20933/FUL granted 11 March 2020 on land off A65, Kendal Road, Hellifield, Skipton.
DOC satisfactory.

2020/21956/CND Application to discharge condition no. 3 (Internal Materials) on planning permission referenced 2017/18477/FUL and also condition 7 on 2017/18478/LBC. Town Hall, High Street, Skipton. BD23 1AH. DOC satisfactory.

2020/21959/MMA Application to vary condition no. 2 (Approved Plans) of planning permission referenced 2019/20172/MMA granted 08 November 2019. Station Works, Cononley Lane, Cononley. BD20 8LN. Approve with Conditions.

2020/21912/VAR 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. Dovetail, Colne Road, Cowling, Keighley. BD22 0NN. Refused.

2020/21962/TCA T1 Silver Birch - Reduce height of crown by 25%. 11 High Street, Burton-in-Lonsdale, Carnforth. LA6 3JU. Approve Tree Works in Conservation Area.

2020/21975/TPO Tree works - Crown raise along lowest branches on a row of elms to prevent rubbing against the wall and guttering. 4 Brook View, Carleton, Skipton. BD23 3EX. Approved Tree Work under TPO.

2020/21967/CND Application to discharge condition no. 15 (Renewable Energy) of planning permission referenced 2019/20933/FUL granted 11 March 2020. Land off A65, Kendal Road, Hellifield. DOC satisfactory.

2020/21971/HH Remove existing conservatory, convert garage and construct single storey rear extension and infill extension. 73 Regent Drive, Skipton. BD23 1BB. Approve with Conditions.

2020/21972/HH Garage conversion to include raising height of flat roof, extending towards front elevation and extending to rear/side elevation. 17 Shires Lane, Embsay, Skipton. BD23 6SB. Approved with Conditions.

2020/21974/TCA T1 Beech - Fell and replant at Fairleigh, Low Lane, Draughton, Skipton. BD23 6EB.
Approve Tree Works in Conservation Area.

2020/21976/HH Two storey extension at 10 Riversway, Gargrave, Skipton. BD23 3NR. Approved with Conditions.

2020/21978/TCA Remove 13 no. Conifers at Dale Garth, Beck Side, Carleton, Skipton. BD23 3ET. Approve Tree Works in Conservation Area.

2020/21982/HH Two storey extension to rear of dwelling at 102 Burnside Avenue, Skipton. BD23 2DB.
Approved with Conditions.

2020/21993/TCA Remove 3 No. Conifers. Crown lift 3 No. Mature Beeches to 5 metres from the base of the trunk. Holmleigh, Rook Street, Lothersdale, Keighley. BD20 8EL. Approved Tree Works in Conservation Area.

2020/22017/HH Single storey rear extension at 2 Sun Street, Cononley, Keighley. BD20 8NE.
Approved with Conditions

2020/21997/FUL Proposed Roof over existing Silo at Crow Nest Farm, Crow Nest Road, Austwick, Lancaster. Approved with Conditions.

2020/22072/OTHERS Prior approval notification for change of use from shop to cafe / takeaway at 2 Regal Buildings, Keighley Road, Skipton. BD23 2LT. PN Process Not Applicable.

2020/22057/NMA Non-material amendment to planning application referenced 2018/19563/REM ref changes to house types and repositioning of garages to plots 10 – 7 on land North of A629, East of Wyvern Way, Skipton. Non-material amendment approved.

2020/22127/CND Application to discharge condition no. 8 (windows) on planning permission referenced 2017/18435/LBC granted 22 November 2017 at The Folly, Victoria Street, Settle. BD24 9EY. DOC satisfactory.

2020/22197/PNAG Prior approval notification for proposed agricultural storage building at Stone Gappe Hall, Lothersdale, Keighley. BD20 8EE. Prior Approval Granted.

2020/22152/HH Erect 5 foot high fence tapering down to 3foot in line with the existing boundary fence. 1 Smithy Croft Road, Gargrave, Skipton. BD23 3SL. Application Withdrawn.

2020/22148/CND Application to discharge condition no. 4 (CDC Piers) on planning permission referenced 2020/21822/LBC granted 21 August 2020 at Carr Head Hall, Carr Head Lane, Cowling, Keighley. BD22 0LD. DOC satisfactory.

b. Applications

Application Withdrawn

The Chairman informed Members that the Strategic Manager for Planning and Economic Development had withdrawn application 2020/21855/HH, Raven Flatt Barn, Bell Busk. There had been a technical coding issue resulting in the parish council not being consulted. The Planning Manager stated that he would be consulting with the parish council until 3rd December 2020 after which the application would be presented to Committee.

Permission Granted

Application 2019/20558/REM approval of appearance, landscaping, layout and scale as reserved in outline consent referenced 2017/18237/OUT granted on 10th April 2019 on land at Hawbank Field, Skipton - authority to be delegated to the Planning Manager to grant planning permission subject to the 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@cravencd.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.

1. 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.

2.

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.

Permission Refused

Application 2019/20287/FUL construction of 8 no. residential dwellings (resubmission of withdrawn application referenced 2018/19597/FUL on land off Back Gate, Ingleton, LA6 3BJ – Circumstances have changed since the adoption of the Craven District Council Local Plan. Covid-19 has decimated the local economy and the proposed development would have an undesirable economic impact on Ingleton by removing a well-used village car park, particularly as there was a lack of suitable alternative parking in the village. The removal of the car park would therefore result in displacing vehicles on to the public highway. The actual wording to be formulated by the Planning Manager.

PL.1006

PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted details of closed enforcement cases and new enforcement complaints registered in the period from 18 September 2020 to 12 November 2020.

Minutes for Decision

- None –

Chairman.



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D I S T R I C T

PLANNING COMMITTEE AGENDA

DATE: 22nd December 2020

INDEX OF PLANNING APPLICATIONS

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2.	2020/21855/HH	Mr & Mrs Bedford	Raven Flatt Barn, Bell Busk.	10 - 16
3.	2019/21202/FUL	Star Pubs And Bars Ltd	White Lion Hotel, Priest Bank Road, Kildwick	17 - 24

REPORT TO PLANNING COMMITTEE ON 22nd December 2020

Application Number: 2020/21829/MMA

Proposal: Minor material amendment of 2020/21447/HH to allow roof terrace with external staircase

Site Address: West Croft Cottage, West Road Carleton, BD23 3EJ

On behalf of: Mr and Mrs Bird

Date Registered: 17th August 2020

Expiry Date: 12th October 2020

EOT Date, if applicable: 23rd October 2020

Case Officer: Mr Joshua Parkinson

This application has been referred to Planning Committee by Councillor Pringle to consider the privacy, design and heritage impacts of the application.

1. Site Description

- 1.1 The application site relates to one half of a converted barn located on West Road, Carleton. To the west is a small parking area and garage; and to the south a modest garden area.
- 1.2 The application site is located in a SSSI Impact Risk Zone and adjacent to the Carleton Conservation Area.

2. Proposal

- 2.1 The application is submitted under Section 73 of the Town and Country Planning Act 1990 and seeks to make a minor material amendment to previous planning permission 2020/21447/HH which granted a "*Rear extension and alterations*" by varying condition 2 (approved plans).
- 2.2 The proposed amendments would allow a roof terrace measuring approximately 6.6m x 4.3m above part of the previously approved single storey rear extension. The roof terrace would have a 1.1m high parapet wall around the perimeter. There would be an external staircase projecting approximately 0.9m from the south-west of the roof terrace. In addition, a French door would be installed to the first floor of the original dwelling to allow access to the proposed roof terrace.

Officer note: The proposed roof terrace, external staircase and French door were part of the initial submission of the previous planning application. However, the case officer advised the applicant and their agent that the proposed detrimental design, heritage and amenity impacts were unacceptable. Consequently, the case officer advised that the previous planning application as it was initially submitted would be refused. Subsequently, following extensive correspondence, amended plans were submitted that omitted the unacceptable roof terrace, external staircase and French door. The submitted application now seeks permission for these elements which have been previously recommended as unacceptable.

3. Planning History

- 3.1 5/17/101 - Demolition of defective barn & outbuildings Construction of 4 No. houses (Outline application) Site area 0.7 - Refused: 23.06.1986.

- 3.2 5/17/101/A - Conversion of barn to 2 No. dwellings; construction of 1 No. bungalow; demolition of all redundant sheds; construction of 3 No. garages at West End Farm, The Wend, Carleton Outline application Site area 0.07ha - Approved: 20.11.1986.
- 3.3 5/17/101/B - Conversion of barn 2 No. Houses and construction of new garages at West End Farm, Carleton R.M application Site area 0.07ha - Approved: 19.01.1987.
- 3.4 5/17/101/C - Access from garden to Sunny Bank (800mm w timber gate) at West End Farm, Carleton Full application Site area n/a - Refused: 04.11.1991 - Appeal dismissed: 26.05.1992.
- 3.5 2020/21447/HH - Rear extension and alterations - Approved: 19.05.2020.
4. Planning Policy Background
- 4.1 Craven Local Plan (2012 - 2032) (Local Plan):
- SD1: The Presumption in Favour of Sustainable Development
 - SD2: Meeting the Challenge of Climate Change
 - ENV2: Heritage
 - ENV3: Good Design
 - INF4: Parking Provision
- 4.2 National policy:
- National Planning Policy Framework (as amended February 2019) (NPPF)
 - Planning Practice Guidance (PPG)
- 4.3 Other relevant legislation and documents:
- Town and Country Planning Act 1990 (TCPA 1990)
 - Draft Carleton Conservation Area Appraisal (2016)
 - Adapting Traditional Farm Buildings: Best Practice Guidelines for Adaptive Reuse - Historic England
5. Parish/Town Council Comments
- 5.1 **Carleton Parish Council** - Comment received 26.08.2020: "*The Carleton-in-Craven Parish Council have no comments to make in respect of this planning application's minor material amendments.*"
- Officer note:** This comment is available in full for public access on the Council's website: <https://publicaccess.cravencdc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QDES61FKGZE00>
6. Consultations
- 6.1 No technical consultations required.
7. Representations
- 7.1 Site notice posted: 21.08.2020 - Expired: 12.09.2020.
- 7.2 Press notice published: 27.08.2020 - Expired: 18.09.2020.
- 7.3 Neighbour notification letters sent: 12 - Expired: 09.09.2020.
- 7.4 There has been one representation of support received on 25.08.2020 from West End House, West Road. A summary:
- The proposed amendments would enhance the application property;
 - The design is in keeping with the application property and its surroundings;
 - The proposed amendments would not have any visual impact on West End House nor 2 West Croft due to its sensitive design and contrasting materials.

