

## PLANNING COMMITTEE

Monday, 5 July 2021 at 1.35pm

**Meeting to be held at Belle Vue Square Offices, Belle Vue Suite, Skipton**

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

**Substitute Members:** Councillors Hull, Ireton, Madeley, Noland, Solloway and 1 vacancy (Independent).

**Please note the following advice in advance of the meeting:**

The Government temporarily removed the legal requirement for local authorities to hold meetings in person during the Covid-19 pandemic. All local authorities were given new powers to enable meetings to take place virtually. The Council's powers to hold remote meetings expires on 7 May 2021.

Whilst the return to face to face meetings provides significant challenges, the Council has undertaken a great deal of work to ensure that face to face meetings are delivered in a COVID safe environment.

Due to social distancing measures, spaces for public attendance are limited and so registration is essential to secure a place.

Everyone who attends this meeting will be required to wear a face covering, unless exempt.

Council staff, elected members and members of the public are urged to take advantage of the national 'next step safely' campaign and access a free, rapid lateral flow test in advance of the meeting:

<https://www.nhs.uk/conditions/coronavirus-covid-19/testing/> Please note that whilst this is advised, it is not a requirement for entry to the meeting.

Anyone displaying Covid-19 symptoms is asked not to attend.

For more information email [committees@cravenc.gov.uk](mailto:committees@cravenc.gov.uk)

Thank you,

Guy Close, Democratic Services Manager

# AGENDA

**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 7 June 2021.
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.

(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** – 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 (Development Management) (E-mail: [nwatson@cravendc.gov.uk](mailto: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, 2 August 2021 at 1.35pm

## Agenda Contact Officer:

Vicky Davies, Senior Democratic Services Officer  
E-mail: [vdavies@cravendc.gov.uk](mailto:vdavies@cravendc.gov.uk)  
25 June 2021

**Additional Information**

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

## **PLANNING COMMITTEE**

7 June 2021

**Present** – The Chair (Councillor Brockbank) and Councillors Brown, Heseltine, Ireton (substitute for Handley), Lis, Place, Pringle, Shuttleworth and Sutcliffe.

**Officers** – Legal Services Manager (online), Planning Manager, Principal Planning Officer, Senior Democratic Services Officer. Services and Scrutiny Officer.

**Apologies for Absence and Substitutes:** Apologies for absence were received from Councillors Handley, Harbron, Morrell and Rose. Councillor Ireton attended as substitute for Councillor Handley.

Councillor Place left the meeting at 3.55pm.

**Ward Representative** : Councillor Pringle (2020/21878/FUL).

### **Confirmation of Minutes:**

**Resolved** – That the minutes of the meeting held on 17 May 2021 were approved as a correct record.

Start: 1.35pm

Finish: 4.06pm

PL.1027

### **PUBLIC PARTICIPATION**

A statement was read out to the Committee on behalf of Jenny Andrews who made several comments in relation to the Committee's recent decision in respect of planning application 2019/20076/FUL land to North West of Clay Hall, Broughton Road, Skipton BD23 3AA in which she had taken an active interest. Jenny Andrews wanted to see more detailed minutes and requested that the planning portal be brought up to date. She also asked to be provided with a copy of the 'decision notice' and that this be signed off by the Planning Committee. In addition, she requested that the Statement of Common Ground and the Statement of LPA were approved by the Planning Committee prior to submission to the Planning Inspector.

Representations were also read out to the Committee on behalf of Kate Leeming and Josh Long regarding the delay in both validating and deciding their planning application for a rural workers dwelling. She pointed out that applications submitted after theirs were being validated and decided before theirs. In reply, the Planning Manager stated he would provide a written response.

PL.1028

### **DECLARATIONS OF INTEREST AND LOBBYING**

#### **a. Declarations of Interest**

Councillor Shuttleworth declared a Paragraph 15 interest in application 2020/21878/FUL, left the meeting and took no part in the debate or voting thereon.

#### **b. Lobbying**

**Application 2020/21878/FUL (Conversion of existing workshop to form 2 no. residential dwellings with detached garages, off street parking provision and re-alignment of access)** – Councillor Brown had been lobbied for and against the application. Councillor Pringle had been lobbied against the application (he also stated he had been in discussion with the applicant).

PL.1029

### **PUBLIC PARTICIPATION**

The following individuals addressed the Committee or had their statements read out on their behalf:

**Application 2020/21878/FUL** – Parish Councillor Nick Clayton-Stead, Carleton-in-Craven Parish Council.

PL.1030

## **PLANNING APPLICATIONS**

### **a. Applications determined by Planning Committee**

#### Permission Granted

**Application ref: 2020/21878/FUL** – Conversion of existing workshop to form 2 no. residential dwellings with detached garages, off street parking provision and re-alignment of access at Workshop, Park Lane, Carleton, Skipton, BD23 3DJ (SV) – Application granted subject to the following 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 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 The development hereby permitted shall be carried out wholly in accordance with the plan 2407.1b & 24702c received by the Local Planning Authority on 6th October 2020 and 5th January 2021. The development shall be completed in accordance with the approved plan 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 approved plans for the avoidance of doubt.

##### **Before you Commence Development**

- 3 There must be no access or egress by any vehicles between the highway and the application site at Workshop, Park Lane, Carleton, Skipton, BD23 3DJ until splays are provided giving clear visibility of 25 metres measured along both channel lines of the major road from a point measured 2 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In the interest of highway safety and to comply with Craven Local Plan policy INF7 and the National Planning Policy Framework.

- 4 No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved plan.

The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:

1. areas for storage of plant and materials used in constructing the development clear of the highway;
2. details of site working hours;
3. contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

Reason: In the interest of public safety and amenity and to comply with Craven Local Plan policy INF7 and the National Planning Policy Framework.

### **During Building Works**

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

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

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

Reason: In the interest of satisfactory and sustainable drainage and to accord with the requirements of the National Planning Policy Framework.

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

Reason: To ensure an improvement to the environment to accord with policies ENV4 and ENV5 of the Craven Local Plan and the requirements of the NPPF.

### **Before the Development is Occupied**

- 8 The development must not be brought into use until the access to the site at Workshop, Park Lane, Carleton, Skipton, BD23 3DJ has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:

The access must be formed with 4 metres radius kerbs, to give a minimum carriageway width of 4.5 metres, and that part of the access road extending 5 metres into the site must be constructed in accordance with Standard Detail number A1 and the following requirements.

All works must accord with the approved details

Reason: To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users and to comply with Craven Local Plan Policies INF4 and INF7 and the National Planning Policy Framework.

- 9 No part of the development must be brought into use until the access, parking, manoeuvring and turning areas for all users at Workshop, Park Lane, Carleton, Skipton, BD23 3DJ have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development and to comply Craven Local Plan policy INF4 & INF7 and the National Planning Policy Framework.

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

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

- 11 No converted dwellinghouse hereby approved shall be occupied unless an Energy Statement applicable to that dwellinghouse has been submitted to and approved in writing by the planning authority. The Energy Statement shall include the following items:

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

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

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

### **Ongoing Conditions**

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

Reason: To reduce the risk of flooding and pollution and increase the levels of sustainability of the development.

#### Informatives

1. Adherence to approved plans/conditions

Failure to adhere to the details of the approved plans or to comply with the conditions contravenes the Town and Country Planning Act 1990 and enforcement action may be taken.

