

## **PLANNING COMMITTEE**

3<sup>rd</sup> July 2017

**Present** – The Chairman (Councillor Sutcliffe) and Councillors Baxandall, Harbron, Heseltine, Lis, Mason, Morrell, Place, Shuttleworth and Thompson.

**Officers** – Solicitor, Principal Planning Officer (x2), Planning Officer and Committee Officer.

Ward Representative : Councillor Brown (Application 21/2017/17854).

Apologies for absence were received from Councillors Brockbank and Rose

Start: 1.35pm

Finish: 2.58pm

Councillor Lis arrived at 1.45pm

The minutes of the Committee's meeting held on 5<sup>th</sup> June 2017 were confirmed and signed by the Chairman.

### **Minutes for Report**

PL.833

#### **PUBLIC PARTICIPATION**

The following persons addressed the Committee under its public participation scheme:-

Application 18/2017/17834 : Ms A Sheridan (for Clapham-cum-Newby Parish Council)  
: Mr P Tunstall (for the applicant)

PL.834

#### **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.

08/2017/17891 Minor material amendment of previously approved application 08/2015/15473 in terms of a reduction of inverter/transformer cabins, solar panels, maintenance tracks, elimination of CCTV cameras and modification of control centre, land south of Ravens Close Brow, Low Bentham - Approved with conditions.

08/2017/17904 Conversion of existing attached barn into a residential dwelling, The Wenning, Mewith Lane, Low Bentham - Approved with conditions.

08/2017/18125 Outline application with some matters reserved for a single storey passive house, land off Mill Lane, Low Bentham - Application withdrawn.

08/2017/18122 Application for a non-material amendment to planning permission

08/2017/17805. Windows and doors on rear elevation to be changed to sliding doors. Doors to be aluminium (dark Grey) instead of light brown UPVC, Brockbank, Thicrash Brow, High Bentham - Non-material amendment approved.

11/2017/17956 The demolition of existing agricultural buildings and erection of 5 dwellings and a B1 office - resubmission of withdrawn application 11/2016/17253, College Farm, College Road, Bradley - Approved with conditions.

11/2017/17985 New single-storey rear extension and balcony. Formation of off-road parking area to front garden, Cranborne, Skipton Road, Low Bradley - Approved with conditions.

11/2017/18003 Storm porch to front elevation, 21 Main Street, Low Bradley - Approved with conditions.

11/2017/18083 T1 Whitebeam - Fell; T2 Birch - Reduce in height by 2m, The Old Tannery, Matthew Lane, Low Bradley - Approved Tree Works in Conservation Area

11/2017/17927 Demolition of outbuilding and construction of new single storey holiday let apartment with parking area (resubmission of previous application 11/2016/17628), Grasmere House, College Road, Bradley - Approved with conditions

15/2017/17998 To convert part of existing garage into a home office / study room and erect new timber garden shed, 25 Manor Close, Burton-in-Lonsdale - Approved with conditions.

15/2017/18006 Demolition of the existing rear sunroom/conservatory and construction of a new lean-to garden room (rear single storey extension), Greta Cottage, 5 Leeming Lane, Burton in Lonsdale - Approved with conditions

17/2017/18016 Increase height of existing garage by 1 metre and increase length of summer house by 3 metres, Carleton Biggin, Carleton - Approved with conditions.

17/2017/18018 Application for listed building consent to increase height of existing garage by 1 metre and increase length of summer house by 3 metres, Carleton Biggin, Carleton - Approved with conditions

17/2017/17939 Conversion and alteration of building to form 3 No. 2 bedroom cottages (resubmission of withdrawn application reference 17/2016/17534), The Old Chapel, Vicars Row Carleton - Approved with conditions.

18/2017/17993 Roof over covered yard area for livestock gathering, Keasden Head, Clapham - Approve with conditions.

21/2017/17900 Retrospective application to retain 1 no. stable, The Stables, Low Woodside Lane, Cononley - Approved with conditions

21/2017/18020 Construction of six dwellings with associated off street parking and the provision of footpath (resubmission of previously refused application 21/2016/16681), land off Crosshills Road, Cononley - Refused.