Officer note: This comment is available in full for public access on the Council's website:
<https://publicaccess.cravenc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QDES61FKGZE00>

8. Summary of Principal Planning Issues

8.1 Section 73: Minor Material Amendments

8.2 Design and heritage

8.3 Sustainable design and construction

8.4 Amenity

9. Analysis

Section 73: Minor Material Amendments

9.1 Section 73 of the TCPA 1990 states an application can be made to develop land without compliance with conditions previously attached. On such applications the local planning authority can decide to grant planning permission subject to conditions differing from those of the previous permission (including attaching new conditions), grant permission unconditionally or decide that the previous conditions should remain and refuse the application.

9.2 Section 73(2) of the TCPA 1990 clearly states that the local planning authority shall only consider the question of the conditions subject to which the previous planning permission was granted. Consequently, as the principle of development has already been considered and deemed acceptable by planning permission 2019/21447/HH, this application shall not assess the principle of the previous planning permission.

Design and heritage

9.3 Local Plan Policy ENV3 states that good design will help to ensure that growth in Craven results in positive change. This will be achieved by following the general design principles set out in broad terms within the policy. Amongst other things, the policy states that development should respond to the context; and respect the form of existing and surrounding buildings including density, scale, height, massing and use of high quality materials.

9.4 Paragraph 124 of the NPPF stresses that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve.

9.5 Local Plan Policy ENV2 asserts that Craven's historic environment will be conserved and, where appropriate, enhanced. This will be achieved through paying particular attention to the conservation of traditional barns and other buildings associated with the farming industry and historic land estates which contribute most to the District's distinctive character and sense of place; ensuring proposals affecting a designated heritage asset conserve those elements which contribute to its significance; and supporting proposals that would preserve or enhance the character or appearance of a conservation area.

9.6 Paragraph 184 of the NPPF declares that heritage assets an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

9.7 Section 72(1) of the LBCA Act 1990 assigns the Local Planning Authority with the duty to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas when exercising planning functions.

9.8 Historic England's best practice guidance in relation to extending traditional farm buildings states that overtly domestic additions are alien in character and can rarely work successfully within the context of historic farm buildings. However, a carefully designed new structure might be considered alongside a farm building if this will safeguard the significance of the main structure. Whether contemporary in design or based on an existing structure, new buildings should be subordinate in scale and relate to the massing and character of the existing farmstead group.

- 9.9 The application seeks to make a minor material amendment to previous planning permission 2020/21447/HH by varying condition 2 (approved plans). The proposed amendments would allow a roof terrace, external staircase and French door.
- 9.10 The proposed amendments were part of the initial submission of the previous planning application. However, the case officer advised the applicant and their agent that the proposed detrimental design, heritage and amenity impacts were unacceptable. Consequently, the case officer advised that the previous planning application as it was initially submitted would be refused. Subsequently, following extensive correspondence, amended plans were submitted that omitted the unacceptable roof terrace, external staircase and French door. The submitted application now seeks permission for these elements which have been previously recommended as unacceptable.
- 9.11 Paragraph 130 of the NPPF is clear that permission should be refused for development of poor design that fails to take the opportunities for improving the character and quality on an area and the way it functions. Furthermore, it is explicit that the Local Planning Authority should seek to ensure that the quality of approved development is not materially diminished between permission and conclusion, as a result of changes being made to the permitted scheme (for example through minor material amendments).
- 9.12 The application site relates to one half of a converted barn located on West Road, Carleton. The barn is stone built, retains a traditional catslide roof to the east and has minimal fenestrations. In addition, it appears on an OS map dated 1853. However, the conversion of the barn was granted in 1987, prior to the emergence of best practice. Consequently, the barn has lost some of its agricultural character by virtue of, amongst other things, being severed from agricultural land and the erection of a domestic garage. Nonetheless, as a former traditional barn associated with the farming industry, the application site makes a positive contribution to the District's distinctive character and sense of place.
- 9.13 The application site is located adjacent to the Carleton Conservation Area. The draft Carleton Conservation Area Appraisal states that the area is characterised by the survival of the nineteenth century Carleton Mill and its chimney. However, it also notes that the area contains several seventeenth-century surviving former farms and barns (majority converted to residential). In addition, the application site is located within highly significant dynamic view 4 looking from West Road into the conservation area. This view encompasses views of Carleton chimney and the terraces around The Wend. However, the application site is not explicitly identified as a contributor to its quality. Nonetheless, as a former traditional barn, it contributes positively to the character and appearance of the adjacent Carleton Conservation Area.
- 9.14 The proposed roof terrace would extend across over half of the previously approved extension. In addition, it would involve the introduction of a 1.1m high parapet wall at first floor level. The proposed parapet wall would project above the adjacent lean-to element and would create a disjointed appearance. This would contrast significantly with the traditional lean-to form of the adjacent element and the pitched roof of the whole barn. Overall, the proposed roof terrace would have an overtly domestic character that would be harmful to the agricultural character of the host dwelling. Consequently, the proposed roof terrace would not respond to the context nor respect the form of the existing building.
- 9.15 The proposed external staircase and proposed first floor French door to the original dwelling would further contribute to the overtly domestic character of the roof terrace. This would exacerbate the harm to the agricultural character of the host dwelling. Consequently, the proposed external staircase and French door would not respond to the context nor respect the form of the existing building.
- 9.16 In summary, the application site, as a former traditional barn, contributes positively to the District's distinctive character and sense of place. In addition, it contributes positively to the adjacent Carleton Conservation Area. However, the proposed amendments by virtue of their overtly domestic character would be harmful to the agricultural character of the host dwelling. In addition, the proposed amendments would be partially visible from The Wend. This would result in less than substantial harm to the Carleton Conservation Area.

- 9.17 Local Plan Policy ENV2 states that harm to elements which contribute to the significance of a designated heritage asset will only be permitted where this is outweighed by the public benefits of the proposal. Likewise, Paragraph 196 of the NPPF states where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits. However, there are no public benefits arising from the proposal that would outweigh of justify the less than substantial harm to the Carleton Conservation Area.
- 9.18 In conclusion, the proposed amendments would not respond to the context nor respect the form of the existing building. In addition, the overtly domestic character of the amendments would be harmful to the agricultural character of the former traditional barn. This would result in less than substantial harm to the adjacent Carleton Conservation Area. However, there are no public benefits that outweigh or justify the harm identified. In addition, the proposed amendments would materially diminish the quality of the previously approved development. Consequently, the proposed amendments conflict with Local Plan Policies ENV2 and ENV3; Paragraphs 124, 130, 184 and 196 of the NPPF; and Section 72(1) of the LBCA Act 1990.

Sustainable design and construction

- 9.19 Local Plan Policy ENV3 states that sustainability should be designed in, so that development takes all reasonable opportunities to reduce energy use, water use and carbon emissions and to minimise waste, ensure future resilience to a changing climate and wherever possible to generate power through solar or other means, in accordance with Building Regulations. This should include residential, industrial and commercial developments.
- 9.20 Paragraph 150 of the NPPF sets out that new developments should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change and in ways that can help to reduce greenhouse gas emissions, such as through its location, orientation and design.
- 9.21 The submitted application was validated prior to the update of the local validation requirements. Therefore, the submitted application is not accompanied by a Sustainable Design and Construction Statement. Nonetheless, the proposed design and construction of the proposed amendments would not be significantly less sustainable than the previously approved development. Therefore, sustainability would be designed in.
- 9.22 In conclusion, the proposed amendments would ensure that sustainability is designed in. Consequently, the proposed amendments accord with Local Plan Policy ENV3 and Paragraph 150 of the NPPF.

Amenity

- 9.23 Local Plan Policy ENV3 states that development should protect the amenity of existing residents and business occupiers as well as create acceptable amenity conditions for future occupiers. In addition, development proposals should be able to demonstrate that they will secure a good standard of amenity for all existing and future occupants of land and buildings.
- 9.24 Paragraph 127 of the NPPF asserts that planning decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 9.25 The application site is surrounded by neighbouring occupiers in all directions. The nearest existing residents with the potential to be impacted are 2 West Croft Cottage, West Croft; 8, 9 and 10 Sunnybank; and 2, 3, 4 and 5, The Wend.
- 9.26 2 West Croft Cottage, West Croft, is adjoined to the east and set approximately 0.6m below the application property. The shared boundary consists of a stone wall with a height of approximately 2m to the neighbouring side and vegetation.
- 9.27 In terms of privacy, the proposed roof terrace would allow views toward this neighbouring properties rear amenity area and windows. This neighbouring property contains one ground floor

glazed door and one first floor window in the west elevation. In addition, it contains one ground floor French door and one first floor window in the south elevation.

