

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@cravencdc.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.