

Committee: PLANNING
Date: 12 February 2008

Report: HEAD OF PLANNING

1. **APPEALS**

A schedule of appeals under consideration is attached as **Annex A** to this report.

2. **DELEGATED DECISIONS**

Matters within the remit of the Committee, determined in accordance with the Authority's Scheme of Delegation, are listed in the schedule attached as **Annex B**.

Peter Watson
Head of Planning

NB: If any Member wishes to enquire about a specific case, would they please contact the Head of Planning at the Bainbridge office. The files relating to delegated matters are not normally brought to meetings.

Background documents:-

Section 1 – Correspondence from Planning Inspectorate on appropriate files.

Section 2 – Delegation forms signed by or on behalf of the Chief Executive.

1. SCHEDULE OF APPEALS

The following appeals are currently under consideration:

Application No	Details of appeal and location	Date of decision/notice	Appeal start date	Method of determination	Date of inquiry/informal hearing
R/05/103E	full planning permission for reinstatement of former dwelling and extension into adjoining barn Brownberry, Blades	18-Jan-2007	30-Apr-2007	Written Representation	
C/01/77	full planning permission for erection of two storey extension to provide en suite bedroom and kitchen Pades Cottage, Airton	18-May-2007	06-Aug-2007	Written Representation	
C/20/99A	full planning permission for use of land for one day motorcycle trial Land at High Ox Pasture, Kilnsey	02-Aug-2007	12-Nov-2007		

The following appeals have been determined:

Details of appeal and location	Date of decision/notice	Date of notification of appeal to NPA	Method of determination	Date of inquiry /informal hearing	Decision
R/06/158D - full planning permission for change of use of land to mixed agricultural and equestrian use for private and business use training horses in western riding and driving at Skeb Skeugh Farm, Angram	29-Sep-2006	18-Dec-2006	Inquiry		24/01/2008 Dismissed
S/03/320A - full planning permission for erection of four dwellinghouses at former Aqua Engineering Site, Guldrey Lane, Sedbergh	24-Oct-2006	05-Apr-2007	Written Representation		23/01/2008 Allowed
S/03/219G - full planning permission for use of one existing plot for a lodge style unit for managerial/warden accommodation at Pinfold Caravan Park, Sedbergh	09-Feb-2007	29-May-2007	Written Representation		28/01/2008 Allowed
ER/55/23 - unauthorised installation of solar panel at Cottage No 2, Myrtle Grove, Carperby		14-Jun-2007	Written Representation		14/01/2008 Dismissed
EC/46/46 - non-compliance with conditions 5,7 and 9 of planning consent C/46/207 and unauthorised erection of garden shed at Battery Barn, Kettlewell		01-Aug-2007	Written Representation		07/01/2008 Quashed
C/46/207c - full planning permission for variation of Condition No. 5 (parking arrangements) of planning permission C/46/207 at Battery Barn, Kettlewell	04-Apr-2007	07-Sep-2007	Written Representation		07/01/2008 Allowed
S/03/52C/AA - consent to display a single sided free standing display unit at Sedbergh Service Station	14-Sep-2007	06-Nov-2007			07/01/2008 Dismissed

2. SCHEDULE OF DELEGATED DECISIONS

- (i) The following applications have been determined in accordance with the Authority's Scheme of Delegation - dates indicate date of receipt followed by date of decision, the total number of weeks taken is shown in brackets (all those listed have been approved unless specifically indicated otherwise):

<u>Application No</u>	<u>Location</u>	<u>Development</u>
C/13/149B	Heber Farm, Buckden	full planning permission for erection of sheep handling facilities 20/11/2007 : 18/01/2008 (8)
C/14/62A	The Red Lion Hotel, Burnsall	full planning permission for erection of extension to provide reception area and covered access from car park 02/11/2007 : 27/12/2007 (8)
C/18/49E	Bishopswood, Church Avenue, Clapham	full planning permission installation of below ground 2000 litre LPG tank and installation of window to east elevation 03/12/2007 : 28/01/2008 (8)
C/20/42Q	Arqiva Kettlewell Transmitting Station, Wassa Hill, Conistone	full planning permission for the installation of 1 x 0.3m dish antenna on the existing tower, with 1 x gas bottle enclosure and exhaust duct attached to stone building 05/11/2007 : 27/12/2007 (7)
C/20/63D	Old Hall, Conistone	full planning permission to enlarge window openings, divide bathroom to form ensuite for guest bedroom and erection of porch 28/11/2007 : 23/01/2008 (8)
C/20/63E/LB	Old Hall, Conistone	listed building consent to enlarge window openings, divide bathroom to form ensuite guest bedroom and erection of porch 28/11/2007 : 23/01/2008 (8)
C/23/62A	Moor View, Cracoe	full planning permission for demolition of rear extension and erection of two storey extension and attached garage 23/10/2007 : 18/12/2007 (8)
C/29/15B	Bay Tree Cottage, Flasby	full planning permission for erection of extensions and alterations 30/11/2007 : 23/01/2008 (8)
C/30/117C	Raybridge Farm, Gargrave	full planning permission for erection of agricultural worker's dwelling 26/11/2007 : 21/01/2008 (8)
C/33/122R	Arqiva Transmitting Station, Edge Top Lane, Grassington	full planning permission for the installation of 1 x 0.3m dish onto the existing tower with 1 x gas bottle enclosure and exhaust duct 02/11/2007 : 27/12/2007 (8)
C/33/137C	Land to front of Ashton House, Garrs Lane, Grassington	REFUSED - full planning permission for erection of a detached dwelling 28/11/2007 : 22/01/2008 (8)
C/41/116C	OS Field 4000, adjacent to Ghyll Cottage, Hole Bottom, Hebden	full planning permission for installation of ground source heat-exchange and solar collectors 19/11/2007 : 14/01/2008 (8)
C/44/124S	The Golden Lion Hotel, Horton in Ribblesdale	REFUSED - full planning permission for erection of dwelling and annex to hotel for additional living accommodation 24/10/2007 : 19/12/2007 (8)