2. Charging Points

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

1. Your attention is drawn to the attached note relating to demolition and the requirements of The Building Act.

4. Hours of Construction

The hours of operation during the construction phase of development and delivery of construction materials or equipment to the site and associated with the construction of the development hereby permitted should be limited to 0730 hours to 1800 hours on Monday to Fridays and 0730 hours to 1300 hours on Saturday. No work should take place on Sundays or Bank/Public Holidays.

5. Noise

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

6. 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.

7. Your attention is drawn to the requirements of Building Regulations Part M regarding the accessibility of developments for all.

8. The applicant is advised with regard to the safe removal of any potential asbestos containing material present on site, that it is removed by a suitably qualified, competent contractor/registered waste carrier, licenced in the removal and offsite disposal of asbestos to a registered hazardous waste landfill site.

9. The applicant is advised that advice regarding permeable and porous hardsurfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens' which can be accessed on the DCLG website ).

10. Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site:

[https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%20C%20highways%20and%20pavements/Specification for housing and industrial roads and private street works 2nd edi.pdf.](https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%20C%20highways%20and%20pavements/Specification%20for%20housing%20and%20industrial%20estate%20roads%20and%20private%20street%20works%202nd%20edition.pdf)

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

12. 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.

13. The proposals should cater for all types of vehicles that will use the site. The parking standards are set out in North Yorkshire County Council's 'Interim guidance on transport issues, including parking standards' and subsequent amendments available at



[https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%20C%20highways%20and%20pavements/Interim\\_guidance\\_on\\_transport\\_issues\\_including\\_parking\\_standards.pdf](https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%20C%20highways%20and%20pavements/Interim_guidance_on_transport_issues_including_parking_standards.pdf)

Permission Deferred

**Application 2021/22669/FUL – Construction of a glass and timbered 20sqm extension to the entrance of Skipton Crematorium and the construction of a new exit drive to the highway to create a one-way system for hearses and vehicles to enter and exit the cemetery.** Reasons for Deferral:

1. To allow further consultation with the Council's Heritage Officer in order that revised plans can be submitted incorporating improvements to the design and materials such as the use of natural stone that are more in keeping with the Gothic ecclesiastical architecture and heritage of the crematorium.
2. To seek further clarification from the Highways Authority specifically regarding traffic safety regarding the introduction of a speed limit of 30mph on that part of Carleton Road proximate to the crematorium and that the Highways Authority give due consideration to the Committee's suggestion that to mitigate highway safety concerns, that there should be a left turn only on egress from the proposed new exit onto the highway.

(SV indicates a site visit was held on the morning of the meeting.)

**b. Delegated Matters**

The Strategic Manager for Planning and Regeneration submitted a list of delegated planning decisions for the period 7 May 2021 to 26 May 2021.

PL.1031

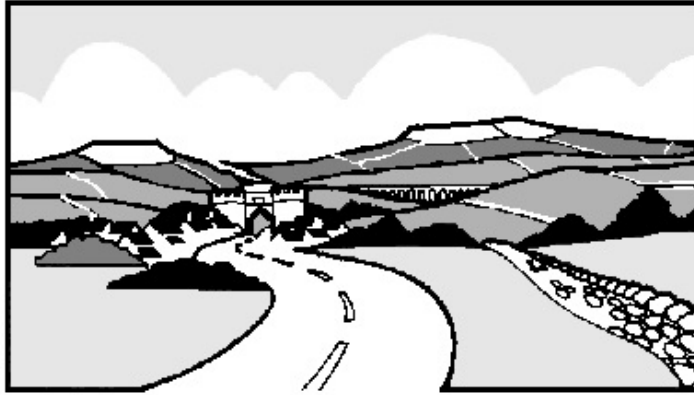
**ANY OTHER ITEMS**

There were no late items of business to consider.

**Minutes for Decision**

There were no items for decision requiring confirmation by Council.

Chairman.



# **CRAVEN**

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## **D I S T R I C T**

### **PLANNING COMMITTEE AGENDA**

**DATE: 5th July 2021**

#### **INDEX OF PLANNING APPLICATIONS**

Item No.	Application Reference No.	Name of Applicant	Site Address	Page No's
1.	2021/22605/REM	Candelisa Ltd	Anley Crag Business Park, Land At West Of B6480 (Skipton Road), Settle.	2 - 9

## REPORT TO PLANNING COMMITTEE ON 5th July 2021

**Application Number:** 2021/22605/REM

**Proposal:** Reserved matters application for first phase of employment development (submitted pursuant to approved planning reference 62/2017/18064 that authorises an employment led mixed-use development on the site)

**Site Address:** Anley Crag Business Park Land At West Of B6480 (Skipton Road) Settle

**On behalf of:** Candelisa Ltd

**Date Registered:** 25th February 2021

**Expiry Date:** 27th May 2021

**EOT Date, if applicable:**

**Case Officer:** Mr Neville Watson

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**The proposal has been referred to committee as the Outline was considered and determined by Planning Committee.**

### **SUMMARY**

**This is a reserved matters application for the first phase of industrial development at Anley Crag Settle. The application is recommended for approval.**

#### 1. Site Description

1.1 The application site is a 5 hectare parcel of agricultural land located to the south of the main built up area of Settle to the north of the junction of the A65 and the B6480. Bounded by the B6480 to the east and the A65 to the west the site lies at the southern gateway to Settle. To the north of the site is a small group of agricultural buildings and residential properties at Runley Mill.

#### 2. Proposal

2.1 This is the first of three reserved matters applications for a phased development of the site. The first phase of employment development for light industrial, general industrial use and warehousing seeks permission for 35 units varying in size from 103 sq. m to 561 sq. m with 223 parking spaces. Served by a central access road with separate loading areas to the rear of the larger units, parking will be adjacent all units. The industrial units are of a bespoke design and take into account the varying levels across the site. Separate applications will be made for the phase 2 industrial development and the residential element to the north.

2.2 The application is accompanied by a Planning Statement, a Design and Access Statement, a Landscape and Visual Impact Assessment and a Sustainable Design and Construction Statement.

#### 3. Planning History

3.1 62/2017/18064 Employment led mixed use development including residential development approved February 2021.

