

**Development Management**  
 Craven District Council  
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 Broughton Road  
 SKIPTON  
 North Yorkshire  
 BD23 1FJ

**(Main Switchboard)** Telephone: 01756 700600  
 Email: [planning@cravendc.gov.uk](mailto:planning@cravendc.gov.uk)

RMA Limited  
 The Stables  
 Stanney Brook Farm  
 Norley  
 CW8 2RX

## PLANNING DECISION NOTICE

Town and Country Planning Act 1990

|                 |  |
|-----------------|--|
| Application No: | 2022/24314/FUL   |
| Date Received:  | 12th October 2022  |
| Applicant:      | Wadprop Limited  |
| Proposal:       | Proposed change of use from hair salon to drinking establishment |
| Location:       | 51 Main Street, Cross Hills, Keighley, BD20 8TT                  |
| Decision/Date   | 23rd December 2022   |

The Craven District Council has considered this application under the Town and Country Planning Act 1990 (as amended) and **Grants 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

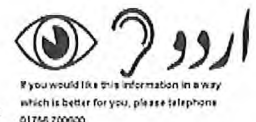
2 This permission relates to the following plans:

Drawing Number 1206\_101 Existing Floor Plans received 12th August 2022  
 Drawing Number 1206\_201 Proposed Floor Plans received 12th August 2022  
 Drawing Number 1206\_OS Block Plan received 12th August 2022  
 Drawing Number 1206\_OS Location Plan received 12th August 2022  
 Noise Impact Assessment received 12th October 2022.

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.



Paul Shevlin, Chief Executive  
 Calls may be recorded for training and monitoring purposes  
 For general enquiries telephone 01756 700600  
[www.cravendc.gov.uk](http://www.cravendc.gov.uk)



## Ongoing Conditions

- 3 No deliveries shall be received or dispatched from the premise outside the hours of 08:00 - 19:00 nor at any time on Sundays or Public Holidays.

Reason: To safeguard the living conditions of residents particularly with regard to the effects of noise and to accord with Policy ENV3 of the Local Plan and guidance contained within the National Planning Policy Framework.

- 4 The use hereby permitted shall only operate between the following hours:

Monday to Saturdays 12.00 noon to 23.30  
Sundays and Bank Holidays 12.00 noon until 21.00.

The premises shall be closed to customers outside of these hours.

Reason: To limit the potential for noise generation and to prevent nuisance arising in order to safeguard the amenity of the occupiers of surrounding residential properties in accordance with Policy ENV3 of the Craven Local Plan and paragraph 180 of the National Planning Policy Framework.

- 5 No part of the external areas surrounding the building shall be used for purposes associated with the hereby approved use at any time.

Reason To satisfactorily protect the residential amenities of nearby occupiers in accordance with the requirements of Craven Local Plan policy ENV3 and the National Planning Policy Framework.

- 6 Notwithstanding the hereby approved development:

- The recommendations detailed in NOVA Acoustics Ltd report Ref 8368JW in relation to the noise breakout mitigations and acoustic insulation should be implemented and fully maintained as such.
- A noise limiting device must be installed, used and maintained as necessary to ensure any amplified music is restricted to a maximum of 80dB in line with NOVA Acoustics' recommendation.
- All mechanical plant must not exceed the cumulative 40dB during daytime or night time respectively.

Reason To satisfactorily protect the residential amenities of adjoining and nearby occupiers in accordance with the requirements of Craven Local Plan policy ENV3 and the National Planning Policy Framework.

### **Standard Note(s) to Applicant:**

1. This consent applies only to that required by the Town and Country Planning Acts and does not include any permission or approval under any other enactment, bylaw or regulation.
2. Your attention is drawn to the attached notes explaining your rights of appeal regarding this decision.
3. The permission to which this notice refers MAY contain the requirement to comply with certain conditions PRIOR to any works being commenced, as well as conditions to be met DURING and AFTER the completion of the development. You are hereby advised that non-compliance with ANY condition may render this permission invalid and the development itself UNLAWFUL and could lead to enforcement action and/or prosecution. It is YOUR responsibility to ensure that all conditions are complied with. If you are in any doubt as to the requirements established by any condition attached to this permission, you are strongly advised to contact Craven District Council Development Management for clarification prior to the commencement of any works.
4. The approval of details reserved by any condition(s) (discharge of condition(s)) is now treated as a formal application and as such requires a fee. A fee of £34 is applicable for householder applications, including extensions, any ancillary buildings within the curtilage of a dwelling, construction of fences, walls, car

parking, etc., and £116 for any other type of development. Any number of conditions relating to a specific application can be considered as one application with the single fee. However, if conditions are submitted individually, then the fee will be applicable for each separate submission. There is a form on-line at [www.cravendc.gov.uk/planning](http://www.cravendc.gov.uk/planning). We have 8 weeks in which to make our decision, after this date, you can appeal to the Secretary of State. You should note that if you have had no response within 12 weeks, then the fee has to be refunded.

5. 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](http://www.cravendc.gov.uk/snn) or contacting the addressing team [addresses@cravendc.gov.uk](mailto:addresses@cravendc.gov.uk)

- 6 Adherence to approved plans/conditions

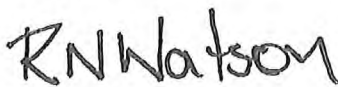
Failure to adhere to the details of the approved plans or to comply with the conditions contravenes the Town and Country Planning Act 1990 and enforcement action may be taken.

- 7 Hours of Construction

The hours of operation during the construction phase of development and delivery of construction materials or equipment to the site and associated with the construction of the development hereby permitted should be limited to 0730 hours to 1800 hours on Monday to Fridays and 0730 hours to 1300 hours on Saturday. No work should take place on Sundays or Bank/Public Holidays.

- 8 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.



**Neville Watson**  
**Planning Manager**  
**(Development Management)**

#### **GENERAL DEVELOPMENT PROCEDURE ORDER 2015** **TOWN AND COUNTRY PLANNING ACT 1990**

##### **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.

If 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 and 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.

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 the service of the enforcement notice **or** within six months of the date of this notice (whichever period expires earlier).

If you want to appeal against other decisions, except for Householder which are 12 weeks, then you must do so within 6 months of the date of this notice. Appeals should be submitted using a form that you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Tel: 0303 444 5000  
Email: [enquiries@planning-inspectorate.gsi.gov.uk](mailto:enquiries@planning-inspectorate.gsi.gov.uk)  
Website: [www.gov.uk](http://www.gov.uk)

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

### **Purchase Notices**

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.