21/2017/17955 Prior notification application for the proposed change of use from barn to residential dwelling, Delph Barn, Nethergill Lane, Cononley - PN Refuse and Application Required

22/2017/17811 Application for alterations to previously approved new build dwelling reference 22/2016/16724 comprising of the construction of porch, changes to window material, roof pitch, position of windows and doors, repositioning of dwelling and removal of tree, Sycamore House, Cow Lane (East), Cowling - Approved with conditions.

22/2017/17958 Portal framed agricultural building, Middle House Farm, Park Lane, Cowling - Approved with conditions.

22/2017/17999 Regularisation of discrepancies between existing and proposal approved 20 August 1984 (application ref. 5/22/275) for the removal of chimney stack, chimney breast and fire place, relocation of the stair case, a new doorway between the kitchen and gallery, alterations to the exterior window and door openings, one additional rooflight, interior openings that have not been fully infilled, double doors in lieu of a single door and relocation of ground floor toilet, Moorview,

Lane Ends Lane, Cowling - Approved with conditions.

22/2017/18059 Construction of parapet wall to existing roof and creating of flat roof section, 2 Ghyll Cottage, Nan Scar, Main Street, Ickornshaw - Approved with conditions

22/2017/18100 Application for proposed agricultural building (Prior Notification), land at Stone Head Brow, Cowling Hill Lane, Cowling - Prior Approval Not Required

26/2017/17946 Demolition of existing rear extension. Construction of new kitchen/utility rear extension, 26 Elm Tree Square, Embsay - Approved with conditions.

26/2017/18187/PNAG Replacement of an agricultural building, Green Bottom Farm, Low Lane, Embsay - Prior Approval Not Required.

28/2017/17794 Utility and boiler room extension (resubmission of previously refused application 28/2016/17596), Stonegate Cottage, Grange Road, Farnhill - Approved with conditions.

28/2017/17796 Listed Building Consent for utility and boiler room extension (resubmission of previously refused application 28/2016/17621), Stonegate Cottage, Grange Road, Farnhill - Approved with conditions.

28/2017/18077 Remove 2 no. conifers, Tiggers Cottage, 34 Main Street, Farnhill - Approved Tree Works in Conservation Area

30/2017/17842 Removal of detached garage and porch. Construction of single storey extension to rear (north west) elevation, porch to front elevation, and external insulated render system to existing dwelling, 10 Walton Avenue, Gargrave - Approved with conditions.

30/2017/17949 Removal of existing canopy over playground and replacing with a new larger timber canopy to cover more of the outdoor space, Gargrave Playgroup, Neville Road, Gargrave - Approved with conditions.

30/2017/17975 Proposed new conservatory extension to replace existing, 4 Marton Close, Gargrave - Approved with conditions.

30/2017/18079 Crown thinning of 5 no. beech trees by up to 15%, 6 St Robert Close, Gargrave - Approved Tree Works in Conservation Area

31/2017/18009 Erection of single storey extension, formation of terrace and minor internal alterations, Grain House, Paley Green Lane, Giggleswick - Approved with conditions.

31/2017/18010 Application for listed building consent for the erection of single storey extension, formation of terrace and minor internal alterations, Grain House, Paley Green Lane, Giggleswick - Approved with conditions.

32/2017/17836 Construction of three storey dwelling off southern elevation of No 6 Jessamine Place, land adjacent to 6 Jessamine Place, Cross Hills - Approved with conditions.

32/2017/17947 Conversion of redundant reservoir to form new dwelling by using the existing structure of the former reservoir (resubmission of previously refused application 32/2016/17446), Existing Redundant Reservoir, Cononley Road, Glusburn - Approved with conditions.

32/2017/18040 Change of use of dwellinghouse to provide extended nursery accommodation (use class D1) including erection of external covered play area to rear, Private Day Nursery, Kirk Lea, Station Road, Cross Hills - Approved with conditions

32/2017/18085 T1 Sycamore - Fell, 1 Beanlands Drive, Glusburn - Approved tree work under TPO.

42/2017/18063 Application for change of use to create 1 no dwelling (Prior Approval Notification), Bottom Barn, Nappa Manor Farm, Hellifield - Application withdrawn

45/2017/17839 Application for change of use of land to form allotments, parking spaces and access track, land adjacent to Clarrick Terrace Bentham Road Ingleton - Approved with conditions.