#### 4. Planning Policy Background

4.1 The following Local Plan policies are relevant:-

- 4.2 SD2 The presumption in favour of sustainable development.
- 4.3 EC1 Employment and economic development
- 4.4 SP2 Economic activity and business growth
- 4.5 SP6 Strategy for Settle Tier 2 employment mixed use site SG064
- 4.6 ENV3 Good design
- 5. Town Council Comments
- 5.1 The Town Council object to the application. Comments received 30 March 2021.  
 Concern that the design of the units are very modern in comparison to the traditional buildings already in the immediate area.  
 This will be a large industrial unit at the very entrance to Settle and will feel like you are driving through/past an industrial estate to reach the town.  
 A more traditional and sympathetic unit design could be used to incorporate the estate into the immediate surroundings should be used.  
 It is good to see quite a lot of landscaping surrounding the site which may enhance the biodiversity of the area as it will replace heavily grazed sheep and cattle pastures which tend to be poor from a wildlife perspective. The additional woodland will join with the existing woodland on the other side of the road. Buildings also create habitats for wildlife.  
 The planned residential development is nearer the existing residential properties so at least it blends from the roundabout through modern industrial units to residential.  
 Difficult to know what the vernacular for Settle is given the strong textile mill past mixed with farming. Would like to see the buildings with pitched roofs near the road in place of the boxed warehouse type units.  
 Cladding choice and colour will be important for how the development looks. Perhaps some use of stone cladding on the roadside might be good.  
 The construction will be not in keeping with the properties in close proximity this is of concern and a response should be sent to planning  
 Would like to see more sympathetic structures than the plans seem to indicate.
- 5.2 The Town Council made additional comments on the 13<sup>th</sup> April.
- 5.3 The Town Council have concerns regarding the proposed entrance to the development and would like to ask the developer to review the safety of the access and egress arrangements for the site. The Council would like to arrange a site meeting with the developer to look at alternative arrangements. There isn't any response from NYCC Highways yet.
- 5.4 Officer note. The access was approved by the outline permission.
- 6. Consultations
- 6.1 **NYCC Highways** On 25 March 2021 requested further time to consider the application. No further response has been received. However, as noted above the access has already been approved.
- 6.2 **YDNP** No comments received.
- 6.3 **NYCC Archaeology** No objection
- 6.4 **Northern Gas Networks** No objection
- 6.5 **CEHO** No known contaminated land implications
- 6.6 **LLFA** Consider more information is required. Officer note This can be dealt with by condition.
- 6.7 **Natural England** Object on landscape grounds and consider construction materials should reflect local vernacular.

- 6.8 **Environment Agency** Object considering a flood risk assessment should be submitted. Officer note this was carried at the outline stage and the built development is not at flood risk.
- 6.9 **United Utilities** No comments received.
- 6.10 **National Grid** No comments received.
- 6.11 **Economic Development** No comments received.
7. Representations
- 7.1 **CPRE** Acknowledge that the site has the benefit of planning permission but are not satisfied with the level of detail. Their full comments can be viewed on the website.
- 7.2 One letter of objection has been received from the residents of 2,3,4,5 and 6 Runley Mill. They consider that a strip of land should be retained at the northern end of the site to allow access for farm animals (this however is not part of this current application), they agree with the Town Council, they question the viability of the industrial units, they are concerned about the footpath width into town and consider that the landscaping should include mature planting. The full letter can be viewed on the website.
- 7.3 A further objection has been received referring concerns about the access arrangements
8. Summary of Principal Planning Issues
- 8.1 Principle
- 8.2 Design and Visual Impact
- 8.3 Residential Amenity
- 8.4 Highway Safety
- 8.5 Drainage/Flood Risk
- 8.6 Landscaping
9. Analysis
- 9.1 **Principle**
- 9.2 The principle of a mixed use employment and residential use has been established following the grant of outline planning permission. The mixed use site is further validated by the allocation of the site under Policy SP6 of the Local Plan (site SG064). Additional support is set out in Policy SP2 of the Local Plan that seeks enable the local economy to grow and diversify and generate new employment through amongst other things the safeguarding existing employment commitments under Policy SP6. Policy EC1 sets out that proposals for employment/ economic will be supported subject to the consideration of other issues considered in the report below.
- 9.3 Settle is a Tier 2 settlement in the Local Plan recognising its importance for growth in the plan area. This is a key site for providing serviced employment land and housing and will allow opportunities for entrepreneurs and businesses to expand.
- 9.4 This application provides a variety of employment units to meet the needs of new and existing businesses strengthening the economic base not only in Settle but also the District.
- 9.5 In conclusion on this issue the Local Plan and indeed the outline permission fully support the development of this site.
- 9.6 **Design and visual impact**
- 9.7 Policy ENV3 Good Design sets out that development should respond to context and should respect the form of existing and surrounding buildings. This is a site on one of the main approaches to Settle and will incorporate the use of high-quality materials including coursed stone, vertical timber boarding, colour coated cladding aluminium windows and doors, set beneath profiled metal roofs (both mono-

pitched and asymmetrical). The design of the units is not typical of modern industrial buildings which commonly have profiled steel vertical cladding to all elevations.

9.8 Levels on the site vary from west to east. It is proposed to cut the smaller adjacent to the B6480 into the land to limit the impact of the development and allow views across the valley. The units are arranged on site to allow views into the site and beyond.

9.9 This is clearly an undeveloped greenfield site and the development will have some visual impact. However, the development is considered to be a high quality design and will be seen against the backdrop of woodland to the east of the B6480 when viewed from the A65. Extensive planting is proposed to complement the built form development and in conclusion, in time, the development will have a limited visual impact.

#### 9.10 **Residential amenity**

9.11 The employment development will be separated from the existing residential

Properties at Runley Mill by the proposed residential that will be the subject of a separate reserved matters application. The distance between the existing properties and the development proposed would not compromise their amenities.

9.12 The scheme has been designed to put the smaller industrial at the northern end of the site. This would ensure that the future residents would be afforded an acceptable level of amenity. It would also separate the residential use from the larger industrial unit that may provide accommodation for a general industrial use that may generate noise. This issue was considered at the outline stage by condition.

#### 9.13 **Highway safety**

9.14 The issue of access was considered at the outline stage and was not a reserved matter. The wider application site will be served from two accesses from the B6480. One serving the industrial estate and one serving the residential development.

9.15 Additional highway works include the formation of a layby on the northbound B6480 to form an bus stop and the construction of two pedestrian crossings across the road.

9.16 Taking into account that the access to the site and highway matters were considered at the outline stage there are no highway objections to the development.

#### 9.17 **Drainage/flood risk**

9.18 The application site itself lies outside any flood risk zones. The western boundary of the site is adjacent to flood zones 2 and 3 and so a Flood risk Assessment was submitted as part of the outline. The LLFA were consulted at that stage and raised no objection subject to a condition in relation to the design of the surface water drainage of the site. This condition will still need to be discharged.

#### 9.19 **Landscaping**

9.20 The submitted details show extensive landscaping in and around the site. This would soften views of the site and provide an opportunity to contribute to biodiversity. There are no objections to the areas of planting shown.

#### 9.21 **Conclusion**

9.22 The site has the benefit of outline planning permission granted earlier this year. It is also an allocated site in the Local Plan. The scheme will provide valuable employment land that will contribute to the economy of the District. The reserved matters application seeks approval of a high quality design of commercial premises and subject to appropriate conditions is recommended for approval.

### 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:

135-001 SITE LOCATION PLAN  
8254 (000)009 REV-P7 PROPOSED SITE PLAN  
8254 (400)001\_P3 SITE SECTIONS - SHEET 1  
8254 (400)002\_P3 SITE SECTIONS - SHEET 2  
8254 (400)003\_P3 SITE SECTIONS - SHEET 3  
8254 A(200)001\_P2 PROPOSED GROUND AND FIRST FLOORPLANS  
8254 A(300)001\_P2 PROPOSED ELEVATIONS  
8254 B(200)001\_P2 PROPOSED GROUND FLOORS  
8254 B(300)001\_P2 PROPOSED ELEVATIONS  
8254 D(200)001\_P2 PROPOSED GROUND AND FIRST FLOORPLANS.  
8254 D(300)001\_P2 PROPOSED ELEVATIONS  
8254 E(200)001\_P3 PROPOSED GROUND AND FIRST FLOORPLANS  
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8254 L(200)001\_P1 PROPOSED GROUND FLOOR Public  
8254 L(300)001\_P2 PROPOSED ELEVATIONS. Public  
8254 M(200)001\_P1 PROPOSED FLOOR PLANS Public  
8254 M(200)002\_P1 PROPOSED FLOOR PLANS Public  
8254 M(200)003 PROPOSED FLOOR PLANS Public  
8254 M(300)001\_P1 PROPOSED ELEVATIONS Public  
8254 M(300)002\_P2 PROPOSED ELEVATIONS Public  
8254 M(300)003\_P1 PROPOSED ELEVATIONS  
Planning Statement  
Sustainable Design and Construction Statement  
Design and Access Statement

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

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

## During Building Works

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

Reason: To ensure use of appropriate materials which are sympathetic to the character of the area and the site's surroundings in the interests of visual amenity in accordance with the requirements of Policy ENV3 of the Craven Local Plan 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 shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of:
- (i) all trees, hedgerows and any other vegetation on/overhanging the site to be retained;
  - (ii) compensatory planting to replace any trees or hedgerows to be removed as part of the development;
  - (iii) the introduction of additional planting within the site which forms part of the internal development layout and does not fall within (i) or (ii); and
  - (iv) the type, size, species, siting, planting distances and the programme of planting of hedges, trees and shrubs.
  - (v) A programme for the implementation, completion and subsequent management of the proposed landscaping.

