

HARROGATE BOROUGH COUNCIL
AREA2 DEVELOPMENT CONTROL COMMITTEE

LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING
SERVICES UNDER THE SCHEME OF DELEGATION

CASE NUMBER:	03/05502/FUL	WARD:	Knarborough Scriven	6.10
CASE OFFICER:	Mrs K Williams	DATE VALID:	06.11.2003	3058
GRID REF:	E 434781	TARGET DATE:	01.01.2004	FUL
	N 457546	DECISION DATE:	19.12.2003	FUL

APPLICATION NO: 6.100.1186.C.FUL

LOCATION:

Buildings To The Rear Of 2 High Bond End Byards Park Knarborough North Yorkshire

PROPOSAL:

Erection of side conservatory and detached garage.

APPLICANT:

Mr AJ Fulcher

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.12.2008
- 2 CD12A MATCHING MATERIALS
- 3 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 3 CC02R COMPLIANCE WITH DRAWINGS

CASE NUMBER:	03/05619/FUL	WARD:	Knarborough King James	6.10
				3056
				FUL

CASE OFFICER: Mrs K Williams **DATE VALID:** 11.11.2003
GRID REF: E 435892 **TARGET DATE:** 06.01.2004
N 456042 **DECISION DATE:** 30.12.2003

3056
FUL

APPLICATION NO: 6.100.2319.FUL

LOCATION:

4 Rievaulx Close Knaresborough North Yorkshire HG5 8NG

PROPOSAL:

Erection of single storey side extension.

APPLICANT:

Mr G Whiles

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 30.12.2008
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

CASE NUMBER: 03/05633/FUL **WARD:** Knaresborough Scriven
CASE OFFICER: Mrs K Williams **DATE VALID:** 12.11.2003
GRID REF: E 433326 **TARGET DATE:** 07.01.2004
N 458160 **DECISION DATE:** 23.12.2003

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3056
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APPLICATION NO: 6.100.2320.FUL

LOCATION:

5 Appleby Avenue Knaresborough North Yorkshire HG5 9LZ

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr And Mrs Baker

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.12.2008
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

CASE NUMBER:	03/05775/FUL	WARD:	Knaresborough King James	6.10
CASE OFFICER:	Mrs K Williams	DATE VALID:	19.11.2003	3057
GRID REF:	E 435871	TARGET DATE:	14.01.2004	FUL
	N 455972	DECISION DATE:	09.01.2004	FUL

APPLICATION NO: 6.100.2322.FUL

LOCATION:

3 Abbey Mill View Knaresborough North Yorkshire HG5 8ES

PROPOSAL:

Erection of replacement rear conservatory.

APPLICANT:

Mr & Mrs Pattern

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 09.01.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
 - 2 CC02R COMPLIANCE WITH DRAWINGS
 - 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
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CASE NUMBER: 03/05796/COU **WARD:** Knaresborough King James
CASE OFFICER: Mr M Parkes **DATE VALID:** 18.11.2003
GRID REF: E 435027 **TARGET DATE:** 13.01.2004
N 456874 **DECISION DATE:** 09.01.2004

APPLICATION NO: 6.100.2261.A.COU

LOCATION:

11/13 Cheapside Knaresborough North Yorkshire HG5 8AX

PROPOSAL:

Change of use to chiropody practice.

APPLICANT:

R W & J A Ward

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 09.01.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The use hereby approved shall not be carried out other than between the hours of 0900 and 1800 Monday to Saturdays and shall not be carried on at all on Sundays and Public Bank Holidays.
- 4 CG01 DETAILS TO BE SUBMITTED OF ANY ALTS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CN01R AMENITIES OF NEIGHBOURS
- 4 CG01R SAFEGUARD RIGHTS OF CONTROL

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CASE NUMBER: 03/05858/FUL **WARD:** Knaresborough Scriven
CASE OFFICER: Mrs K Williams **DATE VALID:** 24.11.2003
GRID REF: E 435539 **TARGET DATE:** 19.01.2004
N 457817 **DECISION DATE:** 13.01.2004

APPLICATION NO: 6.100.2323.FUL

LOCATION:

4 Alexandra Park Road Knaresborough North Yorkshire HG5 0PW

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr & Mrs Watson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.01.2009
- 2 CD12A MATCHING MATERIALS
- 3 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 3 CC02R COMPLIANCE WITH DRAWINGS

CASE NUMBER:	03/05914/FUL	WARD:	Knaresborough Scriven	6.10
CASE OFFICER:	Mrs K Williams	DATE VALID:	01.12.2003	3059
GRID REF:	E 434507	TARGET DATE:	26.01.2004	FUL
	N 457806	DECISION DATE:	21.01.2004	FUL

APPLICATION NO: 6.100.2324.FUL

LOCATION:

Barnacre High Bond End Knaresborough North Yorkshire HG5 9BS

PROPOSAL:

Single storey rear extension to Barnacre and conversion of garage into living accommodation to the Cottage within the grounds.