- 9.28 The proposed roof terrace would be located at first floor level approximately 4.7m above the neighbouring garden level. The existing boundary consists of a wall and vegetation which would provide screening. However, if the vegetation were to be removed or die back, the proposed roof terrace would allow largely unrestricted views of the neighbouring properties rear amenity area. These views would be similar to those readily available from The Wend and from the windows of surrounding properties. However, the existing views are passive. In contrast, the proposed roof terrace would be used intensively during pleasant weather. The use of the proposed roof terrace would coincide with the use of the neighbouring garden. This would result in a significant detrimental increase in overlooking. Therefore, the proposed amendments would result in a significant detrimental loss of privacy.
- 9.29 In terms of the neighbouring west elevation, the first floor window appears to serve a non-habitable room due to the significantly low head height. In addition, the neighbouring ground floor door would not be visible from the roof terrace due to the intervening lean-to element.
- 9.30 In regards to the neighbouring south elevation, the proposed roof terrace would project approximately 3.5m beyond the rear wall of this neighbouring property. However, it would be set back approximately 4.9m from the shared boundary. Therefore, it would not provide a significant facility to overlook the neighbouring first floor window. In addition, the neighbouring ground floor French door would not be visible from the roof terrace due to the intervening lean-to element.
- 9.31 8, 9 and 10 Sunnybank are located to the south of the application site on the opposite side of an access track.
- 9.32 In terms of privacy, the proposed roof terrace would be located approximately 14m from the rear walls of 8 and 9 Sunnybank, and approximately 16m from the rear wall of 10 Sunnybank. The southern boundary of the application has large hedges which would provide screening. However, if the vegetation were to be removed or die back, the proposed roof terrace would allow unrestricted views of the rear windows of these neighbouring properties. This would result in a significant detrimental increase in overlooking. Therefore, the proposed amendments would result in a significant detrimental loss of privacy.
- 9.33 In regards to obstruction and overshadowing, the aforementioned separation distances and approximately 3.2m height of the proposed roof terrace would ensure that there is not a significant detrimental increase in obstruction or overshadowing.
- 9.34 2, 3, 4 and 5, The Wend are located to the south-east of the application site on the opposite side of The Wend.
- 9.35 In terms of privacy, the proposed roof terrace would be located approximately 17m from the front wall of 2 The Wend; 19m from the front wall of 3 The Wend; and 23m from the front wall of 4 and 5 The Wend. The eastern boundary of the application site has vegetation which would provide screening. However, if the vegetation were to be removed or die back, the proposed roof terrace would allow unrestricted views of the front windows of these neighbouring properties. This would result in a significant detrimental increase in overlooking. Therefore, the proposed amendments would result in a significant detrimental loss of privacy.
- 9.36 In regards to obstruction and overshadowing, the aforementioned separation distances and approximately 3.2m height of the proposed roof terrace would ensure that there is not a significant detrimental increase in obstruction or overshadowing.
- 9.37 Paragraph 54 of the NPPF advises that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions. However, in this instance, due to the height of the proposed roof terrace, there would not be any appropriate measures that would protect the amenity of all existing residents.
- 9.38 In conclusion, the proposed amendments by reason of overlooking would have a significant detrimental impact on the privacy of existing residents. Therefore, the proposed amendments would

not protect the amenity of existing residents. Consequently, the proposed amendments conflict with Local Plan Policy ENV3 and Paragraph 127 of the NPPF.

Conclusion

9.39 On balance, the proposed amendments would not respond to the context nor respect the form of the existing building; they would harm the agricultural character of the former traditional barn; and they would have a significant detrimental impact on the privacy of existing residents. In addition, the proposed amendments would result in unjustified less than substantial harm to the Carleton Conservation Area.

9.40 Local Plan Policy SD1 sets out the plans presumption in favour of sustainable development. It asserts that development that accords with the provisions of the local plan will be approved unless material considerations indicate otherwise. However, as the proposed development conflicts with the Local Plan, planning permission should be refused.

10. Recommendation

10.1 Refuse

Reasons for Refusal

1. The proposed amendments by virtue of their overtly domestic character would not respond to the context nor respect the form of existing building. Therefore, the proposed amendments do not represent good design. Consequently, the proposed amendments conflict with Policy ENV3 of the Craven Local Plan 2012 to 2032; and Paragraph 124 and 130 of the National Planning Policy Framework.
2. The proposed amendments would have an overtly domestic character that would contrast with the agricultural character of the former traditional barn. This would result in less than substantial harm to the adjacent Carleton Conservation Area. However, there are no public benefits that outweigh or justify the harm identified. Therefore, the proposed amendments would not conserve Craven's historic environment. Consequently, the proposed amendments conflict with Policy ENV2 of the Craven Local Plan 2012 to 2032; Paragraphs 124, 184 and 196 of the National Planning Policy Framework; and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
3. The proposed amendments by reason of overlooking would have a significant detrimental impact on the privacy of existing residents. Therefore, the proposed amendments would not protect the amenity of existing residents. Consequently, the proposed amendments conflict with Policy ENV3 of the Craven Local Plan 2012 to 2032; and Paragraph 127 of the NPPF.

Informatives

1. Statement of Positive Engagement:

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

2. This decision relates to the following plan:

- Drawing No. 20/02/02A "REAR EXTENSION" received 20th July 2020.



Application Number: 2020/21829/MMA

Proposal: Minor material amendment of 2020/21447/HH to allow roof terrace with external staircase

Site Address: West Croft Cottage West Road Carleton BD23 3EJ

On behalf of: Mr and Mrs Bird

REPORT TO PLANNING COMMITTEE ON 22nd December 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 was withdrawn from the agenda from the agenda on 23 November 2020 to allow consultation with the Parish Council. Comments have now been received and are included in the report.

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 formerly part of Raven Flat Farm which is Grade II listed (this property lies immediately to the western boundary). The application site is not listed.
- 1.2 The property lies in open countryside as defined by the Craven Local Plan adjacent the Yorkshire Dales National Park.

2. Proposal

- 2.1 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.
- 2.2 The proposed therapy pool covering will allow this facility to be used all year round, and not just during suitable weather conditions i.e. summer.

3. Planning History

- 3.1 5/19/18/F - Conversion of barn to single dwelling approved 1999

4. Planning Policy Background

- 4.1 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

4.2 National Policy

National Planning Policy Framework 2019
Planning Practice Guidance

5 Parish Council Comments

5.1 Coniston Cold commented that they wished to see this proposal refused for the following reasons; Orangery looks more like a greenhouse than an orangery

Would the septic tank be able to cope with the water from the pool when it is cleaned out will it pollute the beck?

If the garage is accepted will this result in cars blocking the footpath.

6 Consultations

6.1 NYCC PROW-No objections subject to the right of way being unimpeded

7 Representations

7.1 Site notice expired 19.09.20

7.2 Press notice expired 24.09.20

7.3 Representation were received from adjacent property's concerned with overlooking. The proposed design is not in keeping with the area-how will the pool be emptied and serviced with all properties having septic tanks.

7.4 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

Principle

Impact on the conservation area and the setting of adjacent listed building

Character of the barn

Residential amenity

Parking/public right of way

Flooding.

9 Analysis

Principle

9.1 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.

9.2 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.

9.3 Impact on Bell Busk Conservation area and the setting of the adjacent listed building.

9.4 The scale and design of the proposed development will be assessed below.

9.5 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 Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72. In respect of proposals affecting a designated heritage asset, Policy ENV2 also 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 adjoin 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.
- 9.11 The P.C have commented on the design of the orangery, these structures take on a variety of forms and designs. This proposal is serving a specific purpose to cover a therapy pool. The roof will be the main element that would be visible due to the boundary wall screening the side elevation. The grey powder coated materials and glazing are high quality adding to the character of the orangery.
- 9.11 The new garage will be built off the side of existing garage constructed in traditional matching materials. Given the location of the property and the close proximity to the public footpath the property contributes to the character of the area. Whilst the orangery 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.

Character of the barn

- 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 has been carefully designed using matching and complementary materials for the walls and roof. The contrasting materials of the contemporary designed orangery works well off the rear of the barn extension and would be clearly 'read' as different to the former barn.
- 9.14 The side elevation of the extension will only 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 barn. It is considered that the extensions would not have a significant detrimental impact on the conservation area or the adjacent listed building due to the limited visibility of them.

- 9.15 In conclusion, the proposals are considered to be of an appropriate scale, design, appearance and quality materials that would not result in any significant visual harm to the existing former barn conversion or the 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 is towards 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 from the pool covering. The window referred to by the neighbours serves the garage, there is a structure in Raven Flatt's garden and landscaping that would prevent overlooking of the garden. The garage is not habitable in any case therefore to insist on frosted glass would seem unreasonable.
- 9.19 Parking/public right of way
- 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 space; despite the concerns raised by the Parish Council there remains two further spaces at the property in order to refrain from blocking the public right of way.
- 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 risk 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. 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.
- 9.26 The P.C have raised concerns as to the emptying out of the pool and it being likely to contaminate the nearby beck. The applicants advise that the pool is not connected to the septic tank outlet. The barn is served by a septic tank which has no means of processing sewage unlike a (Klargester) that

will filter clean water out of the system. It is therefore highly unlikely that when the pool or if the pool is emptied it will contaminate the beck. The septic tank will be monitored by the applicants and emptied as and when required just as it has been since its original occupation. Any potential pollution will be dealt with by the Environment Agency with offenders fined for which the applicants' will be well-aware of.

Conclusion

- 9.27 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 policies in the NPPF that protect areas or assets of particular importance provide 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.
- 9.28 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. The development complies with Policies ENV1, ENV2, ENV3, ENV4 and ENV6 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

1. Statement of Positive Engagement:

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



Application Number: 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

REPORT TO PLANNING COMMITTEE ON 22nd December 2020

Application Number: 2019/21202/FUL

Proposal: Construction of rear extension, new steps to rear, new timber fence and timber boxed planters, and minor alterations

Site Address: White Lion Hotel, Priest Bank Road Kildwick BD20 9BH

On behalf of: Star Pubs And Bars Ltd

Date Registered: 19th December 2019

Expiry Date: 13th February 2020

EOT Date, if applicable: 1st December 2020

Case Officer: Mr Sam Binney

This application has been referred to Planning Committee at the request of Councillor Brown due to concerns over noise and overshadowing of a neighbouring property.