The duly approved landscaping scheme for each plot shall be carried out during the first planting season after the development on that plot is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In order to achieve a satisfactory level of landscaping and provision of adequate private garden space for the dwellinghouse in accordance with the requirements of Craven Local Plan Policy ENV3 and the National Planning Policy Framework.

## Before the Development is Occupied

- 5 The buildings hereby approved shall not be brought into use unless an BREEAM Very Good Statement has been submitted to and approved in writing by the planning authority.

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

### Informatives

1. Adherence to approved plans/conditions

Failure to adhere to the details of the approved plans or to comply with the conditions contravenes the Town and Country Planning Act 1990 and enforcement action may be taken.

2. The original planning permission 62/2017/180647 still stands and all its conditions and informatives still apply, in particular SUDs and highway and any other ongoing requirements. This approval and that permission should be read together.



3. 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.

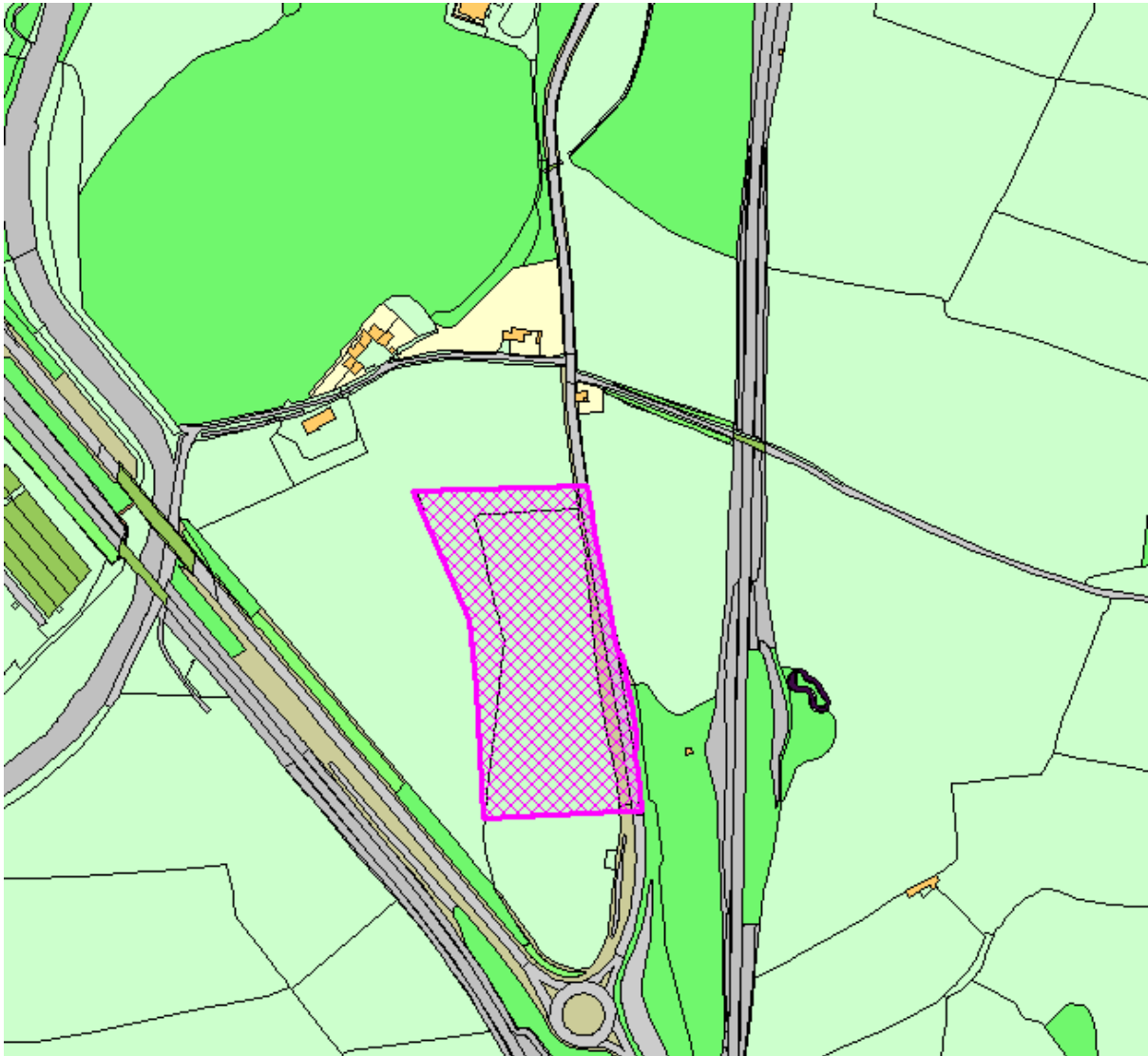
The District Council has produced a document, "Broadband Connectivity for New Developments in Craven - A Briefing Note for Developers" which provides a general introduction to broadband connectivity in the District. The briefing note is available by emailing [edu@cravendc.gov.uk](mailto:edu@cravendc.gov.uk)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

4. Charging Points

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

5. 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.

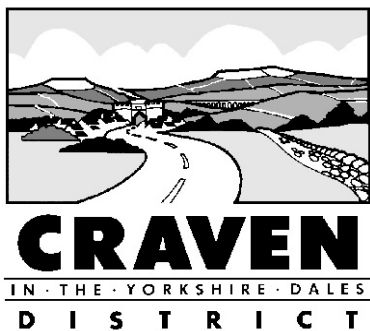


**Application Number:** 2021/22605/REM

**Proposal:** Reserved matters application for first phase of employment development (submitted pursuant to approved planning reference 62/2017/18064 that authorises an employment led mixed-use development on the site)