45/2017/17942 Certificate of Lawful Development (existing) for use of land as part of domestic curtilage in association with the occupation of the dwelling known as Langber House and the siting of structures and the erection of buildings upon it, Langber House, Warth Lane to Nutgill Lane, Ingleton - Approved Certificate of Lawful Development.

45/2017/18058 T1 and T2 Beech - Crown lift both trees to 5m, and thin crowns by 10%, Blue Hall, High Street, Burton in Lonsdale - Approved Tree Work under TPO

45/2017/18069 Application to discharge condition nos 3, 4, 10, 11, 12 of original planning application reference 45/2016/17387, land off Main Street, Main Street, Ingleton - DOC satisfactory

49/2017/17967 Change of use C3 (residential with restriction of occupation to those employed by the business on the site) to Class A1 (retail); associated with the approved cheese visitor centre, Falconry Centre, Ancillary Accommodation, Crow Nest Road, Austwick - Approved with conditions

52/2017/18015 Detached domestic storage building, Keepers Cottage, Long Preston - Approved with conditions.

53/2017/17852 Resubmission of previously approved application (53/2017/16902) for demolition of existing commercial/industrial building and construction of four houses and associated parking/external works, Pennine Haulage Brow Garage, Rook Street, Lothersdale - Approved with conditions.

59/2017/17874 Conversion of barn to dwelling house and new extension (amendment to existing planning approval 59/2007/8058 granted 04 February 2008), Quarry House Barn, Main Street, Rathmell - Approved with conditions.

59/2017/17697 Retrospective application for amendment to original planning consent reference 59/2016/16844 for a flue serving the class 1 solid-fuel fire appliance, 1 Rectory Cottages, Main Street, Rathmell - Approved with conditions.

59/2017/18037 Material amendment to previously approved application (59/2014/15010) to include increasing the size of House No 1 and changes to stone boundary wall and inclusion of additional windows to House No. 2 together with the siting of air source heat pumps, Cross Keys Farm, Main Street, Rathmell - Approved with conditions.

62/2017/17988 Proposed single storey extension and other associated alterations, 30 Church Street, Settle - Approved with conditions.

62/2017/17996 Proposed single storey rear extension, 8 Scar View, Langcliffe Road, Settle - Approved with conditions.

62/2017/18026 Application for listed building consent to replace external door and repair door frames on the main (up platform) station building Railway Station, Station Road, Settle - Approved with conditions.

63/2017/18022 Single storey rear extension to provide enlarged kitchen and additional shower/wc room, 14 Airedale Terrace, Carleton Road, Skipton - Approved with conditions.

63/2017/17742 Application for advertisement consent to display 2 no fascia signs, 1 no hanging

sign, 2 no hoardings sign, 1no poster case and 4 no led floodlights, The Castle, 2 Mill Bridge, Skipton - Approved with conditions.

63/2017/17743 Listed Building Consent to display 2 no fascia signs, 1 no hanging sign, 2 no hoardings sign, 1no poster case and 4 no LED floodlights, The Castle, 2 Mill Bridge, Skipton - Approved with conditions

63/2016/17568 Construction of warehouse building for recycling car parts and scrap metal, Greens of Skipton Ltd, Ings Lane, Skipton - Approved with conditions.

63/2017/17761 Conversion of stone barn to 2 no dwelling houses, High Laithe Farm, Keighley Road, Skipton - Approved with Conditions.

63/2017/17782 Application for a non-material amendment of previously approved application ref (63/2012/12901) to change red chip tarmac to black (matching Hayton Way) at the request of NYCC Highways, Former Council Offices Now Lovells Site, Lambert Hills, Granville Street, Skipton - Non-material amendment approved.

63/2017/17959 Application to discharge condition No 13 (balustrade) of original planning consent reference 63/2016/16560, New House, Canal Street, Skipton - DOC satisfactory.

63/2017/17962 Refurbishment to existing Branch to include re-levelling the external threshold, modernised mechanical and electrical services and internal decoration work, Barclays Bank Chambers, 49-51 High Street, Skipton - Approved with conditions.

63/2017/17968 Application for advertisement consent for 2no Fascia signs and 1 no hanging sign, Barclays Bank Chambers, 49-51 High Street, Skipton - Approve with conditions.