1. Site Description

- 1.1 The application site is 'The White Lion Hotel' which is a public house on the south-east corner of the junction of Main Road and Priest Bank Road in central Kildwick. The property consists of a large detached two-storey public house with outdoor grassed areas to the south and a car park beyond.
- 1.2 Due to the sloping topography adjacent to the site, the public house and grassed area to the south is in an elevated position above Main Road directly adjacent to the west. However, the car park is lower at the same level as Main Road. Due to the tight curtilage to the north, the public house fronts directly onto Priest Bank Road with no pavement or parking areas available to that side.
- 1.3 Surrounding the site are residential properties to the west and east, Grade I listed St Andrews Church to the north, and Kildwick New Church Centre to the south toward the River Aire. There is a Public Right of Way running in an east-west direction between the church centre and the River Aire 65m to the south of the site at its nearest point. It connects Main Road at the west end with Silsden at the east end. The PROW roughly follows the line of the river though is equidistant between the River Aire and the Leeds-Liverpool Canal as the PROW moves further east away from the site.
- 1.4 The application site is within the Main Built-Up Area of Kildwick.

2. Proposal

- 2.1 The application seeks planning permission for the construction of a single storey extension to the south-east corner of the building with associated steps and glazed entrance. The extension will project from the existing wall of the pub filling the existing gap between the ladies wc and the existing dining area and will have a solid slate roof. Internally, the extension would be access by dropping the cill of the existing windows to form an enlarged entrance with new screen and doors.
- 2.2 The extension will be enclosed with a new timber fence to the east boundary and planter beds each side of the new entrance. An existing window to the side of the ladies toilets is to be blocked up that faces toward the proposed garden room.

3. Planning History
 - 3.1 5/73/35: Change of use of first floor living room and bedroom. Approved 16/12/1985.
 - 3.2 5/73/35/A/AA: Erection of advertisement signs. Approved 13/10/1986.
 - 3.3 5/73/35/B/AA: Miscellaneous signage. Approved 22/03/1994.
 - 3.4 73/2000/0249: Brewery signage. Approved 18/05/2000.
 - 3.5 73/2007/7489: Erection of 8m x 5.5m canopy on wrought iron frame to front elevation. Withdrawn 27/06/2007.
 - 3.6 73/2007/7731: Erection of canopy to front elevation (resubmission of withdrawn application 73/2007/7489). Approved 05/10/2007.
 - 3.7 73/2013/13274: Installation Of 1no. External Flue For New Wood Burning Stove. Approved 18/03/2013.
4. Planning Policy Background
 - 4.1 Local Plan policies:
 - ENV2: Heritage
 - ENV3: Good Design
 - EC3: Rural Economy
 - INF4: Parking Provision
 - 4.2 National Policies:
 - National Planning Policy Framework (NPPF).
 - National Planning Practice Guidance.
 - 4.3 Legislation
 - Planning (Listed Buildings and Conservation Areas) Act 1990.
 - 4.4 Other relevant documents
 - Historic England Planning Advice Note 3: The Setting of Heritage Assets.
 - Kildwick Conservation Area Appraisal 2016.
5. Parish/Town Council Comments
 - 5.1 Kildwick Parish Council: Overall in favour in principle but object on the following grounds:
 - The side wall of the extension will block the view from the adjacent property.
 - Side wall out of keeping with the rest of the building, should be natural stone.
 - Retractable roof will look inappropriate.
 - 5.2 **Officer's Note:** The retractable roof has been amended to be a solid slate roof.
6. Consultations
 - 6.1 **Airedale Drainage Commissioners:** As the new garden room is to be constructed over an existing paved surface it will therefore not likely increase surface water run off from that area. However, if mindful to approve, could consider a condition restricting the run-off to no greater than a greenfield site.
 - 6.2 **NYCC Highways:** No local highway authority objections.
 - 6.3 For a full copy of all consultation responses, please refer to the following link:

7. Representations

7.1 Site Notice dated 09th January 2020.

7.2 Press Notice published 09th January 2020.

7.3 Notification letters sent to 15 neighbouring properties.

7.4 3 letters of representation have been received to the scheme. A summary of the objections is outlined below:

7.5 **Objections**

7.6 Amenity

- Loss of view from neighbouring property.
- Increased noise levels in the evenings.

7.7 Visual impact

- Materials inappropriate.
- Scale, location and materials should be monitored if approved.
- Extension out of character with the area.

7.8 Miscellaneous

- Plans do not show overall height.
- Neighbouring residents will be there longer than the current landlords.
- No disabled access to the pub.

7.9 **Neutral**

- Positive to see investment in the pub.
- Concerns over impact to neighbour and overall design.
- Suggestion to move east wall away from boundary.
- Suggestion to use local stone instead of blockwork to side wall.

7.10 For full copies of letters of representation, please refer to the following link:

8. Summary of Principal Planning Issues

8.1 The principle of the development.

8.2 Visual impact of the development upon the surrounding Kildwick conservation area

8.3 Impact of the development upon the amenity of neighbouring occupiers.

8.4 Highway Considerations.

9. Analysis

Principle of development

9.1 The site is a public house within the Kildwick Conservation Area and the proposed development would seek an extension to these premises, therefore Policies ENV2, ENV3 and EC3 apply. The proposed extension is single storey attached to the south elevation of the public house.

- 9.2 The extension would allow for a greater floor space for use by patrons of the public house so would continue the same use from the premises. It is considered that the principle of development at this site has therefore been established for this use.
- 9.3 Policy ENV2 is supportive of development proposals that would preserve or enhance the character or appearance of a Conservation Area.
- 9.4 Policy ENV3 is supportive of development proposals that respond to the context and should respect the form of existing and surrounding buildings including density, scale, height, massing and use of high quality materials.
- 9.5 Policy EC3 states that the rural economy will be supported so that it may grow and diversify in a sustainable way. Additionally, helping existing and new rural businesses, including tourism related businesses to succeed, grow and expand.
- 9.6 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act states with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character of appearance of that area.
- 9.7 Overall, the local plan is supportive of this form of development in principle, subject to the impacts of the development in regarding to visual impact upon the surrounding conservation area, amenity, and highway considerations.

Visual impact of the development upon the surrounding Kildwick conservation area

- 9.8 Policy ENV2 seeks to protect craven’s historic environment and states development proposals shall be supported that would preserve or enhance the character or appearance of a Conservation Area, especially those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance.
- 9.9 Policy ENV3 further states that designs should respect the form of existing and surrounding buildings including density, scale, height, massing and use of high quality materials.
- 9.10 The main thrust of the NPPF is an overarching presumption in favour of sustainable development. The Framework reaffirms that it is the Government’s clear expectation that local planning authorities should deal promptly and favourably with applications that comply with up to date plans and that where plans are out of date, there will be a strong presumption in favour of sustainable development that accords with national planning policies.
- 9.11 Paragraph 127 of the NPPF states that decisions should ensure that developments are visually attractive as a result of good architecture, and are sympathetic to local character and history, including the surrounding built environment and landscape setting.
- 9.12 Paragraph 193 further states 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).
- 9.13 Paragraph 197 indicates that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application and that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 9.14 The Kildwick Conservation Area is a designated heritage asset and is characterised by 2 distinct sections. The most prominent centres around St Andrews Church, while the other is further north with a focal point of an agricultural field to the south of Skipton Road and east of dwellings off Starkey Lane. This proposal is within the former section, to the south of the Grade I listed church (another designated heritage asset). The character of this southern section is much older than the northern area as it forms the historic core to the settlement and has a much more level topography.
- 9.15 The proposal is to the south elevation of the site which faces the car park and the River Aire beyond. There is conflict between the application details and submitted objections which argue whether or not the south elevation is the front elevation. However, regardless of whether or not the

south elevation is (or was originally) the front elevation, it is considered the principal elevation as it contains the more significant architectural features such as the large, mullioned windows. Additionally, this elevation is more prominent as it is the elevation seen from the principal southern entrance to the village.

- 9.16 It is also acknowledged that although there have clearly been some new buildings within the Conservation Area, these are often difficult to distinguish due to similarities in the use of materials, fixtures and fittings. The Kildwick Conservation Area Appraisal has identified 3 'key buildings', 2 of which are in relatively close proximity to the site. These are the Grade I Listed St Andrew's Church to the north and Grade II Listed Parson's Bridge further to the north.
- 9.17 The application proposes an extension to the south elevation of the existing public house. The extension will use a mix of materials including metal framing for the garden room to RAL 7015 (slate grey) with a slate roof and a timber enclosing that side of the site.
- 9.18 The proposed extension will be visible from the main public highway to the west though it is to be at the far end of the building away from that highway. Views of the extension would only be achieved when approaching from the south as it will be obscured from view from the north or directly to the west. Additionally, the view from the south is restricted due to the presence of the New Church Centre. The extension would be directly from the south elevation of the public house which is within the Kildwick Conservation Area.
- 9.19 Due to the central positioning within Kildwick and the Conservation Area, due attention must be given to the scale, form and use of materials of the proposed extension to respond to the prevailing character within the conservation area including the use of appropriate materials.
- 9.20 The proposed extension has a plan and roof form which contrasts to the older elements of the public house and the buildings in the surrounding area. However, there is a single storey flat-roof projection adjacent to the proposed extension which shares this roof form. Historic England guidance states that new work should aspire to a quality of design and execution which may be valued both now and in the future and should respect the significance of a place in its setting.
- 9.21 The south elevation of the public house is attractive and has a roughly mirrored appearance with the presence of large, mullioned windows in 2 and 3 panels. The proposal would result in the loss of the 3-panel ground floor mullioned windows to the east of the building. The cill of these windows is to be dropped to form an enlarged opening door a screen and door from the existing bar dining area. The 2-panel mullioned window within the proposed extension will be retained internally. Despite the loss of the 3-panel mullioned windows, it is considered that this would not result in an imbalanced elevation as this has already been eroded through the single storey projection for the ladies toilet.
- 9.22 The Conservation Area Appraisal states that the predominant materials within the Conservation Area consists of a mix of coursed and random coursed gritstone walls, with gritstone window reveals. Timber windows in a variety of sash and casements with some upvc windows. Westmorland stone slates are primarily used for the roofing.
- 9.23 It is considered that the proposed materials including the aluminium frame, slate roof, and stone plinth are appropriate and would have a neutral impact on the character and appearance of the building and the wider conservation area.
- 9.24 Overall, it is considered that despite the plan form and large areas of glazing for the design, the proposal in its amended form (with the retractable awning replaced with a solid roof) constitutes a well-designed modern extension resulting in minimal harm to the fabric of the building. Further, it is considered that it respects the significance of the public house and does not result in harm to the setting of the Kildwick Conservation Area.

