



Development Management

Craven District Council
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Officer Dealing: Mr Sam Binney
Our Ref: 2023/24751/AGRRES

Date: 27th March 2023

Dear Mrs Gemma Kennedy

**Town and Country Planning Act 1990. Part 3 of the General Permitted Development Order 2015.
Notification that prior approval of the Local Planning Authority is given**

Application Number: 2023/24751/AGRRES
Proposal: Change of use of existing agricultural building to 3 dwelling houses.
Location: Leys Farm Barn, Glusburn Moor, Leys Lane, Glusburn, Keighley, ,

I refer to the submitted details shown above and received by Craven District Council on 31st January 2023 .

I hereby confirm that the information submitted details are satisfactory subject to the following conditions:

Time Limit for Commencement

- 1 The development hereby permitted must be completed within a period of three years from the date of this decision in accordance with Schedule 2, Part 3, paragraph Q.2(3) of the Town and Country Planning (General Permitted Development) Order 2015, as amended.

Reason: In accordance with the requirements of Section Q.2(3) of the Town and Country Planning (General Permitted Development) Order 2015, as amended.

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application" including the definition and extent of the domestic curtilage area associated with the development.

Reason: For the avoidance of doubt and in the interests of proper planning.

During Building Works

- 3 Should any significant contamination be encountered during development; the local planning authority shall be notified in writing immediately. A Remediation Strategy shall be submitted to, and approved in



Paul Shevlin, Chief Executive
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writing by, the local planning authority. The approved remediation measures shall be implemented in accordance with the timescales in the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy, a Validation Report shall be submitted within agreed timescales to, and approved in writing by, the local planning authority. The site shall not be brought into use until such time as all the validation data has been approved in writing by the local planning authority at the agreed timescales. The Remediation Strategy and Validation Report shall be prepared in accordance with current best practice.

Reason: To enable the local planning authority to ensure that unexpected contamination at the site will not present significant environmental risks and that the site will be made 'suitable for use'.

Before the Development is Occupied

- 4 No dwelling must be occupied until 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.

Ongoing Conditions

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

Reason: To ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity the development.

Informative(s)

- 1 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.

- 2 Plan referred to in consideration of this application.

This decision relates to the following submitted plans:

Drawing No. TS442-1 "Site Location Plan" received 31st January 2023.

Drawing No. 3074.1 "Existing" received 31st January 2023.

Drawing No. 3074.2A "Proposed" received 06th March 2023.

Curtilage Plan titled "Site/Roof" received 31st January 2023.

- 3 Private Water Supply

If a private supply is to be used by more than one property or has a commercial function, The Private Water Supply (England) Regulations 2016 will apply. A risk assessment and sampling regime will be necessary. The supply must not be used until the Local Authority (Craven District Council) is satisfied that the supply does not constitute a potential danger to human health, including single domestic use. Please contact Environmental Health at Craven District Council on completion of proposal.

I should draw your attention to the fact that this decision only relates to the plans and particulars submitted to the Council in respect of this determination (including where applicable any additional information that was requested). Any departure from these details is not permitted unless written agreement has been obtained from this Council.

This decision does not comprise a formal determination of whether the proposed development can be lawfully undertaken as permitted development. Please be aware that it is the developer's responsibility to ensure that the development is undertaken lawfully in accordance with the requirements of the General Permitted Development Order 2015 (as amended)). Failure to comply will mean that the development would be unauthorised.

Formal decisions that development can be lawfully undertaken without planning permission can be obtained by making an application for a Lawful Development Certificate (such applications require a fee). Further information can be found at www.cravendc.gov.uk/planning.

Please be advised you may now be required to apply for Street Naming and Numbering for any development without an official address. You may find out more information and apply online at www.cravendc.gov.uk/snn or contacting the addressing team addresses@cravendc.gov.uk

Yours sincerely

A handwritten signature in black ink that reads "RN Watson". The letters are cursive and somewhat stylized.

**On behalf of Mr Sam Binney
Planning and Delivery Officer**