**Site Address:** Anley Crag Business Park Land At West Of B6480 (Skipton Road) Settle

**On behalf of:** Candelisa 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 27 May & 24 June 2021**

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

Application Number	Applicant	Location	Proposal	Decision	Date of Decision
2019/20952/VAR	Craven College	Ganderine Laithe Craven Cattle Marts Gargrave Road Skipton BD23 1UD	Variation of conditions no. 2 (Approved Plans) no. 13 (Details of Uses/Operation) and no. 15 (Hours of Use) of 2018/19525/FUL	Approve with Conditions	27.05.2021
2020/21498/HH	Mr J Carr	Pear Tree Cottage Main Street Ingleton LA6 3HG	Alterations and refurbishment of existing dwelling	Approve with Conditions	28.05.2021
2020/21499/LBC	Mr J Carr	Pear Tree Cottage Main Street Ingleton LA6 3HG	Alterations and refurbishment of existing dwelling	Approve with Conditions	28.05.2021
2020/21522/OUT	Mrs Maxine Halstead	Land North Of Fern House Burton Road Low Bentham LA2 7ER	Outline application with some matters reserved for new detached 3 bedroom, 2 storey dwelling.	Approve with Conditions	14.06.2021
2020/21878/FUL	RN Wooler & Co Ltd	Workshop Park Lane Carleton Skipton BD23 3DJ	Conversion of existing workshop to form 2no. residential dwelling with detached garages, off street parking provision and re-alignment of access	Approve with Conditions	08.06.2021

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of Decision</b>
2020/21969/MMA	Arla Foods Ltd	Settle Creamery Sowarth Industrial Estate Sowarth Field Settle BD24 9AF	Vary condition no. 2 (Approved Plans) of planning permission 2019/20433/FUL	Approve with Conditions	10.06.2021
2020/22125/FUL	Mr & Mrs Smith	High Gate Barn Windle Lane Cononley Keighley BD20 8JX	Proposed 3 bay stable and tack room	Approve with Conditions	03.06.2021
2020/22260/FUL	John Holgate	Hard Head Plantation Hard Head Farm Wigglesworth Skipton BD24 0LJ	Change of use from forest area to forest area with 5 shepherd hut holiday lets to the east of Hard Head Farm, Wigglesworth	Approve with Conditions	10.06.2021
2020/22291/HH	Mrs Linda Gay	14 Brook View Carleton Skipton BD23 3EX	Replace assorted cladding on dormers on property with new grey upvc cladding (Retrospective)	Approve with Conditions	21.06.2021
2020/22324/FUL	Mr James Maughan	35A Main Street Cross Hills Keighley BD20 8TA	Double storey rear extension. Change of use from domestic to retail ground floor with x 2 flats above.	Approve with Conditions	08.06.2021
2020/22339/HH	Mr & Mrs James & Jacky Hickson	Lupton Croft Lawkland Lancaster LA2 8AT	Proposed stand-alone garage, storage, multi-use building within curtilage of existing domestic residential dwelling	Approve with Conditions	21.06.2021
2020/22351/FUL	Mr Neil Bland	Moss End Farm Moss End Lane Cowling Keighley BD22 0NA	Erection of agricultural livestock building	Application Withdrawn	02.06.2021

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of Decision</b>
2020/22355/FUL	Mr K Johnson	Barn At Moorber Lane Coniston Cold Skipton BD23 4ED	Demolition of existing barn and storage building and erection of new dwelling plus garage plus hard and soft landscape works and siting of septic tank.	Refuse	21.06.2021
2020/22357/REM	Mr and Mrs B H Green	Land At Ling Haw Hill/Brow Top Cononley Road Glusburn	Approval of: appearance; and landscaping, of outline planning permission 32/2016/17327 (Granted on appeal APP/C2708/W/17/3178551) as varied by 2019/2188/VAR	Approve with Conditions	11.06.2021
2020/22375/FUL	Mr John Sipling	Hare And Hounds Inn Dale End Lothersdale Keighley BD20 8EL	Application for internal and external alterations (partially retrospective)	Approve with Conditions	09.06.2021
2021/22401/CND	Green End Properties	Land To The East Of Green Lane Glusburn Keighley BD20 8RP	Application to discharge condition no. 2 (hard surface materials) of planning permission referenced 32/2015/15768 granted 23/12/2015	DOC satisfactory	18.06.2021
2021/22456/HH	Mr Mrs Rand H Ford	Stow Barn Netherghyll Lane Cononley Keighley BD20 8PB	Demolition of garage and sheds, and construction of two storey and single storey side extension	Approve with Conditions	08.06.2021
2021/22461/FUL	Mr Jonathan Wildman	Land Off Springfield Springfield High Bentham Lancaster LA2 7LA	Proposed single detached domestic family dwelling house and detached garage, including access, parking and turning area. (Previous outline approval for development of single detached dwelling ref. 2018/18983/OUT).	Approve with Conditions	04.06.2021
2021/22483/HH	Mr Gary Procter	Bumble Cottage 7 South Street Gargrave Skipton BD23 3RT	Single storey rear extension (retrospective)	Approve with Conditions	28.05.2021

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of Decision</b>
2021/22497/FUL	Mr & Mrs J & M Glover	Land At Wend Gardens The Wend Carleton Skipton BD23 3EH	Construction of detached dwelling	Approve with Conditions	21.06.2021
2021/22500/HH	Heather Phillips and James Trickett	13 Park Wood Close Skipton BD23 1QW	Proposed single storey side kitchen extension, single storey infill porch extension and associated works.	Approve with Conditions	15.06.2021
2021/22509/FUL	Mr John Dugdale	Barn Langber End Farm Ingleton Carnforth LA6 3DT	Amendments to existing access including erection of walls to either side and install solid timber gates	Approve with Conditions	22.06.2021
2021/22528/VAR	Mr Richard Mercer	Water Treatment Works Keasden Road Clapham Lancaster	Application for variation to Condition No. 2 (Approved Plans) is to enhance Swallow Facility and provide boot-room within the walls of existing side tank. (This tank space extends to 1500mm below ground floor level) on planning permission reference number 18/2016/17055 granted 25 October 2016.	Approve with Conditions	18.06.2021
2021/22547/FUL	Ms Catherine Roberts	St Stephens Roman Catholic Primary School Gargrave Road Skipton BD23 1PJ	Erection of Fencing	Approve with Conditions	15.06.2021
2021/22552/HH	Mr Gregory Thorpe	High Kettlebeck Austwick Lancaster LA2 8AW	Convert barn to ancillary living accommodation. Re-build sun lounge.	Approve with Conditions	21.06.2021
2021/22559/HH	Mrs Pat Revill	Milton Lodge Marton Road Gargrave Skipton BD23 3NN	Single storey front & side extensions	Approve with Conditions	03.06.2021

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of Decision</b>
2021/22562/HH	Mr Stephen Brass	Nutgill Farm Nutgill Lane Ingleton Carnforth LA6 3DS	Single storey extension to east gable and addition of solar panels to south-west roof slope of dwelling	Approve with Conditions	08.06.2021
2021/22568/HH	Miss Alexandra Whitley	9 Cross Lane Court Bradley Keighley BD20 9QD	Replace timber frame windows to UPVC.	Approve with Conditions	17.06.2021
2021/22606/COU	Mrs Sophie Hurley	Westfield House Guest House 50 Keighley Road Skipton BD23 2NB	Change of use from C1 guest house to C3 holiday let.	Approve with Conditions	10.06.2021
2021/22580/FUL	Mr A Bracchi	Land Adjacent To Plough Inn Wigglesworth Skipton BD23 4RJ	Proposed new dwelling on available land adjacent to the Plough Inn, Wigglesworth. Settle. BD23 4JR	Approve with Conditions	04.06.2021
2021/22592/FUL	Peter Watson (Skipton) Ltd	Peter Watson (Skipton) Ltd Otley Road Skipton BD23 1EY	Proposed extension to existing garage building	Approve with Conditions	15.06.2021
2021/22607/HH	Mr M Eccleston	12 Sandholme Close Giggleswick Settle BD24 0AF	First floor extension to side of existing dwelling	Approve with Conditions	28.05.2021
2021/22612/FUL	Mr Andrew Bennett	Garage 8 Victoria Road Cowling Keighley	Proposed detached new build dwelling	Application Withdrawn	22.06.2021