Impact of development on the amenity of neighbouring occupiers

- 9.25 Policy ENV3 of the Local Plan states that development should protect the amenity of existing residents and business occupiers as well as create acceptable amenity conditions for future occupiers.

- 9.26 Paragraph 127 (f) of the NPPF further states that planning decisions should create places that are safe, inclusive with a high standard of amenity for existing and future users.
- 9.27 The proposal would result in an extension to the south elevation of the public house facing toward the associated off-street car parking. The site is in an elevated position above the highway due to a slope up to the building from the public highway to the west.
- 9.28 Due to the scale, siting and orientation of the proposed extension, it is considered that it would result in some level of additional shadowing. However, this would be cast across the public house and for the majority of the day, with some shadowing cast toward the east boundary with a neighbouring property in late afternoon periods. However, due to the scale of the boundary wall to this side, it is considered that any increased shadowing would be minimal.
- 9.29 An objector has mentioned that the extension would result in a loss of a view from the neighbouring property and an increase in noise levels in the evenings. The rights to a view are not a material planning consideration. However, the concerns regarding increased noise levels can be taken into consideration.
- 9.30 An informal consultation has been undertaken with the Council's Environmental Health department who have confirmed that the proposal would be of no greater concern in regard to noise levels from the site as they are all internal with areas with fixed glazing. Additionally, no noise complaints have been lodged on the Council's records from the premises.
- 9.31 The proposal would result in more areas of the pub being used but the licensable hours for the premises are not proposed to change. Further, the premises are in the centre of the village and has long been established as a public house so it is expected for there to be some level of noise from the premises. However, it is considered that the noise levels will not be significantly different from the current noise levels from the site.
- 9.32 For the aforementioned reasons, it is considered that the proposal will not result in a significant detrimental impact upon neighbouring privacy or amenity.
- Highway considerations**
- 9.33 Local Plan Policy INF4 is supportive of development proposals that supply sufficient parking provision.
- 9.34 Paragraph 108 of the NPPF states that applications for development should ensure that:
- Appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
 - Safe and suitable access to the site can be achieved for all users; and
 - Any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 9.35 Paragraph 109 of the Framework indicates that “development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”
- 9.36 The proposal will result in an extension to the public house but does not propose any alterations to the highway access or the parking areas associated with the pub. The site currently has ample car parking spaces available and the provision of additional internal seating for the premises is considered to have a minimal impact upon the availability of car parking spaces at the site.
- 9.37 The Highway Authority was consulted on the proposal and raised no objections to the development proposal.
- 9.38 For these reasons, it is considered that the proposal would not result in a significant adverse impact on highway safety and therefore is in accordance with Local Plan Policy INF4 and paragraph 109 of the National Planning Policy Framework.

9.39 Conclusion

9.40 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.

9.41 The proposal is considered to be acceptable in principle and would result in some economic and employment benefits. It is considered on balance that any adverse impacts arising from the proposal would not significantly and demonstrably outweigh the overarching presumption in favour of sustainable development contained within paragraph 11 of the NPPF, and is in accordance with policies ENV2, ENV3, EC3, and INF4 of the Local Plan, and therefore planning permission should be granted subject to conditions.

10. Recommendation

10.1 Approve with Conditions

Conditions

Time Limit for Commencement

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

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

Approved Plans

2 This permission relates to the following plans and information:

- o Drawing No. 7868-02 Rev A "Proposed Elevations" received 02nd March 2020.
- o Drawing No. 7868-02 Rev C "Proposed Plan" received 02nd March 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 to 2032 and the National Planning Policy Framework.

Ongoing Conditions

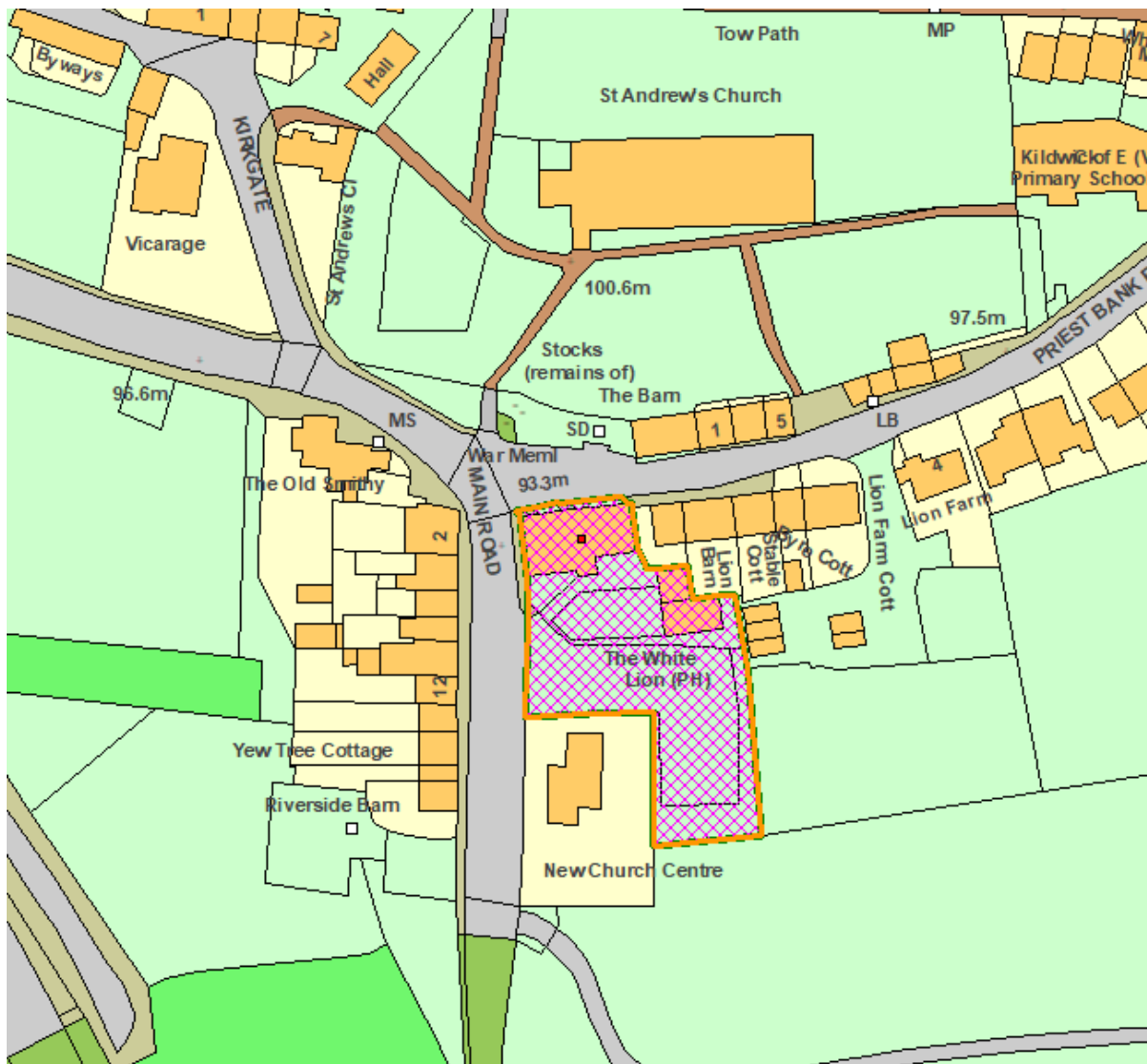
3 Unless alternative details have first been submitted and approved in writing by the Local Planning Authority, the external appearance of the extensions shall be constructed in accordance with the approved plans.

Reason: In accordance with the requirements of policy ENV3 of the Craven Local Plan and paragraph 127 of the NPPF and 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.

