

## **PLANNING COMMITTEE**

13 June 2022

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

**Officers** – Legal Advisor (Kings' Chambers, Manchester), Planning Manager, Principal Planning Officer, Senior Democratic Services Officer and Democratic Services and Scrutiny Officer.

**Apologies for Absence and Substitutes:** An apology for absence was received from Councillor Harbron.

**Ward Representatives:** No Ward representatives were in attendance. However, Ward Councillor Philip Barrett had previously circulated his comments to the Planning Committee in relation to application 2022/23954/REM and application 2022/23773/FUL.

**Confirmation of Minutes:**

**Resolved** – That the minutes of the meeting held on 14<sup>th</sup> March 2022 were approved as a correct record and signed by the Chair.

Start: 1.35pm

Finish: 3.33pm

PL.1071

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

**a. Declarations of Interest** – There were no interests declared.

#### **b. Lobbying**

Councillors Brown and Sutcliffe were lobbied in favour of application 2022/23954/REM and Councillors Brown and Morrell were lobbied against the application. Councillor Sutcliffe was lobbied in favour of application 2022/23773/FUL and Councillor Morrell was lobbied against the application.

PL.1072

### **PUBLIC PARTICIPATION**

The following individual addressed the Committee:

**Application 2022/23954/REM** – Mr William McCann (on behalf of the objectors)  
Mr Mick Matthews (applicant)

PL.1073

### **PLANNING APPLICATIONS**

**a. Applications determined by Planning Committee**

#### **Permission Granted**

**2022/23954/REM** – application for approval of full details of detached dwelling and associated parking area as matters reserved in outline planning consent referenced 2021/22523/OUT on land to the North of Garden Close, Glusburn.

## Conditions

### **Time Limit for Commencement**

- 1 The development permitted shall be begun either before the expiration of three years from the date of this outline permission or from the expiration of two years from the date of approval of the last reserved matters to be approved, whichever is the later.

Reason: In accordance with Section 92(2) of the Town and Country Planning Act 1990.

### **Approved Plans**

- 2 The development hereby permitted shall not be carried out other than wholly in accordance with

1038\_10 LOCATION\_PLAN  
1038\_12B PROPOSED SITE PLAN  
1038\_13B PROPOSED SITE SECTIONS (1OF2)  
1038\_14B PROPOSED SITE SECTIONS (2OF2)  
1038\_15C PROPOSED PLANS  
1038\_16B PROPOSED ELEVATIONS  
1038\_19 WINDOW AND DOOR DETAIL

Sustainable Design and Construction Statement  
Biodiversity Statement and enhancement

Received by Craven District Council on 20th December 2020.

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

### **During Building Works**

- 3 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:

- (1) the introduction of additional planting within the site which forms part of the internal development layout
- (2) the type, size, species, siting, planting distances and the programme of planting of hedges, trees and shrubs.
- (3) 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 dwelling house in accordance with the requirements of Craven Local Plan Policy ENV3 and the National Planning Policy Framework

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

- 4 Prior to the occupied the related parking facilities 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 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.

- 5 Prior to occupation the approved boundary treatments as detailed on the approved plans and Reserved Matters application shall be implemented and retained as such thereafter.

Reason: In the interest of visual amenity and biodiversity benefits and to accord with Policies ENV3 and ENV4 of the Craven Local Plan and the National Planning Policy Framework.

### **Ongoing Conditions**

- 6 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, AA, B, C, D and E of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the dwelling hereby approved shall not be altered or extended, and no buildings or structures shall be erected within its curtilage.

Reason: In order to prevent overdevelopment of the site, to ensure that satisfactory provision of outdoor amenity space for the dwellinghouse is maintained and to safeguard the amenities of the occupiers of adjacent dwellings in accordance with the requirements of the Craven Local Plan Policy ENV3 and the 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. 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.

3. Charging Points

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

4. 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.

Proposer: Councillor Brown.

Seconder: Councillor Heseltine

Voting: 10 for approval; 1 abstention

Application Deferred

**2021/23773/FUL – application and revised description for the conversion and reconstruction of two barns as two dwellings, and the construction of three new dwellings with off street parking and associated infrastructure at Town End Barn, Colne Road, Glusburn.**

The Chairman referred to Ward Councillor Philip Barrett's request for a site visit before the application was determined by the Committee. The Chairman proposed that Members see the case officer's presentation and then make a decision as to whether or not they felt a site visit was necessary.

On conclusion of the presentation Members discussed deferring the application and, based on several factors including that the proposed development was on a sensitive site, the number of objections received and that some aspects of the site were better viewed in person, it was

**Resolved** – That the application is deferred to enable a site visit to take place.

Proposer: Councillor Rose  
Seconder: Councillor Sutcliffe  
Voting: 6 for deferment; 4 against.

**b. Delegated Matters**

The Strategic Manager for Planning and Regeneration submitted a list of new and closed planning enforcement cases between 22 April 2022 and 30 May 2022.

PL.1074                    **QUARTERLY PLANNING PERFORMANCE MONITORING REPORT**

The Strategic Manager for Planning and Regeneration submitted a report informing Members of performance of the development management services during the quarter January to March 2022.

Members discussed the various statistics in the report and the Planning Manager answered Members questions. The review demonstrated an improvement in performance including the number of applications determined was up by 33% compared with 2020/21; the backlog of undetermined applications fell by 23% over the year and the last quarter saw the speed of determination of non-major development applications reach the Government minimum target for the first time since the second quarter of 2020.

The Planning Manager informed Members that, for the first time in nearly three years, the planning development team were potentially fully staffed which would help performance going forwards.

**Resolved** – That, the report is noted.

**Minutes for Decision**

There were no items for decision requiring confirmation by Council.

Date of Next Meeting: 4<sup>th</sup> July 2022.

Chairman.