C/44/16A/LB	Rowe Farm House, Hawes Road, Horton in Ribblesdale	REFUSED - listed building consent to replace existing roof slate with burlington grey slate 01/11/2007 : 27/12/2007 (8)
C/44/240/LB	New Inn Bridge, Horton-in-Ribblesdale	REFUSED - listed building consent for works to bridge 05/11/2007 : 31/12/2007 (8)
C/44/241	11/12 Foredale Cottages, Helwith Bridge	full planning permission for subdivision of dwelling to create 2 dwellings 13/11/2007 : 08/01/2008 (8)
C/45/307J	Ingleton Quarry, Ingleton	full planning permission for renewal of planning permission C/45/307G for temporary installation of a mobile screening unit for stock recovery 30/11/2007 : 11/01/2008 (6)
C/45/308F/GPDO	Gunnerfleet Farm, Chapel-Le-Dale	notification under Part 6 of the Town and Country Planning (General Permitted Development) Order 1995 for extension to existing agricultural building and siting of 2 x feed hoppers 20/12/2007 : 18/01/2008 (4)
C/46/107B	Old School House, Starbotton	REFUSED - full planning permission for erection of extension over existing single storey kitchen extension 20/07/2007 : 28/12/2007 (23)
C/46/121E/LDC	Hilltop Cottage, Starbotton	certificate of lawfulness for use of cottage as a separate dwelling 26/07/2007 : 20/12/2007 (21)
C/50/52D	Manor House, Linton	full planning permission for erection of a two storey extension 06/11/2007 : 27/12/2007 (7)
C/50/55D	Grange Farm, Linton	full planning permission to re-route existing access to create a separate access to farm yard 30/11/2007 : 25/01/2008 (8)
C/50/94	Ivy Cottage, Linton	full planning permission for erection of single storey extension and internal alterations 28/11/2007 : 21/01/2008 (8)
C/54/46E	Hall Close, Peart Lane, Malham	full planning permission for erection of lean-to roof (retrospective) 07/11/2007 : 02/01/2008 (8)
C/60/69	Fleets Cottage, Fleets Lane, Rylstone	full planning permission for erection of extension 26/11/2007 : 18/01/2008 (7)
C/61/33K	Dykelands Farm, Airton	full planning permission for erection of agricultural building 31/10/2007 : 21/12/2007 (7)
C/65/25A	Glen Ridge, Bog Lane, Stirton	full planning permission for first floor extension over flat roof and extension of existing rear extension 03/12/2007 : 24/01/2008 (7)
R/03/109/GDO	Manor Farm, Harkerside Road, Grinton	notification under part 24 of the Town and Country Planning (General Permitted Development Order)1995 for erection of one 9 metre wooden pole 12/12/2007 : 08/01/2008 (4)
R/05/212/LB	End Cottage, Low Row	listed building consent for works to dwellinghouse 23/11/2007 : 15/01/2008 (8)
R/06/208/LB	Scar House Bridge, Muker	REFUSED - listed building consent for works to bridge including demolition and rebuilding 05/11/2007 : 27/12/2007 (7)
R/06/4H/LB	United Reformed Church, Keld Manse, Keld	listed building consent for internal alteration and renovation including structural alterations 25/10/2007 : 19/12/2007 (8)