Informatives

1. Statement of Positive Engagement:

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

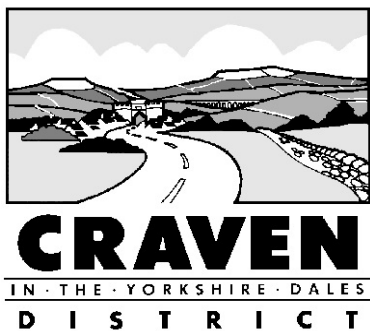


Application Number: 2019/21202/FUL

Proposal: Construction of rear extension, new steps to rear, new timber fence and timber boxed planters, and minor alterations

Site Address: White Lion Hotel Priest Bank Road Kildwick BD20 9BH

On behalf of: Star Pubs And Bars Ltd



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 made between 13 November to 12 December 2020

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

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/21249/FUL	Skipton Properties Ltd	Barn Off A65 Bell Busk Lane Coniston Cold BD23 4EA	Application to demolish existing barn and reconstruct as two dwellings pursuant to full planning permission 2018/19704/FUL (demolition of outbuildings to the north of the existing barn; conversion of existing barn to 2 dwellings including rebuilding eastern gable end; and construction of 6 dwellings)	Application Withdrawn	20.11.2020
2020/21557/MMA	Mr Steven Gardner	Sunnybank House Greta Drive Ingleton Carnforth LA6 3FS	Variation of condition no. 2 (Approved Plans) of planning application 45/2016/17387 to revise the residential curtilage of plot 4 and divert the footpath.	Approve with Conditions	09.12.2020
2020/21605/FUL	Mr Paul Swinson	Damstones Pennine Way Cowling Keighley BD22 0DE	Change of use of paddock (agricultural land) to domestic and siting of domestic garage.	Approve with Conditions	11.12.2020
2020/21679/VAR	Robert Dawson (Joinery) Ltd	County Council Depot Back Gate Ingleton Carnforth	Application for removal or variation of a condition following grant of planning permission, in respect of Condition 10 (Contamination) and 24 (Drainage) from previous approved application referenced 45/2010/10758 granted 25 September 2012	Approve with Conditions	20.11.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21681/MMA	Mr David Moss	Land At Thorlby House Stirton BD23 3LQ	Minor material amendment application for variation to condition number 2 (Approved Plans) on application referenced 2019/21092/FUL granted 12 December 2019 to allow a variation in design.	Approve with Conditions	25.11.2020
2020/21699/CND	Skipton Properties Ltd	Land North Of Kings Mill Lane (Former NYCC Depot) Settle	Application to discharge condition no. 3(c) (Contamination Remediation Strategy) on planning appeal decision referenced APP/C2708/W/18/3210340 allowed 17 May 2019	DOC satisfactory	03.12.2020
2020/21771/TPO	Mr Andrew Nelson	Holly Tree House Skipton Road Low Bradley Keighley BD20 9EF	T1 & T2 Cherry - Remove. T3 Poplar - 1no. branch to draw back. T4 Poplar - Remove. T5 Poplar- 1no. branch to draw back.	Approved Tree Work under TPO	30.11.2020
2020/21785/FUL	Mr R Dakin	Panbeck Farm Hellifield Skipton BD23 4LQ	Agricultural building and access tracks	Approve with Conditions	13.11.2020
2020/21796/MMA	Mr Ben Airlie	Crag Side Farm Cottage Dick Lane Cowling Keighley BD22 0JZ	Minor material amendment to condition no 2 (Approved Plans) on application referenced 2019/20310/FUL granted 15 May 2019 to allow variations in the design to relate to revised plan 100 Rev A.	Approve with Conditions	25.11.2020
2020/21810/TPO	ROAVR Environmental	Manor View Church Road Thornton In Craven Skipton BD23 3TU	Fell 5 no. Copper Beech. Prune 1 no. Yew to clear the fence.	Split Decision	30.11.2020
2020/21827/FUL	Mr John Mason	Ridding Lane Farm Clapham Road High Bentham Lancaster LA2 7AH	Construction of building to house dairy cattle.	Approve with Conditions	09.12.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21835/FUL	Cobbydale Hospitality Ltd	The Old Bank Main Street Cross Hills Keighley BD20 8TB	External and internal alterations.	Approve with Conditions	26.11.2020
2020/21836/LBC	Cobbydale Hospitality Ltd	The Old Bank Main Street Cross Hills Keighley BD20 8TB	Listed building consent for internal and external alterations	Approve with Conditions	23.11.2020
2020/21867/TPO	Oldfield Electrical	Oldfield Electrical Unit 6B Snaygill Industrial Estate Keighley Road Skipton BD23 2QR	Pruning of 1 no. Cherry and 1 no. Field maple and cutting back of smaller trees beyond the fence.	Approved Tree Work under TPO	30.11.2020
2020/21840/FUL	Peter Allen Floor Coverings Ltd	Unit 2 New Road Sowarth Industrial Estate Settle BD24 9AF	Proposed storage unit within the existing site curtilage	Approve with Conditions	19.11.2020
2020/21841/CND	Mrs S L Whitaker	Valyn The Acres Sutton-in-Craven Keighley BD20 7AT	Application to discharge condition 2 (hard landscaping scheme), 3 (surface water drainage) and 4 (soft landscaping scheme) on application referenced 2018/18958/REM granted 31 May 2018	DOC satisfactory	03.12.2020
2020/21722/MMA	Mr Gordon Halton	Stainton Cotes Moorber Lane Coniston Cold Skipton BD23 4EN	Minor material amendment to planning consent reference 19/2014/14948 granted 18 February 2015 and listed building consent reference 19/2014/14951 granted 18 February 2015 to extend the approved excavation area further back into the hillside	Approve with Conditions	20.11.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21887/FUL	Samuel Dennis	High Bottom Farm Birkwith Lane Low Bentham Lancaster LA2 7DG	Erection of portal frame agricultural building	Approve with Conditions	13.11.2020
2020/21871/CND	Ms Jacqueline Doidge	Land At 42 East Lane Embsay Skipton	Application to discharge condition No 3 (Floor Levels) and No. 4 (Access) of planning permission referenced 2019/20944/VAR.	DOC satisfactory	17.11.2020
2020/21897/REM	Foster Building Contractors Ltd	Land To South West Of Beauty House Main Street Rathmell Settle	Application for approval of reserved matters (appearance and landscaping) of outline planning permission ref: 2018/19376/OUT - 4 houses and new access drive.	Approve with Conditions	23.11.2020
2020/21890/LBC	Mr & Mrs C Speakman	Devonshire House 27 Duke Street Settle BD24 9DJ	Listed building consent for internal and external alterations	Approve with Conditions	26.11.2020
2020/21942/HH	Mr & Mrs C Speakman	Devonshire House 27 Duke Street Settle BD24 9DJ	External alterations - two new windows, replacement rear door and retention of two windows	Approve with Conditions	26.11.2020
2020/21987/FUL	Mrs Esther Bateson	Land To South Gill Head Farm Robin Lane High Bentham Lancaster	New agricultural entrance into a field	Approve with Conditions	11.12.2020
2020/21932/CND	Housing 21	Former High Bentham Community Primary School Main Street High Bentham Lancaster LA2 7JY	Application to discharge condition no. 3 (External Lighting) of planning permission referenced 2019/21267/VAR granted 19 March 2020	DOC satisfactory	13.11.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/21957/TCA	Mrs Rachel North	Land Off Netherghyll Lane Netherghyll Lane Cononley Keighley BD20 8PB	Fell 1 no. Ash (T3 in report). Remove large branch overhanging the road on 1 no. Sycamore (T4 in report).	Approve Tree Works in Conservation Area	04.12.2020
2020/21960/HH	Mr Gordon Watts	College End College Road Bradley Keighley BD20 9DT	Erection of external staircase	Approve with Conditions	24.11.2020
2020/21961/FUL	Mr & Mrs R & L Throup	Greenbank Farm Keighley Road Low Bradley Keighley BD20 9HB	Conversion of barn to single dwelling	Approve with Conditions	07.12.2020
2020/21963/LBC	Mrs Margaret Corr	14 Barden Road Eastby Skipton BD23 6SN	Replacement window frames	Approve with Conditions	01.12.2020
2020/21989/OFFRES	Dalesview Developments	Unit 5A Craven Mews Skipton BD23 2AQ	Prior notification for change of use from office to residential to form one dwelling	Prior Approval Not Required	11.12.2020
2020/21970/CND	Yorks Dales Landscape Res Trust	Kirk Sink Farm Gargrave Skipton BD23 3NJ	Application to discharge condition 3 (Archaeological Watching Brief) parts A.i - A.vi on planning permission referenced 2018/19986/HH granted 28 March 2019	DOC satisfactory	13.11.2020
2020/21988/HH	Mr John Megson	3 Fell View Embsay Skipton BD23 6RX	Proposed side/rear extensions and loft conversion/rear dormer	Approve with Conditions	10.12.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22016/FUL	Mr Vaughan Franks	Barn 2 Low Bawes Farm Cowling Keighley BD22 0NA	Formation of new access track to Barn 2	Approve with Conditions	04.12.2020
2020/21990/HH	Mr & Mrs Howarth	44 Princes Drive Skipton BD23 1HL	Rear extension and garage conversion	Application Withdrawn	07.12.2020
2020/21994/FUL	Mr Neil Smith	Pemberton Farm Ingleton Carnforth LA6 3DS	Construction of agricultural building	Approve with Conditions	30.11.2020
2020/21995/HH	Mr & Mrs Jones	Beck Side Lawkland Lancaster LA2 8AT	Single storey rear extension to provide garden store / shelter	Approve with Conditions	23.11.2020
2020/21998/HH	Mrs J Ashford	Brentwood 40 Church Street Giggleswick Settle BD24 0BE	Demolition of existing conservatory and rebuild on same footprint with single storey flat roof extension	Approve with Conditions	25.11.2020
2020/21999/TCA	Mr Frank Swinton	10 Main Road Kildwick Keighley BD20 9BD	T1 Maple-Crown reduction to 4 metres. T2 Willow-30% reduction. 1 no. Hawthorn-Crown reduction to 4 metres from ground level. T3 Holly-Crown reduction by 4 metres. T4 Beech- Crown reduction to 8 metres from ground level.	Approve Tree Works in Conservation Area	04.12.2020
2020/22000/TCA	Mr Peter McGrath	2 Centenary Row Embsay Skipton BD23 6RJ	T1 & T2 Rowan - Crown reduction and crown thinning	Approve Tree Works in Conservation Area	04.12.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22002/HH	Ms V Doveston	Meadow View Main Street Carleton Skipton BD23 3BY	Construction of single storey front extension	Approve with Conditions	25.11.2020
2020/22009/CPL	Mr Richard Norris	Sunnyside Low Bentham Road Low Bentham Lancaster LA2 7BU	Proposed side extension under permitted development	Approve Cert. Lawful Devt	24.11.2020
2020/22011/FUL	Mr & Mrs Peter Hamilton	Land Adjacent To Haws Barn Cowling Hill Lane Cowling Keighley BD22 0LJ	Construction of workshop, stable and store building, associated excavation and formation of yard	Approve with Conditions	08.12.2020
2020/22029/VAR	R Preston Garden Design	Barn Low Windhill House Cowling Keighley	Application to vary condition no's 2 (Approved Plans), 4 (Materials) and 5 (Doors) on listed building consent referenced 2018/19803/LBC	Approve with Conditions	13.11.2020
2020/22013/TPO	Mrs Hannah Burton	High Barn Cottage Draughton Skipton BD23 6DU	T1 Sycamore - reduce the canopy by 30%		30.11.2020
2020/22015/FUL	Mr Ian Gammie	Barn 3 Low Bawes Farm Cowling Keighley BD22 0NA	Upgrading and extending existing access track and formation of 2no car parking spaces.	Approve with Conditions	04.12.2020
2020/22020/TCA	Ms Leach	Kings House Crosshills Road Cononley Keighley BD20 8LA	T1 Russet Apple Tree - prune. T2,T3 & T4 Elderberry - prune. T5 Holly Bush - prune. T6 Birch - remove a third, branches only.	Approve Tree Works in Conservation Area	04.12.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22021/HH	Mr Russell Ingham	9 Rook Street Lothersdale Keighley BD20 8EH	Demolition of toilet, construction of first floor side extension, formation of raised patio and other alterations	Approve with Conditions	30.11.2020