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of Decision</b>
2021/22614/HH	Mr & Mrs Barlow	Mill Dam Farm Mewith Lane Mewith Bentham LA2 7AX	Single storey extension for breakfast room and 2 offices and basement tack room	Approve with Conditions	23.06.2021
2021/22622/HH	Mr Nicholas Drake	2 Aireview Terrace Broughton Road Skipton BD23 1RX	Construction of single storey rear extension	Approve with Conditions	03.06.2021
2021/22623/HH	Mr and Mrs C Pearson	Meadway Station Road Settle BD24 0AB	Proposed single storey extension to rear of existing dwelling	Approve with Conditions	15.06.2021
2021/22624/HH	Mr M Kingham	52 Greenacres Skipton BD23 1BU	Proposed conversion of garage and rear extension	Approve with Conditions	09.06.2021
2021/22629/CND	Candelisa Ltd	Cavendish House 12 Newmarket Street Skipton BD23 2HN	Application to discharge condition no 3 (sound insulation scheme) on prior approval notification referenced 2019/21287/OFFRES granted 28 January 2020	DOC satisfactory	18.06.2021
2021/22632/FUL	Mr M Braidley	Agricultural Building Land To The West Of The Coach House West Road Carleton	New agricultural building	Approve with Conditions	23.06.2021
2021/22635/LBC	Mrs Amanda Hawkes	Brigstone House White Hill Lane Lothersdale Keighley BD20 8HX	Replacement timber windows to the north west, north east, and part of the south east elevation. Internal alterations to include the relocation of a doorway and relocation of the staircase. External fenestration alterations to include the formation of a double door, and a window opening.	Approve with Conditions	15.06.2021



<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of Decision</b>
2021/22637/FUL	Katalyzt Properties Ltd C/o Jackson Stephen LLP	Oak Royd 57 Main Street Ingleton LA6 3HJ	Use of property as a holiday let	Approve with Conditions	21.06.2021
2021/22677/CND	Mr Frank Greenway	Storage Buildings Grange Farm Barn Kildwick Grange Kildwick	Application to discharge condition no. 5 (materials) on planning permission referenced 2017/18762/FUL granted 05 July 2018	DOC satisfactory	10.06.2021
2021/22661/HH	Mr Alan Butterfield	22 Park Avenue Sutton-in-Craven Keighley BD20 7JH	Proposed front entrance porch & rear single storey flat roof garden room extension	Approve with Conditions	09.06.2021
2021/22673/HH	Mr Michael Clayton	1 Brigholme Place Station Road Settle BD24 0AD	Creation of a dropped kerb and vehicle access from the highway to off-road parking; grass infill of existing pedestrian access	Approve with Conditions	23.06.2021
2021/22686/PNAG	Mr Richard Maudsley	Littlebank Barn New Hall Rathmell Settle BD24 0AJ	Portal frame agricultural building.	Prior Approval Not Required	02.06.2021
2021/22763/AGRRES	Mr Mrs J Adamson	Agricultural Building Lane End Farm Cam Lane Thornton In Craven Skipton BD23 3SX	Prior Approval planning application for the proposed change of use of an agricultural building to a dwellinghouse and associated operational development.	Deemed Consent	09.06.2021
2021/22695/HH	Mr Brian Kay	7 Airedale Ings Cononley Keighley BD20 8LF	Retrospective landscaping to garden at rear of house. Grass bank running down to river bank replaced with 3 steps of 1. Artificial grass 2. Small stones 3. Decking.	Approve with Conditions	17.06.2021

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of Decision</b>
2021/22702/OUT	Mrs Maxine Halstead	Land North Of Fern House Burton Road Low Bentham Lancaster LA2 7ER	New detached 3 bedroom, 2 storey dwelling	Application Withdrawn	14.06.2021
2021/22708/HH	Mrs Margaret Mewies	15 Elm Tree Square Embsay Skipton BD23 6RA	Proposed single storey rear extension (re-submission of 2020/21645/HH)	Approve with Conditions	10.06.2021
2021/22709/HH	Mr Jim Lister	13 Lingcrag Gardens Cowling BD22 0AN	Demolition of rear conservatory and construction of rear sun room and front porch	Approve with Conditions	03.06.2021
2021/22820/HH	Mr And Mrs G Haworth	268 Moorview Way Skipton BD23 2TN	Two storey side extension and alterations	Approve with Conditions	15.06.2021
2021/22710/HH	Mr & Mrs Mark Jobling	13 Greenroyd Court Sutton-in-Craven BD20 7NY	Proposed single storey pitched roof extension to side elevation	Approve with Conditions	08.06.2021
2021/22717/FUL	Mr Mark Joyce	Coach House Grange Centre Road Lothersdale Keighley BD20 8HL	Proposed conversion of an existing building into a dwelling	Approve with Conditions	21.06.2021
2021/22720/HH	Mr & Mrs B Daniell	4 Goffa Mill Gargrave Skipton BD23 3NG	Amendment to planning approval 2019/21016/HH (Part Retrospective)	Approve with Conditions	09.06.2021
2021/22723/VAR	Mr/Mrs Pue	19 Hazel Grove Sutton-in-Craven Keighley BD20 7QR	Variation of condition 2 (approved plans) of 2020/22056/HH to increase rear projection	Approve with Conditions	22.06.2021

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of Decision</b>
2021/22730/FUL	Sutton In Craven Cricket Club	Cricket Ground The Cricket Pavilion Corn Mill Walk Sutton-in-Craven Keighley	Construction of single storey side extension to clubhouse	Approve with Conditions	03.06.2021
2021/22796/OTHERS	Mr Nigel Taylor	7 High Street Gargrave Skipton BD23 3RA	Prior approval notification for conversion of closed Post Office to room in house. One window to the front.	PN Refuse and Application Required	08.06.2021
2021/22739/FUL	Skipton Cricket Club	Sandylands Sports Centre Sandylands Carleton New Road Skipton BD23 2AZ	Installation of 2no. two-bay practice nets within cricket ground.	Approve with Conditions	10.06.2021
2021/22752/HH	Mr James Kerr	1 Higher Raikes Drive Skipton BD23 1FF	Porch canopy to front door; rear porch canopy to integral garage; installation of potting shed and two low steel stores in rear garden.	Approve with Conditions	21.06.2021
2021/22753/NMA	Mrs Sarah Donne	7 Tarn Moor Crescent Skipton BD23 1LT	Application for non material amendment to approved planning application referenced 2019/20788/HH for rear sitting and master bedroom extension to be finished with render matching the main house replacing the natural stone. Porch and garage to remain as per planning application.	Non-material amendment approved	24.06.2021
2021/22770/CND	Mr Hughes	Land Adjacent To Stepping Stones Wigglesworth Skipton	Application to discharge condition no 8 (Drainage details in the form of a site plan and details of the sewage system) of planning permission referenced 2020/21808/FUL granted 18 March 2021	DOC satisfactory	08.06.2021