63/2017/17982 Garage and conservatory extension, 34 Sharphaw Avenue, Skipton - Approve with conditions.

63/2017/17983Removal of porch entrance and provision of replacement doorway, and installation of new window on building. Installation of new 1.2m high boundary fence retaining access through to Morrison's supermarket, West Cumberland Farmers Ltd, Cavendish Street, Skipton - Approve with conditions.

63/2017/17991 Raise ground level to create flagged terraced area with walled flower beds, 18 Park Street, Skipton - Approved with conditions.

63/2017/17997 Change of use from storage for solicitors office to single dwelling, 7 Hallams Yard, Skipton - Approved with conditions.

63/2017/18001 Construction of garden room to rear of house, 28 Burnside Avenue, Skipton - Approved with conditions.

63/2017/18031 Demolition of flat roof garage and porch and erection of single storey front, side and rear extensions, 74 Raikes Road, Skipton - Approved with conditions.

63/2017/18039 Proposed rear extension comprising of one and two storeys, and alterations to front porch, 2 Princes Crescent, Skipton - Approved with conditions.

63/2017/18053 Replacement of softwood windows for matching UPVC framed windows, 4 The Ginnel Newmarket Street, Skipton - Approved with conditions.

63/2017/18056 First floor extension to provide store room (resubmission of previously refused application referenced 63/2017/17729), Bizzies Fish Restaurant, Albion Yard, Otley Street, Skipton - Refused.

63/2017/18065 Alterations to shopfront - redecorate stall raiser and plinths, colour to match existing, 52 High Street, Skipton - Approved with conditions.

63/2017/17994 Application for advertisement consent to replace existing shop front fascia sign and install new hanging sign, 52 High Street, Skipton - Approved with conditions

66/2017/17995 Proposed two storey extension, 9 Crofters Mill, Sutton-In-Craven - Approved with conditions.

66/2017/17969 Removal of 3 redundant farm buildings, and replacement with one modern unit. Plus, creation of new access way, Brig Gate Farm, Ellers Road, Sutton-In-Craven - Application withdrawn.

66/2017/18000 Proposed single storey extension, 13 Greenroyd Court, High Street, Sutton-in-Craven - Approved with conditions

66/2017/17974 Change of use of agricultural building to residential use and associated operational development (Prior Approval Notification), barn at Clough Head Farm, West Lane, Sutton-in-Craven - Prior notification process not applicable.

72/2017/18121 Non material amendment of planning permission 72/2016/16636 to change size of some of the window openings and change window material to composite/PVC, Higher Meresyke Farm, Wigglesworth - Non-material amendment approved.

## **b. Applications**

**Resolved** – That decisions on applications for planning permission are made as follows: -

### **Permission Granted**

**12/2017/17951 The erection of a stability storage shed with vehicle turning area - annex to main pharmaceutical building permitted as part of application ref: 12/2016/16593, Skinner Ground Farm, Old Lane (north), Broughton Estate, Broughton.**

#### Summary of Conditions

##### Time Limit for Commencement

1. The development hereby permitted shall be begun not later than 3 years from the date of this permission.

##### Approved Plans

2. The development shall not be carried out other than wholly in accordance with the following Drawing nos: PL101 Revision B (Location Plan), PL002 Revision B (Site Plan), PL110 Revision B (Site Plan) and PL003 revision B (Drainage Plan) received by the local planning authority on 27<sup>th</sup> March 2017. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise.

##### Before Commence Development

3. No development shall commence until full details of the landscaping of the site including wherever possible the retention of existing trees and hedges have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest. The approved scheme shall be maintained by the

applicant or their successors in title thereafter for a period of not less than 10 years to the satisfaction of the local planning authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the local planning authority. The replacement tree or shrub must be of similar size to that originally planted.

#### During Building Works

4. Prior to their first use on site samples of all the external materials including roofing materials shall be submitted to and approved in writing by the local planning authority. The development shall subsequently be constructed in accordance with the approved details and retained as such thereafter.

5. Prior to the first installation on site full details of the proposed external lighting of the site, including any lighting attached to the buildings, shall be submitted to and approved in writing by the local planning authority. The development shall subsequently be undertaken in accordance with the approved details and no other external lighting shall be installed on the site or approved buildings without the prior approval of the local planning authority.