2020/22025/HH	Mr Drew Jennings	15 Carleton Avenue Skipton BD23 2TE	Demolition of conservatory and shed, and erection of a single storey rear extension	Approve with Conditions	24.11.2020
2020/22028/HH	Mrs Trisha Richardson	1 Mickle Hill Mews Gargrave Skipton BD23 3RR	Proposed sun room extension	Approve with Conditions	07.12.2020
2020/22037/LBC	North Craven Building Preservation Trust	The Folly Victoria Street Settle BD24 9EY	Re-point front elevations; North Range: replace under floor air grates to North Range; North Garage: convert to kitchen and storage areas; remove roof to outhouse; Rear Middle Range partial re-roof; re-plaster internal walls; strip out and replace staircase and flooring timbers; remove partition and sanitary fittings to first floor; South Range: remove boiler and boiler room partitions; install accessible platform lift to serve three floors; fit new boiler and relocate disabled WC in redundant kitchen; form new staircase to second/first floor; remove external metal escape bridge; South Garage: re-roof	Approve with Conditions	30.11.2020
2020/22038/HH	Mr David Eccleston	Church Close Barn Church Street Gargrave Skipton BD23 3NE	Loft conversion to create living accommodation above the existing garage, insertion of a new window on gable and roof-lights. Internal changes to ground floor layout and alterations to existing chimney	Approve with Conditions	08.12.2020
2020/22039/LBC	Mr David Eccleston	Church Close Barn Church Street Gargrave Skipton BD23 3NE	Loft conversion to create living accommodation above the existing garage, insertion of a new window on gable and roof-lights. Internal changes to ground floor layout and alterations to existing chimney	Approve with Conditions	08.12.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22043/TPO	Mrs Lyndsey Randall	83 Clayton Hall Road Cross Hills Keighley BD20 7TA	20% crown thin 2 No. Sycamores	Split Decision	30.11.2020
2020/22055/TCA	Mr Jeffrey Ashworth	Church Farm Barn Church Lane East Marton Skipton BD23 3LR	3 No. Fir trees remove and replace	Approve Tree Works in Conservation Area	04.12.2020
2020/22045/TCA	Mr John Lofthouse	9 Heber Drive East Marton Skipton BD23 3LS	Tree works 1 No. Sycamore	Approve Tree Works in Conservation Area	04.12.2020
2020/22046/TPO	Cirteq LTD	Hayfield Mills Glusburn Keighley BD20 8TD	Crown lift group of trees for Highway clearance.	Approved Tree Work under TPO	30.11.2020
2020/22051/TCA	Mrs Sarah Windsor	17 Mill Croft Cowling Keighley BD22 0AJ	T1 Birch - remove	Approve Tree Works in Conservation Area	04.12.2020
2020/22056/HH	Mr Alec Pue	19 Hazel Grove Sutton-in-Craven Keighley BD20 7QR	Construction of single storey rear and side extension	Approve with Conditions	08.12.2020
2020/22058/CND	Casey Group	Site Of Former St. Monica's Convent Raikes Road Skipton	Application to discharge condition no. 4 (External Lighting), no. 7 (Materials) and no 8 (Soft Landscaping Scheme) on planning permission referenced 2019/20262/VAR granted 05 August 2019	DOC satisfactory	03.12.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22059/FUL	RPS Design Group	Bowker House Mewith Lane Low Bentham Lancaster LA2 7DQ	Proposed Equestrian Development including Change of Use of existing agricultural buildings, removal of a dilapidated cow shed erection of stables and formation of an outdoor arena.	Approve with Conditions	19.11.2020
2020/22060/HH	Mr and Mrs Buttere	45 Regent Drive Skipton BD22 1BB	Demolition of porch and garage, construction of two storey side extension and garage, and replacement of canopy	Approve with Conditions	24.11.2020
2020/22062/FUL	Trustees Of The 1998 Broughton Settlement	Pasture House And Barn Broughton Skipton BD23 3AH	Change of use of pasture house from a children's nursery to a wellness retreat house (specialising in behavioural and addiction change). Change of use of the existing barn at the property into residential / visitor accommodation (use class C3 x 4) to be used in conjunction with Broughton Hall Estate wellness programme. Change of use of the small agricultural store to a communal facility for visitors to the site.	Approve with Conditions	02.12.2020
2020/22063/HH	Mr & Mrs Burgess	Chapel House Holme Lane Sutton-in-Craven Keighley BD20 7LL	Construction of first floor rear extension	Approve with Conditions	10.12.2020
2020/22064/TPO	Mr P Gibbons	3 Haw Grove Court Hellifield Skipton BD23 4JB	T1 Sycamore - remove epicormic shoots, light crown lift to balance crown base. Clean through of crown to remove dead, dying or rubbing branches.	Approved Tree Work under TPO	30.11.2020
2020/22065/TCA	Mr N Payne	1 Marton Close Gargrave Skipton BD23 3PG	Fell 3. No Cypress	Approve Tree Works in Conservation Area	04.12.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22099/HH	Mr Richard Milner	39 Station Road Cross Hills Keighley BD20 7DT	Small side single storey infill extension	Approve with Conditions	10.12.2020
2020/22068/VAR	Mr Malcolm Lund	Caravan Site Lund Holme Farm New Road Ingleton Carnforth LA6 3HN	Application to vary condition no 5 (Site opening season), consent referenced 68/2016/17240 granted 22nd November 2016. We have had many people wanting to holiday in the area and would like to extend our season for the dates shown below to allow the visitors to continue to come to the area and support our local economy. Extend the siting of touring caravans up to and including 31st October and from 20th December to 6th January.	Approve with Conditions	07.12.2020
2020/22070/NMA	Mr Andy Plimmer	2 High Croft High Bentham Lancaster LA2 7FE	Non-material amendment on planning permission referenced 2019/20561/HH granted 22 July 2019 for the addition of "Velux type" roof light to front aspect of garage roof to allow natural light and ventilation to interior of garage extension	Approve no conditions	25.11.2020
2020/22073/HH	Mr Brian Green	Greenhowe 47 Park Road Cross Hills Keighley BD20 8BG	Single storey flat roof extension to rear of the existing building with balcony above	Approve with Conditions	25.11.2020
2020/22080/HH	Mr Andrew And Mrs Sarah Clewes	3 Cross Lane Court Bradley Keighley BD20 9QD	Garden room to rear	Approve with Conditions	01.12.2020
2020/22091/TPO	Bentham Town Council	Low Bentham Play Area Off Ellergill Lane Low Bentham Lancaster LA2 7DZ	Crown lift all trees in the play area up to a maximum of one third of their overall height.	Approved Tree Work under TPO	30.11.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22210/TPO	Mr Steve Formoso	2 Carla Beck Stables Carla Beck Lane Carleton Skipton BD23 3BU	T1 Oak - Remove 6 No. lowest downward swooping branches	Approved Tree Work under TPO	30.11.2020
2020/22077/CND	Mr & Mrs Neil Robinson	Land To Rear Of Westfield House Matthew Lane Low Bradley Keighley	Discharge condition 3 (mud precautions) and 4 (surface water) of 2020/21688/FUL	DOC satisfactory	04.12.2020
2020/22079/HH	Mr Dave Barnes	37 Aire Valley Drive Low Bradley Keighley BD20 9HY	2 storey side extension	Approve with Conditions	01.12.2020
2020/22082/TCA	Mrs Margaret Carus	Donkin House 10 Leeming Lane Burton In Lonsdale Carnforth LA6 3LD	T1, T2 & T3 Apple Tree - prune. G1, G2 & G3 Birch - require a small reduction	Approve Tree Works in Conservation Area	04.12.2020
2020/22083/HH	Mr & Mrs Philip & Jane Shaw	Rock Royd Farm Keighley Road Low Bradley Keighley BD20 9HF	Proposed decking and canopy to south west elevation	Approve with Conditions	10.12.2020
2020/22089/TCA	Spence's Hospital Charity Richard Machin	1 Spences Court Main Street Carleton Skipton BD23 3BY	T1 Ash - Reduce and crown thin. T2 Plum - Fell	Approve Tree Works in Conservation Area	04.12.2020
2020/22094/OUT	Mr & Mrs Hodgson	Stubbing Hill Farm West Lane Sutton-in-Craven Keighley BD20 7AU	Outline application with some matters reserved for proposed dwelling	Refuse	26.11.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22096/LBC	North Craven Building Preservation Trust	The Folly Victoria Street Settle BD24 9EY	Replace 2 no. internal doors with fire doors; add fire protection boarding to underside main stairs (retrospective). Install replacement fire resistant loft hatches.	Approve with Conditions	10.12.2020
2020/22102/HH	Mr & Mrs R J Widdup	8 Navigation Square Skipton BD23 1XB	First floor level external balcony accessed from the existing first floor level doors.	Approve with Conditions	25.11.2020
2020/22103/TCA	Mr Ryan Myers	17 Gledstone Road West Marton Skipton BD23 3UE	6 No. Leylandii - Fell	Approve Tree Works in Conservation Area	04.12.2020
2020/22105/CND	Skipton Properties Ltd	Land North Of Kings Mill Lane (Former NYCC Depot) Settle	Retrospective application to vary the approved details under condition no. 4 (drainage details) of planning approval referenced 2018/18965/FUL granted 17th May 2019 on appeal (APP/C2708/W/18/3210340).	DOC satisfactory	26.11.2020
2020/22118/TCA	Mr Duggie Speight	Carleton Endowed Church Of England Primary School Lane Carleton Skipton BD23 3DE	2 No. Prunus Serrulata - Fell	Approve Tree Works in Conservation Area	04.12.2020
2020/22107/TCA	Mr MARK BOLTON	Somerville Marton Road Gargrave Skipton BD23 3NL	T1 Sycamore - fell	Approve Tree Works in Conservation Area	04.12.2020
2020/22108/FUL	R W & J Rushton	Lingthwaite Garnet Brow Lane Austwick Lancaster LA2 8AP	Extend an existing livestock building to cover an existing muck midden	Approve with Conditions	01.12.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22111/HH	Mr & Mrs Pickles	Ryedale 2 Ryecroft Road Glusburn Keighley BD20 8RT	Proposed single storey rear extension, new boundary treatment, and monocouche render to existing walls	Approve with Conditions	01.12.2020
2020/22114/TCA	Ms Parsons	Christ Church Vicarage Carleton Road Skipton BD23 2BE	G1 Chestnut trees - crown lift to 5.2m. T1 & T2 Elm - remove	Approve Tree Works in Conservation Area	04.12.2020
2020/22115/TCA	Ms Parsons	The Rectory Rectory Lane Skipton BD23 1ER	T1 Willow - remove	Approve Tree Works in Conservation Area	04.12.2020
2020/22123/TCA	Mr Jones	Burnside House Carleton Road Skipton BD23 2BE	Removal of 1 Ash. Various crown lifting and reduction as per the submitted report.	Approve Tree Works in Conservation Area	04.12.2020
2020/22124/TCA	Mr Martin Thompson	3 Water Street Gargrave Skipton BD23 3LY	T1 Willow - removal of branches	Approve Tree Works in Conservation Area	04.12.2020
2020/22141/HH	Mr & Mrs Curtis	27 Gainsborough Court Skipton BD23 1QG	Single storey extension to rear	Approve with Conditions	01.12.2020
2020/22165/CND	Pinnacle View Homes Ltd	Land To West Of The Old Smithy Skipton Road Farnhill Keighley	Application to discharge condition no. 6 (soft landscaping) and no. 9 (highways verge crossing) on planning permission referenced 2019/20416/FUL granted 01 August 2020	DOC satisfactory	01.12.2020
2020/22168/CND	Craven District Council P Ellis	Aireville Park Gargrave Road Skipton BD23 1UD	Application to discharge condition no. 3 (Construction Travel Plan) and condition no. 5 (Wheel Washing Facilities) on planning permission referenced 2019/21002/FUL granted 28/08/2020.	DOC satisfactory	24.11.2020