R/07/214E	Cambridge House, Arkengarthdale Road, Reeth	full planning permission for installation of 4 solar panels on rear roof slope of the garage
		29/10/2007 : 21/12/2007 (7)
R/07/275A	Greensyde, Reeth	full planning permission for erection of a lean-to extension to form a shed
		02/11/2007 : 27/12/2007 (8)
R/07/291	2 Nurse Cherry's Cottage, Back Lane, Reeth	full planning permission for erection of first floor extension
		10/12/2007 : 21/01/2008 (6)
R/52/18F/CC	The Old Ambulance Station, Scott Hill, High Hall, Bainbridge	conservation area consent for demolition of old ambulance station
		11/12/2007 : 18/01/2008 (5)
R/52/194B	Yorebridge House, Bainbridge	full planning permission for erection of enclosure walls to create private terraces for bedrooms and hot tubs
		24/10/2007 : 18/12/2007 (8)
R/55/38S	Ashgrove, Needham Garth, Carperby	full planning permission for erection of rear conservatory
		30/11/2007 : 25/01/2008 (8)
R/55/7A	Top Sawyers, Carperby	full planning permission for erection of single storey extension.
		10/10/2007 : 18/01/2008 (14)
R/56/124M	Blackburn Farm, Gayle	full planning permission for the installation of underground sewage treatment system (retrospective)
		26/10/2007 : 21/12/2007 (8)
R/56/360B	Gayle Mill, Gayle	full planning permission for alterations to existing steps
		29/10/2007 : 18/12/2007 (7)
R/56/398A	Lunds Wood, Lunds, Hawes	REFUSED - full planning permission for creation of two permanent access points to the wood
		06/11/2007 : 01/01/2008 (8)

R/66/82	Arkleside Farm, Horsehouse	full planning permission for change of use of agricultural buildings to storage for existing hard landscaping business 07/11/2007 : 02/01/2008 (8)
R/85/9H	Moor Hen, West Scrafton	full planning permission for erection of an agricultural building for livestock 15/11/2007 : 10/01/2008 (8)
R/91/138A	Sibford Ferris, West Witton	full planning permission for replacement garage 14/11/2007 : 09/01/2008 (8)
S/01/147B	Plumthwaite, Flintergill, Dent	full planning permission for regularisation of conditions in planning permission S/01/147 regarding rooflights and chimney flue 27/11/2007 : 21/01/2008 (8)
S/01/16C/GPDO	Bridge End Farm, Kingsdale, Dent	notification under part 6 of the town and country planning (General Permitted Development Order)1995 for erection of an agricultural building and associated excavations 17/12/2007 : 11/01/2008 (3)
S/01/175C	Lyndale, Laning, Dent	full planning permission for erection of single storey extension and addition of pitch roof to replace existing flat roof garage 14/11/2007 : 09/01/2008 (8)
S/01/204A	Womans Land Barn, Dent	full planning permission for consolidation of internal ground floor to single level to provide upper floor sleeping accommodation 19/11/2007 : 14/01/2008 (8)
S/01/206A	Coventree, Deepdale, Dent	full planning permission for creation of additional garden area 23/10/2007 : 18/12/2007 (8)
S/01/208	Land west of Smithy Beck Bridge, Low Barth, Dent	full planning permission for restoration of access track (retrospective) 29/10/2007 : 21/12/2007 (7)
S/01/209	Netley Pot, Gawthrop, Dent	full planning permission for erection of single storey extension to replace existing lean to 29/10/2007 : 21/12/2007 (7)
S/01/209A/LB	Netley Pot, Gawthrop, Dent	listed building consent for erection of single storey extension to replace existing lean to 29/10/2007 : 21/12/2007 (7)
S/01/210/GPDO	Slack Farm, Dent	erection of agricultural implement shed 05/12/2007 : 15/01/2008 (6)
S/01/73C	The Hollins, Cowgill, Dent	full planning permission for erection of porch 20/11/2007 : 14/01/2008 (8)
S/03/122B	Hole House, Howgill, Sedbergh	full planning permission for erection of agricultural building and erection of lean to on existing cubicle building 29/11/2007 : 23/01/2008 (8)
S/03/140E	NGW Site, Joss Lane, Sedbergh	full planning permission for installation of two 0.3m transmissions dishes on the existing 20m installation with an exhaust flue to the rear of the existing stone bothy and a small equipment cabinet for gas bottles fixed close to the side of the bothy 23/10/2007 : 18/12/2007 (8)
S/03/287A	29 Havera, Sedbergh	full planning permission for erection of two storey extension 16/11/2007 : 09/01/2008 (8)
S/03/298A	23 Fairholme, Sedbergh	full planning permission for erection of rear conservatory 21/11/2007 : 14/01/2008 (8)
S/03/440	Craiglands, Joss Lane, Sedbergh	full planning permission for the erection of a conservatory to rear and lean-to porch roof to front, alterations to chimney 14/11/2007 : 09/01/2008 (8)
S/03/441	West Shaldon, Station Road, Sedbergh	full planning permission for erection of single storey kitchen extension and creation of ramped disability access 23/11/2007 : 18/01/2008 (8)