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of Decision</b>
2021/22825/AGRRES	C Yorke	Fold Yarn Barn Swinden Hellifield Skipton BD23 4LS	Notification of prior approval for change of use of agricultural building to 2 dwellings (resubmission following withdrawal of planning ref 2020/22253/AGGRES).	Deemed Consent	09.06.2021
2021/22823/HH	Mr & Ms M & A Parkinson & Pearson	Strawberry Cottage 2 South View Bent Lane Sutton-in-Craven BD20 7QP	Demolition of outbuildings and covered way, and construction of single storey rear extension and alterations	Approve with Conditions	22.06.2021
2021/22803/HH	Mr Matthew Lambert	3 Anderton Street Glusburn Keighley BD20 7ED	Construction of single storey rear extension	Approve with Conditions	08.06.2021
2021/22805/NMA	Dean Simpson	68 Aire View Crosshills Road Cononley Keighley BD20 8JY	Non-material amendment of 2020/22369/HH to allow 1 rear French door, 2 additional side windows, and change to rear wall material	Non-material amendment approved	02.06.2021
2021/22808/FUL	Corporate Real Estate	HSBC Market Place Settle BD24 9EN	Installation of one new CCTV camera.	Approve with Conditions	17.06.2021
2021/22811/HH	Mr & Mrs Aidrian Pilling	3 Shady Lane Cononley Keighley BD20 8NJ	Construction of single storey side extension and first floor rear extension	Approve with Conditions	14.06.2021
2021/22830/NMA	Mr and Mrs Irving	Longber Barn Longber Lane Burton In Lonsdale Ingleton LA6 3LA	Non-material amendment to 15/2016/17509 to replace garage door with glazed doors	Non-material amendment approved	08.06.2021

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of Decision</b>
2021/22841/ADV	Coopland & Son (Scarborough) Ltd	18 Sheep Street Skipton BD23 1JH	Fascia and hanging signs	Approve with Conditions	17.06.2021
2021/22851/HH	Mr and Mrs Davidson	1 Beech Wood Close West Marton Skipton BD23 3UG	Conversion of garage and construction of single storey side extension	Approve with Conditions	22.06.2021
2021/22891/ AGRRES	Mr Nicholas Le Cocq	Townhead Fold Wigglesworth Skipton BD23 4RR	Change of use of agricultural building to residential house (prior notification)	Prior Approval Granted	16.06.2021
2021/22857/HH	Mrs Sarah Bergin	5 Yew Tree Close Low Bradley Keighley BD20 9HZ	Construction of two storey side extension with single storey rear element	Approve with Conditions	17.06.2021
2021/05148/DUTY	CDC Licensing	The Beer Engine 1 Albert Street Skipton BD23 1JD	Application for a pavement licence	Permitted Development	15.06.2021
2021/22870/VAR	Mr & Mrs Wilkinson	East Berwick Farm Berwick East Draughton BD23 6DX	Variation of condition 2 (approved plans) of 2020/22376/FUL to move dwelling 4m	Approve with Conditions	22.06.2021
2021/22871/VAR	Mr Matthew Hough	Barn To Halsteads Thornton In Lonsdale Ingleton LA6 3PD	Application vary condition no 2 (Approved Plans) on application reference number 2018/19601/FUL granted 18 October 2018.	Approve with Conditions	15.06.2021
2021/22872/FUL	Mrs Susan Hall	19 - 21 Regent Road Skipton BD23 1AT	Proposed change of use from former children's day nursery into 2no. residential dwellings. Re-submission of approved application 2020/22034/FUL (changes to the design of no. 19 side extension)	Approve with Conditions	15.06.2021

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of Decision</b>
2021/22873/CPL	Mr Simon Gray	21 Rowland Street Skipton BD23 2DU	Certificate of lawful development for proposed construction of single storey rear extension	Approve Cert. Lawful Devt	14.06.2021
2021/22879/CND	Trustees -1988 Broughton Settlement	The Manse Broughton Skipton BD23 3AE	Discharge conditions 3 (external materials), 4 (window drawings), 5 (secondary glazing), 6 (ventilation details) and 7 (re-use of door and architrave) of 2020/22300/LBC	DOC satisfactory	10.06.2021
2021/22880/CND	Trustees -1988 Broughton Settlement	The Manse Broughton Skipton BD23 3AE	Discharge conditions 3 (external materials) and 4 (window drawings) of 2020/22299/FUL	DOC satisfactory	10.06.2021
2021/22904/ VARLBC	Mr Matthew Hough	Barn To Halsteads Thornton In Lonsdale Ingleton LA6 3PD	Application vary condition no 2 (Approved Plans) on listed building consent referenced 2018/19602/LBC granted 18 October 2018.	Approve with Conditions	15.06.2021
2021/22894/NMA	Mr & Mrs L Fell	Land South Of Station Road Giggleswick BD24 0AB	Application for non material amendment to approved application referenced 2018/19695/FUL granted 23 October 2018	Approve with Conditions	28.05.2021
2021/05165/DUTY	Mr Ian Gammie	Low Bawes Edge Farm Cowling BD22 0NA	Queries on conditions related to application 2018/19801/LBC	Observations made	07.06.2021
2021/22909/CND	Craven District Council	Aireville Park Gargrave Road Skipton	Application to discharge condition no. 14 (Scheme of Maintenance) on planning permission referenced 2019/21002/FUL granted 28 August 2020	DOC satisfactory	18.06.2021
2021/22943/ EIASCR	WSP	TCF Skipton Gateway Scheme	EIA Screening Opinion Request for the Skipton Gateway Scheme.	Env. Assessment Not Required	22.06.2021

**Planning Committee Report of New Cases Registered**  
**06-05-2021 to 23-06-2021 (20)**

<b>Enforcement Reference</b>	<b>Alleged Breach</b>	<b>Site Address</b>	<b>Ward</b>
ENF/03399/2021	Opening hours in breach of planning application ref: 32/2017/17833.	10 Ashville Terrace Holme Lane Cross Hills Keighley BD20 7LQ	Glusburn
ENF/03400/2021	Alleged unauthorised 2.6m high fence.	58 Burnside Crescent Skipton BD23 2BJ	Skipton West
ENF/03401/2021	Permanent residence at the caravan site.	Holme Head Caravan Site New Road To Bank Bottom Thornton In Lonsdale Ingleton LA6 3ET	Ingleton And Clapham
ENF/03402/2021	Alleged unauthorised decking	60 Burnside Crescent Skipton BD23 2BJ	Skipton West
ENF/03403/2021	Caravans being stored in agricultural building approved under planning ref: 2018/19449/PNAG	Switchers Farm Thornview Road To Hall Field Hellifield Skipton BD23 4JL	Hellifield And Long Preston
ENF/03404/2021	Alleged breach of condition 7 (Construction Management Plan) with site operatives/visitors parking on surrounding roads.	Site Of Former St. Monica's Convent Raikes Road Skipton	Skipton North
ENF/03405/2021	Granny flat being used as holiday let- breach of condition no. 2 of planning application ref: 08/2003/2949.	May Cottage Wenning Bridge Bentham Lancaster LA2 7LU	Bentham

