

WBW Surveyors Ltd  
Skipton Auction Mart  
Gargrave Road  
Skipton  
North Yorkshire  
BD23 1UD

## Planning Decision Notice Town and Country Planning Act 1990

<b>Application No:</b>	<b>ZA25/26959/FUL</b>
<b>Date Valid:</b>	<b>30th April 2025</b>
<b>Applicant:</b>	<b>Miss Elizabeth Gott</b>
<b>Proposal:</b>	<b>Full planning permission for the demolition of existing agricultural storage buildings and conversion of barn to form 1 no. 4-bed dwelling house.</b>
<b>Location:</b>	<b>Hoodes Farm, Park Lane, Cowling, Keighley, BD22 0NH.</b>

North Yorkshire Council (Craven) has considered this application under the Town and Country Planning Act 1990 (as amended) and **Grants Full Planning Permission** for the development described above.

This permission is granted subject to the following Condition(s) and Reason(s) which are laid out in the order by which they must be complied with:-

### 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 and documents:
  - Application Form - received 30th April 2025
  - Preliminary Bat Roost Assessment Report - received 30th April 2025
  - Foul Drainage Assessment Form - received 30th April 2025
  - Planning Statement - received 30th April 2025
  - Structural Condition Photographs - received 30th April 2025
  - Sustainable Design and Construction Statement - received 30th April 2025
  - Cottage & Barn, Proposed Plans and Elevations - Drawing no. 553:2 - received 30th April 2025
  - Location Plan - Drawing no. 553:4 - received 30th April 2025
  - Proposed Site Plan - Drawing no. 553:5A - received 18th June 2025

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing with the Local Planning Authority.

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 The development hereby approved will be constructed in accordance with the materials detailed on the approved plans.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Craven Local Plan Policy ENV3 and the National Planning Policy Framework.

- 4 No site preparation, delivery of materials or construction works, other than quiet internal building operations such as plastering and electrical installation, shall take place other than between:

- 08:00 hours and 18:00 hours Monday-Friday
- 08:00 hours and 13:00 hours on Saturdays
- Not at any time on Sundays or Bank Holidays

Reason: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise.

- 5 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 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'.

- 6 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the approved development shall be carried out in accordance with the Precautionary Method Statement and Reasonable Avoidance Measures - Bats Section as set out in the Preliminary Bat Roost Assessment Report by Dave Anderson dated 20th December 2024 and maintained in accordance thereafter.

Reason: To avoid the risk of harm to protected species in accordance with the Policy ENV4 of the Craven Local Plan and the National Planning Policy Framework.

- 7 Notwithstanding the details of on the approved plans, the hard landscaping for the access/parking areas shall be made from permeable materials.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of surface water in accordance with the requirements of Craven Local Plan Policy ENV6 and the National Planning Policy Framework.

- 8 There must be no access or egress by any vehicles between the highway and the application site at Hoodes Farm, Park Lane, Cowling, BD22 0NH until splays are provided giving clear visibility of 90 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.

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

Reason: In the interests of highway safety

- 9 The crossing of the highway verge and/or footway must be constructed in accordance with the approved details and/or Standard Detail number E50 and the following requirements.

- Any gates or barriers must be erected in line with the existing property boundary and must not be able to swing over the existing or proposed highway.
- That part of the access extending 5 metres into the site from the carriageway of the existing highway must be at a gradient not exceeding 1 in 40.
- Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway must be constructed in accordance with the approved details shown on drawing (TO BE SUBMITTED ON SECTION 184 LICENCE) and maintained thereafter to prevent such discharges.
- The final surfacing of any private access within 5 metres of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- Measures to enable vehicles to enter and leave the site in a forward gear.

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.

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

- 10 No part of the development must be brought into use until the access, parking, manoeuvring and turning areas for all users at Hoodes Farm, Park Lane, Cowling, BD22 0NH 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.

- 11 Prior to the occupation of the dwelling hereby approved, an Energy Statement applicable to that dwelling shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall include:

- a) Full details of the proposed energy efficiency measures and/or renewable energy technologies to be incorporated.
- b) Calculations using the SAP or SBEM methodologies demonstrating how the development will achieve carbon dioxide emissions reductions in accordance with Policy ENV3 of the Craven Local Plan.