6. No building or other obstruction including landscape features shall be located over or within 15 feet (4.572m) of either side of the centre line of the water main i.e. a protected strip width of 30 feet (9.144m), that traverses the site.

#### Ongoing Conditions

7. The employment premises hereby approved shall only operate between the following hours: 0700 to 1800 Monday to Saturday.

8. Notwithstanding the provision of the Town and Country Planning General Permitted Order 2015 or any Order subsequently revoking or re-enacting that Order, the areas shown on the approved plans for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

9. The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and Country Planning Act 1990.

Informative: Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via [paths@northyorks.gov.uk](mailto:paths@northyorks.gov.uk) to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

Discharge of Condition : The developer should note that Condition Nos. 3, 4 and 5 above will require a further application to be submitted to enable the District Council to formally discharge the conditions. Any samples of materials that require approval should be made available for inspection either on the site or another suitable location and not brought to or delivered to the Council Offices unless specific arrangements to do so have been made with the relevant planning case officer.

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework. In particular the Council has engaged in pre-application discussions.

**12/2017/17952 Application to vary condition no 2 of previously approved application (12/2016/16593) to allow amendments to the original plans, Skinner Ground Farm, Broughton Estate, Broughton.**

#### Summary of Conditions

#### Time Limit for Commencement

1. The development hereby permitted shall be begun not later than the expiration of three years beginning from 27<sup>th</sup> July 2016.

#### Approved Plans

2. The development shall not be carried out other than wholly in accordance with the following: Drawing nos: PL101 Revision E (Location Plan), PL002 Revision D (Site Plan), PL110 Revision B (Site Plan), GA 100 Revision D, GA 101 Revision E and GA 300 Revision E, received by the local planning authority on the 27<sup>th</sup> March 2017. PL003 (Access Plan), PL004 (Old Lane Junction) PL201 (received 26<sup>th</sup> January 2016 under planning permission ref: 12/2016/16593), PL110 (Site plan showing drainage) (received 25<sup>th</sup> May 2016 under planning permission ref: 12/2016/16593) and the Design and Access Statement, Transport Statement and Workplace Travel Plan (received 26<sup>th</sup> January 2016 under planning permission ref: 12/2016/16593). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise.

#### Before Commence Development

3. No development shall commence until full details of the landscaping of the site including wherever possible the retention of existing trees and hedges have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest. The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of not less than 10 years to the satisfaction of the local planning authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the local planning authority. The replacement tree or shrub must be of similar size to that originally planted.

4. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

- (i) The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- (ii) The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- (iii) Any gates or barriers shall be erected a minimum distance of 10 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- (iv) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details, and/or the specification of the Highway Authority, and maintained thereafter to prevent such discharges.
- (v) The final surfacing of any private access within 10 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

Informative: You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.



5. No development shall take place and there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

- a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
- b. on-site materials storage area capable of accommodating all materials required for the operation of the site.
- c. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

6. No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage design should demonstrate that the surface water run-off generated during rainfall events up to and including the 1 in 100 years rainfall event, to include for climate change, will be less than the run-off from the site prior to the proposed development following the corresponding rainfall event. The approved drainage system shall be implemented in accordance with the approved detailed design prior to completion of the development and be retained thereafter. The scheme to be submitted shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in North Yorkshire County Council SuDS Design Guidance (or any subsequent update or replacement for that document).

#### During Building Works

7. Prior to their first use on site samples of all the external materials including roofing materials shall be submitted to and approved in writing by the local planning authority. The development shall subsequently be constructed in accordance with the approved details and retained as such thereafter.

8. Prior to the first installation on site full details of the proposed external lighting of the site, including any lighting attached to the buildings, shall be submitted to and approved in writing by the local planning authority. The development shall subsequently be undertaken in accordance with the approved details and no other external lighting shall be installed on the site or approved buildings without the prior approval of the local planning authority.

9. No building or other obstruction including landscape features shall be located over or within 15 feet (4.572m) of either side of the centre line of the water main i.e. a protected strip width of 30 feet (9.144m), that traverses the site.

10. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:

a. The details of the following off site required highway improvement works, works listed below have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority:.

i. Provision of tactile paving

ii. 1.5m wide footway [kerbed, adjacent to carriageway] connecting footpath at Sulpher Well Houses with Broughton Mill Business Park [Watermill Park] and with bus stop [south side of A59].

b. An independent Stage 2 Road Safety Audit for the agreed off site highway works has been carried out in accordance with HD19/03 - Road Safety Audit or any superseding regulations and the recommendations of the Audit have been addressed in the proposed works.

c. A programme for the completion of the proposed works has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.

The required highway improvements shall be completed in accordance with the approved programme and shall include:

a. Provision of tactile paving

b. 1.5m wide footway [kerbed, adjacent to carriageway] connecting footpath at Sulpher Well Houses with Broughton Mill Business Park [Watermill Park] and with bus stop [south side of A59].

Before the Development is Occupied/First Brought into Use

11. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 60 metres measured along both channel lines of the major road Gargrave Road Broughton from a point measured 2 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Informative: An explanation of the terms used above is available from the Highway Authority.

12. Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details which shall first be submitted to and approved in writing by the Local Planning Authority and shall be retained as such thereafter - Direct surfaced path, e.g. crushed stone, between development and bus stop at Sulpher Wells (A59).

13. Prior to the development being brought into use, a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:

a. the appointment of a travel co-ordinator

b. a partnership approach to influence travel behaviour

c. measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site

d. provision of up-to-date details of public transport services

e. continual appraisal of travel patterns and measures provided through the travel plan

f. improved safety for vulnerable road users

g. a reduction in all vehicle trips and mileage

h. a programme for the implementation of such measures and any proposed physical works

i. procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the Travel Plan.

Ongoing Conditions

14. The employment premises hereby approved shall only operate between the following hours: 0700 to 1800 Monday to Saturday.

15. Notwithstanding the provision of the Town and Country Planning General Permitted Order 2015 or any Order subsequently revoking or re-enacting that Order, the areas shown on the approved plans for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Informatives:

To ensure that risks from asbestos to the environment, future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors regard should be had for the safe removal of any potential asbestos containing material present on site, i.e. roof material. The applicant should ensure removal of any such material is carried out 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.

The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and Country Planning Act 1990. Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via [paths@northyorks.gov.uk](mailto:paths@northyorks.gov.uk) to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

Discharge of Conditions

1. The developer should note that Condition Nos 3, 4, 5, 6, 7, 8, 10, 11 and 14 above will require a further application to be submitted to enable the District Council to formally discharge the conditions. In order to avoid unnecessary delays it is advisable for the developer to discuss the details required to discharge the conditions with any relevant statutory Authorities' (other than the Local Planning Authority) e.g. NYCC Highways, the Environment Agency etc. for comment and/or recommendations prior to their formal submission to the District Council for approval.
2. Any samples of materials that require approval should be made available for inspection either on the site or another suitable location and not brought to or delivered to the Council Offices unless specific arrangements to do so have been made with the relevant planning case officer.

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework. In particular the Council has engaged in pre-application discussions.

**21/2017/17854 Application to vary condition no 2 of original planning consent reference 21/2016/17038 to increase the height and depth of dwelling and garage size, land off Netherghyll Lane, Town Head Farm, Gibside Lane, Cononley**

Summary of Conditions

Time Limit for Commencement

1. The development hereby permitted shall be begun not later than the expiration of three years from 25<sup>th</sup> October 2016.

Approved Plans

2. The approved plans comprise the following: Location plan, Drawing nos. P1729a/001, 002, 003, 005, 006 and 007 received by the Local Planning Authority on the 27<sup>th</sup> February 2017, and the Flood Risk Assessment received by the Local Planning Authority on 8<sup>th</sup> June 2016 (submitted under planning application ref: 21/2016/17038). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise.

#### Before Commence Development

3. Before any site activity is commenced in association with the development hereby approved barrier fencing shall be erected around all existing trees on and adjoining the site in compliance with BS 5837 (2012) Trees in Relation to Construction - Recommendations. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant or removal or addition of soil may take place. The fencing shall not be moved in part or wholly without the written agreement of the local planning authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.

#### Before the Development is Occupied/First Brought into Use

4. No work shall commence on any external walling of the proposed dwelling until such time as the following have been submitted to and approved in writing by the local planning authority:

- a. sample panel of walling, of at least 2m<sup>2</sup> area, showing the natural stone to be used, the method of coursing and the style and colour of its pointing has been constructed on site and;
- b. samples of the proposed roof slates have been made available for inspection

The development shall be carried out in accordance with the approved details.