<b>Enforcement Reference</b>	<b>Alleged Breach</b>	<b>Site Address</b>	<b>Ward</b>
ENF/03406/2021	Demolition of barn seeking approval under planning ref: 2020/22355/FUL.	Barn North Of Brock Bank Moorber Lane Coniston Cold Skipton BD23 4ED	Gargrave And Malhamdale
ENF/03407/2021	Unauthorised holiday lodge.	Willowbeck Farm Jack Lane Wigglesworth Skipton BD23 4RJ	Settle And Ribble Banks
ENF/03408/2021	Development allegedly not constructed in accordance with condition no. 9 (Surface Water Drainage) of application 62/2016/17420	Land To The South Of Brockhole View Settle BD24 9RF	Settle And Ribble Banks
ENF/03409/2021	Alleged unauthorised parking on site staff (Potential breach of CMS)	Land At Hawbank Field Skipton	Skipton East
ENF/03410/2021	Fence erected over 2 metres.	54 Brougham Street Skipton BD23 2HE	Skipton North
ENF/03411/2021	Un-authorised structures have been erected in the grounds of listed buildings.	Cock And Bottle 30 Swadford Street Skipton BD23 1RD	Skipton North
ENF/03412/2021	Alleged unauthorised caravan site	Land West Of Ford House Low Bentham Road High Bentham Lancaster	Bentham
ENF/03413/2021	Fence has been erected at the front of the property.	184 Keighley Road Cowling Keighley BD22 0AB	Cowling
ENF/03414/2021	Field used as a caravan site for around over 30 caravans.	Field Adjacent To 2 Ings Drive Low Bradley Keighley BD20 9EL	Aire Valley With Lothersdale



<b>Enforcement Reference</b>	<b>Alleged Breach</b>	<b>Site Address</b>	<b>Ward</b>
ENF/03415/2021	Structure erected in the front garden.	4 Meadow Close Bradley Keighley BD20 9FG	Aire Valley With Lothersdale
ENF/03416/2021	Large pergola structure has been erected.	Yorkshire Rose 10 Coach Street Skipton BD23 1LH	Skipton North
ENF/03417/2021	1. Alleged unauthorised installation of UPVC windows. 2. Alleged unauthorised installation of CCTV camera. 3. Alleged unauthorised installation of satellite dish. 4. Alleged unauthorised erection of large shed.	Honeysuckle Cottage 128 Main Street Cononley Keighley BD20 8NU	Aire Valley With Lothersdale
ENF/03418/2021	Alleged unauthorised single storey rear extension & front entrance porch.	30 Burnside Avenue Skipton BD23 2BS	Skipton West



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

**Planning Committee Report of Cases Closed**  
**06-05-2021 to 23-06-2021 (19)**

<b>Enforcement Reference</b>	<b>Date Received</b>	<b>Date Closed</b>	<b>Reason for Closure</b>	<b>Alleged Breach</b>	<b>Site Address</b>	<b>Ward</b>
ENF/02800/2018	21st January 2018	25th May 2021	Breach Resolved	Storage of old vehicles and machinery and untidy land	New Laithe Farm Station Road Cross Hills Keighley BD20 7DT	Glusburn
ENF/03121/2019	15th July 2019	28th May 2021	Retrospective Planning	1) Alleged unauthorised bin compound 2) Erection of fence creating rear garden on driveway 3) Alleged shed in front garden	17 Hammerton Drive Hellifield Skipton BD23 4LZ	Hellifield And Long Preston
ENF/03150/2019	29th August 2019	28th May 2021	Retrospective Planning	1) Alleged creation of opening 2) Condition 2 of planning approval 2018/19708/MMA not discharged in relation to internal and external boundaries.	Land At Moorgarth Ingleton Carnforth LA6 3DN	Ingleton And Clapham

<b>Enforcement Reference</b>	<b>Date Received</b>	<b>Date Closed</b>	<b>Reason for Closure</b>	<b>Alleged Breach</b>	<b>Site Address</b>	<b>Ward</b>
ENF/03197/2019	19th December 2019	28th May 2021	Retrospective Planning	1) Working out of hours (Sundays) 2) No tree protection fencing 3) Works commenced prior to discharge of condition 3	Land Off Chapel Hill Skipton	Skipton North
ENF/03254/2020	22nd May 2020	28th May 2021	Not Expedient to Enforce	Alleged large stone building being built.	Land To Rear Of Cononley Community Primary School Cononley BD20 8LZ	Aire Valley With Lothersdale
ENF/03255/2020	22nd May 2020	28th May 2021	Retrospective Planning	Alleged unauthorised outbuilding built in agricultural field.	Land To Rear Of 7 Windle Lane Cononley Keighley BD20 8JX	Aire Valley With Lothersdale
ENF/03302/2020	25th August 2020	12th May 2021	Not Expedient to Enforce	Alleged unauthorised erection of buildings being let out.	Mill Cross Farm Cowling Hill Lane Cowling Keighley BD22 0LP	Cowling
ENF/03306/2020	9th September 2020	28th May 2021	Consent granted / Permitted development	Exterior walls painted blue	Fountain Cottage 31 Main Street Ingleton Carnforth LA6 3EH	Ingleton And Clapham

<b>Enforcement Reference</b>	<b>Date Received</b>	<b>Date Closed</b>	<b>Reason for Closure</b>	<b>Alleged Breach</b>	<b>Site Address</b>	<b>Ward</b>
ENF/03334/2020	13th November 2020	12th May 2021	Breach Resolved	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/03337/2020	4th December 2020	12th May 2021	Breach Resolved	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/03342/2020	16th December 2020	12th May 2021	Breach Resolved	Large banner has been displayed larger than 1.2 metre square.	Skipton Baptist Church Otley Street Skipton BD23 1ET	Skipton East
ENF/03359/2021	1st February 2021	28th May 2021	Retrospective Planning	Alleged unauthorised erection of outbuilding	5 Oaklands West Lane Sutton-in-Craven Keighley BD20 7NR	Sutton-in-Craven
ENF/03361/2021	5th February 2021	28th May 2021	No Breach	Alleged unauthorised use of agricultural building.	Crossgates Farm Road To Newton Grange Bank Newton Skipton North Yorkshire BD23 3NT	Gargrave And Malhamdale

<b>Enforcement Reference</b>	<b>Date Received</b>	<b>Date Closed</b>	<b>Reason for Closure</b>	<b>Alleged Breach</b>	<b>Site Address</b>	<b>Ward</b>
ENF/03380/2021	25th March 2021	28th May 2021	Not Expedient to Enforce	Alleged unauthorised garage and bedroom extension. PD believed to be removed by 5/15/11/T but need confirmation.	16 Manor Close Burton In Lonsdale Carnforth LA6 3NE	Bentham
ENF/03381/2021	30th March 2021	28th May 2021	Consent granted / Permitted development	Alleged unauthorised fence in front and rear gardens. Alleged unauthorised drive being tarmacked and unauthorised hardstanding.	26 Sharphaw View Gargrave Skipton BD23 3SQ	Gargrave And Malhamdale
ENF/03383/2021	1st April 2021	28th May 2021	Consent granted / Permitted development	Solar panels have been installed.	Yew Tree Farm Gledstone Road West Marton Skipton BD23 3UE	West Craven
ENF/03393/2021	27th April 2021	28th May 2021	Consent granted / Permitted development	Alleged unauthorised steel framed structure to rear of house	2 Greenfield Place Binns Lane Glusburn Keighley BD20 8JH	Glusburn
ENF/03396/2021	4th May 2021	28th May 2021	Not Expedient to Enforce	Alleged unauthorised decking	11 Ribblesdale Estate Long Preston Skipton BD23 4RD	Hellifield And Long Preston
ENF/03402/2021	12th May 2021	28th May 2021	Lawful Over Time	Alleged unauthorised decking	60 Burnside Crescent Skipton BD23 2BJ	Skipton West