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22186/HH	Mr Julian Farley	20 Lambert Street Skipton BD23 2DR	Demolition of existing rear outbuildings and construction of a single storey extension to form utility and separate bike store. External alterations to include installing new roof light to rear roof slope and conversion of window to door.	Application Withdrawn	07.12.2020
2020/22188/HH	Mr and Mrs Mckenzie	107 New Village Ingleton Carnforth LA6 3DJ	To convert the integral store within the building footprint to a bedroom with En-suite facility. To also construct a replacement store in the front garden which will be used for bikes and gardening equipment .	Application Withdrawn	04.12.2020
2020/22193/CPL	Mr & Mrs C Shakelton	Dunbrewin Main Street Farnhill Keighley BD20 9BW	Application for certificate of lawful development for proposed formation of enlarged projecting window in side elevation serving kitchen.	Refuse Cert. Lawful Development	24.11.2020
2020/22194/CND	Mr & Mrs Neil Robinson	Westfield House Matthew Lane Low Bradley Keighley BD20 9DF	Discharge condition 3 (mortar mix) and 4 (sample materials) of 2018/19673/HH	DOC satisfactory	04.12.2020
2020/22209/CND	Pat Graham	23 Clayton Hall Road Cross Hills Keighley BD20 7TA	Discharge condition 3 (external colour) of 2020/21784/HH granted 18 September 2020	DOC satisfactory	04.12.2020
2020/22258/PNAG	WG & L Taylor	Brentwood Farm Barnoldswick Lane Burton In Lonsdale Carnforth LA6 3LZ	Prior Notification for a steel frame structure with lean to for the storage of fertilisers, animal feeds, fodder, straw and machinery	Prior Approval Not Required	07.12.2020

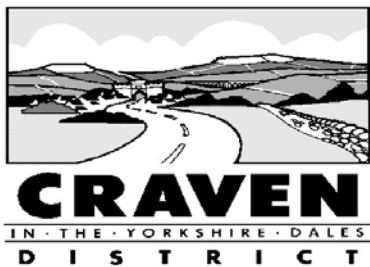
Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2020/22250/CND	Mr & Mrs Nelson	Land At Holly Tree House Skipton Road Low Bradley KEIGHLEY BD20 9EF	Application to discharge Condition 7 - Proposed boundary treatments to be installed as per approved site plan. Replacement fence along SW boundary and new plot boundary and Condition 8 - Proposed external materials please refer to the following documents; - 799-01(--)-002-O_Proposed Site Plan (Approved) - 799-01_Proposed Fencing to Site Boundaries- 799-01(SCH)001_Proposed Materials. Original planning permission referenced 2018/18873/FUL, granted 09 May 2018	DOC satisfactory	11.12.2020



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

Planning Committee Report of New Cases Registered
13/11/2020 to 13/12/2020

Enforcement Reference	Alleged Breach	Site Address	Ward
ENF/03334/2020	Development allegedly not in accordance with planning application ref: 2020/21560/VAR (Archway square not arched) and Ref: 2020/21689/CND (Window and door lintels material).	Land To West Of The Old Smithy Skipton Road Farnhill Keighley	Aire Valley With Lothersdale
ENF/03335/2020	Hardstanding created for a static caravan on agricultural land.	Land Adjacent To Plough Inn Becks Brow To Beecroft Lane Wigglesworth Skipton BD23 4RJ	Settle And Ribble Banks
ENF/03336/2020	Alleged unauthorised works near watercourse	Ghyll Cottage Netherghyll Lane Cononley Keighley BD20 8PB	Aire Valley With Lothersdale
ENF/03337/2020	Development being carried out before a decision has been issued (widening the access)- Ref: 2020/22007/FUL.	Beech Grove Main Street Sutton-in-Craven Keighley BD20 7JS	Sutton-in-Craven
ENF/03338/2020	Leylandi hedge removed and over 6ft wall erected.	4 Neville Court Neville Road Gargrave Skipton BD23 3SF	Gargrave And Malhamdale
ENF/03339/2020	Extension allegedly not built in accordance with 2020/21531/MMA (2018/19284/HH).	33 Sunmoor Drive Skipton BD23 2JS	Skipton North



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Planning Committee Report of Cases Closed
13/11/2020 to 13/12/2020

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/02895/2018	11th July 2018	3rd December 2020	Breach Resolved	Alleged unauthorised erection of summerhouse in front garden	3 Prospect Terrace St Stephens Close Skipton BD23 1PA	Skipton North
ENF/03203/2020	13th January 2020	27th November 2020	Breach Resolved	Planning approval ref: 22/2015/16341 for temporary consent for the siting of caravan has lapsed July 2019 - Caravan is still on site.	Caravan Stone Head Barn Cowling Hill Lane Cowling Keighley	Cowling
ENF/03230/2020	23rd March 2020	27th November 2020	Breach Resolved	Alleged erection of 6ft high fence on 2ft high wall around curtilage of 1 Smithy Croft Road.	1 Smithy Croft Road Gargrave Skipton BD23 3SL	Gargrave And Malhamdale
ENF/03280/2020	23rd July 2020	3rd December 2020	No Breach	Erection of large summer house in garden.	23 Main Street Sutton-in-Craven Keighley BD20 7HX	Sutton-in-Craven

Enforcement Reference	Date Received	Date Closed	Reason for Closure	Alleged Breach	Site Address	Ward
ENF/03284/2020	30th July 2020	3rd December 2020	Not Expedient to Enforce	Breach of condition no. 2 of planning application ref: 63/2013/13343- Unit 5 is being used as retail.	The Secret Drawer Ltd Marton Mills Sawley Street Skipton BD23 1TA	Skipton West
ENF/03305/2020	7th September 2020	3rd December 2020	Breach Resolved	Alleged unauthorised erection of fence.	21 Brown Bank Terrace Skipton Road Cross Hills Keighley BD20 7DR	Glusburn
ENF/03316/2020	12th October 2020	3rd December 2020	No Breach	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