The dwelling shall not be occupied until it has been constructed in accordance with the approved Energy Statement. The approved energy measures shall be retained and maintained thereafter in a fully operational condition.

Reason: To ensure that the development is designed and constructed to contribute to the reduction of carbon emissions, in line with Policy ENV3 of the Craven Local Plan and the National Planning Policy Framework.

### Ongoing Conditions

- 12 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the landscaping scheme for the site shown on drawing no. 553:5A (Proposed Site Plan, received 18th June 2025) shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with the details shown on the approved plan.

Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the countryside and to provide biodiversity enhancements in accordance with the requirements of Craven Local Plan Policy ENV4 and the National Planning Policy Framework.

- 13 Notwithstanding the provisions of Schedule 2, Part 1 (Development within the curtilage of a dwellinghouse) Classes A, 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 and to preserve the rural character of the building in accordance with the requirements of the Craven Local Plan Policy ENV1 and the National Planning Policy Framework

### Informative(s)

- 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 Bats

The applicant is reminded that under the Habitat Regulations it is an offence to disturb, harm or kill bats. If a bat is found during the development all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Any works involving the destruction of a bat roost will require a European Protected Species Licence from Natural England.

- 3 The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a bird's nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

- 4 Dust

The applicant shall identify all areas of the site and the site operations where dust may be generated and ensure that dust is controlled so as not to travel beyond the site boundary.

5 INFORMATIVE: STATUTORY EXEMPTIONS IN RESPECT OF THE BIODIVERSITY GAIN CONDITION

Based on the information available this permission is considered not to require the approval of a biodiversity gain plan before development is begun because the development is below the de minimis threshold, meaning development which:

does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

6 Charging Points

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

7 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 Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The information is available on the Council's web site: <https://www.northyorks.gov.uk/roads-parking-and-travel/roads-and-pavements/pavementsand-kerbs>.

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

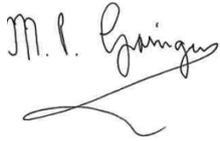
8 The proposals should cater for all types of vehicles that will use the site. The parking standards are set out in North Yorkshire Council's 'Interim guidance on transport issues, including parking standards' and subsequent amendments available at <https://www.northyorks.gov.uk/sites/default/files/2023-05/Interim%20guidance%20on%20transport%20issues%20including%20parking%20standards%20-%20accessible.pdf>

9 If the development would be served by a private water supply, the quality of the water will need to meet the microbiological and chemical standards of the Private Water Supplies (England) Regulations 2016. Additionally it should be demonstrated that there is a sufficient and sustainable supply available to meet the needs of future residents.

Regulation 13(2) of the 2016 Regulations stipulates that a water supply must not be brought into use unless the local authority is satisfied that it does not constitute a potential danger to human health. You must therefore provide sufficient information to allow the local authority to consider this, including sampling results. It is advised that North Yorkshire Council is appointed to carry out the sampling in order to ensure this is done in a way which satisfies the legislative requirements.

10 Statement of Positive Engagement:

In dealing with this application North Yorkshire Council (Craven) has sought to approach the decision-making process in a positive and creative way, in accordance with the requirements of paragraph 39 of the NPPF.



Martin Grainger  
Head of Development Management

**DATE 27 June 2025**

**NOTES**

This is an approval under the Town and Country Planning Act only. It does not absolve the applicant from the necessity of obtaining Listed Building consent if necessary or approval under the Building Regulations, or of obtaining approval under any other Bylaws, Local Acts, Orders, Regulations and Statutory Provisions in force, and no part of the proposed development should be commenced until such further approval has been obtained.

## Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Where this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

Otherwise, if an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission or prior approval for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

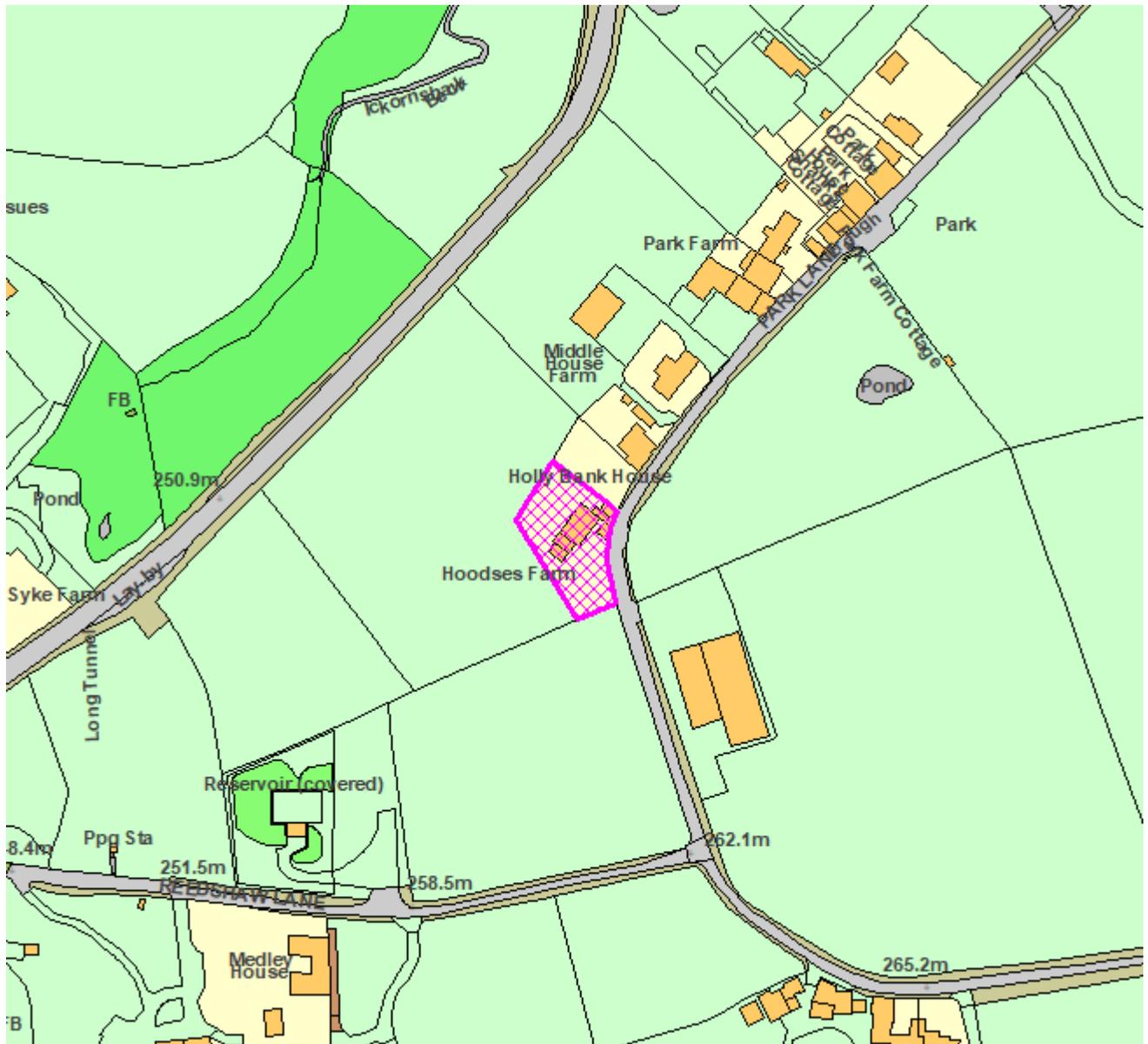
Otherwise, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on [GOV.uk](https://www.gov.uk).



Application No: ZA25/26959/FUL  
Proposal: Full planning permission for the demolition of existing agricultural storage buildings and conversion of barn to form 1 no. 4-bed dwelling house.  
Location: Hoodses Farm, Park Lane, Cowling, Keighley, BD22 0NH.