5. Prior to the occupation of the development hereby approved details of any proposed domestic bin store including screening shall be submitted for the written approval of the Local Planning Authority and thereafter provided and retained in accordance with the approved details.

6. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas have been constructed in accordance with the approved drawings and are available for use. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

#### Ongoing Conditions

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

#### Informatives:

No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via [paths@northyorks.gov.uk](mailto:paths@northyorks.gov.uk) to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

The developer is advised that the site is located within close proximity to a watercourse and has been identified in a Flood Risk Assessment (dated 13<sup>th</sup> April 2016) as being highly vulnerable to flooding. It is the responsibility of the developer to incorporate appropriate flood

resilience measures to mitigate the risk of flooding. Further advice on flooding can be found on the Environment Agencies' website using the following link:

<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

Property specific summary information on past, current and future coal mining activity can be obtained from: [www.groundstability.com](http://www.groundstability.com)

It is the responsibility of the developer to ensure that the development is undertaken in accordance with Part B5 of Schedule 1 of the Building Regulations 2000 in order that suitable access and facilities for the fire service have been provided.

**Discharge of Conditions :** The developer should note that Condition Nos 4 and 6 above will require a further application to be submitted to enable the District Council to formally discharge the conditions. Any samples of materials that require approval should be made available for inspection either on the site or another suitable location and not brought to or delivered to the Council Offices unless specific arrangements to do so have been made with the relevant planning case officer.

**Statement of Positive Engagement :** In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework. In particular the Council has engaged in pre-application discussions.

**32/2017/18070 Use of general industrial unit (use Class B2) as a gymnasium (use Class D2) for a temporary period of two years, Crossfit Crosshills, Unit 5 Riparian Way, Cross Hills.**

**Summary of 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.

**Approved Plans**

2. This permission relates to the following plans: Drawing no. 01 – Scale 1:1250 location plan and Drawing no. 02 – Scale 1:250 location plan. Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

**Ongoing conditions**

3. Unless a further planning permission is granted on application to the Local Planning Authority, the use hereby permitted shall cease and all associated appurtenances shall be removed from the site on or before the expiration of two years from the date of this permission.

4. Notwithstanding the provisions of Schedule 2, Part 3 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), for the duration of this permission (subject to the restriction set out in condition 3 and while the permitted use remains

in operation) the premises shall only be used as a gymnasium and for no other purpose (including any other use falling within Class D2 of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument amending or replacing that Order).

Statement of Positive Engagement : The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises sustainable development and improves the economic, social and environmental conditions of the area in accordance with the development plan. These amendments have been incorporated into the scheme and/or secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework.

**63/2017/17990 General refurbishment and internal remodelling of existing flats including the installation of dormer windows to front and rear pitches of slate covered roof to the original former domestic dwelling, Aireview House, Broughton Road, Skipton.**

Summary of 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.

Approved Plans

2. The approved plans comprise drawing No's: CS/089141-04/04 'Proposed Dormers' received by the Local Planning Authority on the 4th April 2017, CS/089141-04/05 'Proposed lower and upper ground floor layouts' received by the Local Planning Authority on the 4th April 2017, CS/089141-04/06 'Proposed first and second floor layouts' received by the Local Planning Authority on the 4th April 2017 and CS/089141-04/07 'Existing and Proposed north, east and south elevations' received by the Local Planning Authority on the 4<sup>th</sup> April 2017. CS/089141-04/08 'Existing and Proposed western elevations and proposed section A-A and Roof Plan' received by the Local Planning Authority on the 4th April 2017.

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.

Ongoing Conditions

3. The materials to be used shall be those specified in section 9 of the application form.

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework.

**Consideration Deferred**

**18/2017/17834 Erection of 3 dwellings, associated access and landscaping, former Dalesview Garage, Old Road, Clapham – pending a site visit.**

(\*Representations received were reported within the case officer's report / were reported at the meeting.)

PL.835

**MEETINGS - START TIME**

**Resolved** – That for the remainder of the current municipal year, meetings of this Committee continue to start at 1.35pm.

**Minutes for Decision**

- None -

Chairman.