- (ii) The following amendments/variations to planning permission have been approved unless otherwise stated:

Application No	Site	Details
Craven DC Application	Dalesview Garage, Clapham	OBJECTION to erection of 30 dwellings. It is considered that the layout and broad design principles of the development proposed would be harmful to the character and appearance of Clapham Conservation Area and National Park Purposes.
C/45/643	Old Ingleton Quarry`	Approval of proposals for site drainage and prevention of discharge of contaminated water (Condition 8), improvements to the site access (Condition 9), measures to maintain the public highway in a clean condition (Condition 10) and warning signs on public highway and drivers Code of Practice (Condition 11).
R/52/18C	High Hall and Depot, Bainbridge	Approval of reuse of stone slates on laundry and natural blue slate on rear extension of High Hall.
R/66/61D	Dale Croft, Gammersgill	Approval of amended doorway details (Condition 6).

(iii) **Tree Preservation Matters**

This is a list of delegated decisions which Members are asked to note:

The twin stemmed tree has a structural defect causing a split at the union of the 2 stems. It is considered that over time as the 2 stems put on their incremental growth it will cause the split to widen until the point when the tree fails. It is also considered that the tree should be removed in the interest of safety.

Approval to crown clean and crown thin by up to 20% one larch tree at Stirk House, Cove Road, Malham – Tree Preservation Order No 7 (Malham) 2004. The applicant wishes to carry out the works to re shape the crown of the tree and to remove any potential hazard from deadwood falling from the crown. It is considered that the works would not be detrimental to the amenity of the tree and would prolong its safe useful life expectancy.

Approval to the removal of one spruce tree at Rawthey Cottage, Birks Fold, Sedbergh – Sedbergh Conservation Area. The tree was originally planted out as a Christmas tree that has now grown too large for its limited location and now the crown of the tree overhangs the car parking area and rests upon the roof of the cottage. The applicant would like to remove the tree to prevent further damage to the roof and to allow more light. It is considered that the removal of the tree would not be detrimental to the amenity of the surrounding area.

Approval to removal of one willow, one ash, two rowan and one Conifer at Low Moor Lodge, Reeth - Swaledale & Arkengarthdale Conservation Area. The applicant over the years has extensively planted the garden with native and exotic trees, which are now grown to a size that there is no longer any space for the trees to grow into and are competing with each other for light. The applicant wishes to remove the above trees to allow more light and space for the remaining trees to grow onto maturity. It is considered that the proposed works would not be detrimental to the character of the surrounding Conservation Area.

Approval to the removal of one ash, several leylandii and reduce and re shape two rowans and one apple tree at Lane Head, Gayle – Gayle Conservation Area. The ash tree proposed to be removed is a young to semi mature self sown tree, which has now grown too large for the small garden and is entangled in overhead power and telephone lines, with branches overhanging the roof of the property. The short length of leylandii hedging is making the garden area dark and confined. The applicant wishes to remove them to allow more light and to create more space. The proposed works to reduce and re shape two rowans and one apple tree are considered to be routine maintenance works, which will not affect the health of the trees. It is considered that all of the proposed works would not be detrimental to the amenity of the surrounding Conservation Area.

Approval to reduce and re shape 26 yew trees, to crown clean, thin by up to 20% and re shape a group of yews and to remove two yews and one elderberry all within the grounds of Buckden House, Outdoor Education Centre, Buckden – Buckden Conservation Area. The group of 26 yews are located adjacent to the perimeter wall of the property next to Back lane. The trees are very closely spaced and have not been maintained for some time subsequently they have grown tall and leggy and overhang the single carriageway road. The applicant wishes to reduce the height of the trees to between 8 and 12ft and to reshape the sides so that they do not overhang the road and create a useful hedgerow, rather than a line of suppressed trees. The group of yew trees proposed to be crown cleaned, thinned and re shaped, are situated adjacent to the front boundary wall of the property and the B6160. The applicant wishes to carry out the works to remove any dead, dying or dangerous branches that may be overhanging the highway and to allow more light under the canopies so that they can establish more tree planting and a hedgerow. The two small yews and one elderberry proposed to be removed are situated in the north west corner of the property and are causing damage to the boundary wall, adjacent to the highway. The applicant wishes to remove the trees to avoid further damage to the wall and possible danger to the highway. It is considered that the proposed works would not be detrimental to the amenity of the area and would benefit the long term retention of the trees on the site.

Approval to crown raise, crown clean and re shape one horse chestnut to the rear of 1 to 6 Moorfields, Long Preston – Long Preston Conservation Area. The mature tree is situated adjacent to the shared car parking area for the 6 properties. The applicants, Craven Housing wish to carry out the works to remove low hanging branches over the parking areas and to remove any dead or dying branches. It is considered that the proposed works would not be detrimental to the trees' health or appearance.