APPLICANT:

Mr And Mrs S Walker

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 21.01.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS

- 3 CD12A MATCHING MATERIALS
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no windows shall be inserted in the northern elevations of the converted garage hereby approved, without the prior written approval of the Local Planning Authority.
- 5 The proposed conversion of the garage into living accommodation shall be used wholly in conjunction with and in addition to the existing living accommodation at the dwelling known as Barnacre high bond End Knaresborough HG5 9BS.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 In the interests of visual amenity
- 5 CF06R SEPARATE RESIDENTIAL UNIT UNACCEPTABLE

CASE NUMBER:	03/05966/CMA	WARD:	Knaresborough King James	6.10
CASE OFFICER:	Mrs K Williams	DATE VALID:	01.12.2003	3059
GRID REF:	E 435400	TARGET DATE:	29.12.2003	CMA
	N 456700	DECISION DATE:	28.01.2004	3059
				CMA

APPLICATION NO: 6.100.324.AP.CMA

LOCATION:

King James School King James Road Knaresborough North Yorkshire HG5 8EB

PROPOSAL:

Retention of Elliott Medway Prefabricated Classroom Unit No.2.

APPLICANT:

King James School

Subject to NO OBJECTIONS

CASE NUMBER:	03/06086/FUL	WARD:	Knarborough King	Jan
CASE OFFICER:	Mrs K Williams	DATE VALID:	15.12.2003	306
GRID REF:	E 435200	TARGET DATE:	09.02.2004	FUL
	N 456685	DECISION DATE:	20.01.2004	

APPLICATION NO: 6.100.2328.FUL

LOCATION:

10 Stockdale Walk Knarborough North Yorkshire HG5 8DZ

PROPOSAL:

Erection of replacement detached garage to rear.

APPLICANT:

Mrs F E Henderson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.01.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	03/06127/FUL	WARD:	Knarborough King	Jan
CASE OFFICER:	Mrs K Williams	DATE VALID:	10.12.2003	306
GRID REF:	E 435658	TARGET DATE:	04.02.2004	FUL

6.10
306
FUL
Jan
306
FUL

N 456382

DECISION DATE: 28.01.2004

APPLICATION NO: 6.100.2325.FUL

LOCATION:

35 Aspin Park Road Knaresborough North Yorkshire HG5 8HG

PROPOSAL:

Erection of two storey side extension with 1no front dormer and 2no rear velux windows.

APPLICANT:

Mrs K Backhouse

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.01.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER: 03/06156/FUL
CASE OFFICER: Mr M Parkes
GRID REF: E 435970
N 456780

WARD: Knaresborough East
DATE VALID: 11.12.2003
TARGET DATE: 05.02.2004
DECISION DATE: 26.01.2004

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306'
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306'
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APPLICATION NO: 6.100.2326.FUL

LOCATION:

1 The Paddock Knaresborough North Yorkshire HG5 0SH

PROPOSAL:

Erection of two storey and first floor side extension and single storey rear extension.

APPLICANT:

Mr And Mrs L Parsons

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.01.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 12.01.2004
- 3 CD12A MATCHING MATERIALS
- 4 CD15A NO FURTHER WINDOWS IN DEVELOPMENT ... south ... extension

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD13R VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER: 03/06182/FUL
CASE OFFICER: Mrs K Williams
GRID REF: E 435803
N 455911

WARD: Knaresborough King James
DATE VALID: 12.12.2003
TARGET DATE: 06.02.2004
DECISION DATE: 26.01.2004

6.10
306'
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306'
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N 455911

DECISION DATE: 26.01.2004

APPLICATION NO: 6.100.2327.FUL

LOCATION:

14 Abbots Way Knaresborough North Yorkshire HG5 8EU

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr & Mrs A Bates

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.01.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 Notwithstanding the submitted details, the windows on the eastern elevation facing the rear of No. 8 Abbey Mill View shall be entirely obscurely glazed and thereafter retained as such.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER: 03/05856/FUL **WARD:** Ribston
CASE OFFICER: Mrs K Williams **DATE VALID:** 24.11.2003
GRID REF: E 438510 **TARGET DATE:** 19.01.2004
 N 456090 **DECISION DATE:** 19.01.2004

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APPLICATION NO: 6.101.79.A.FUL

LOCATION:

1 Goldsborough Court Goldsborough Knaresborough North Yorkshire HG5 8AP

PROPOSAL:

Erection of single storey rear/side extension.

APPLICANT:

Mr And Mrs D James

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.01.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 CP01 ARCHAEOLOGY WATCHING BRIEF

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CP01R THE SITE IS OF ARCHAEOLOGICAL INTEREST

CASE NUMBER: 03/05898/FUL **WARD:** Ouseburn
CASE OFFICER: Mrs K Williams **DATE VALID:** 25.11.2003
GRID REF: E 445950 **TARGET DATE:** 20.01.2004
 N 456819 **DECISION DATE:** 13.01.2004

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FUL

APPLICATION NO: 6.103.7.Z.FUL

LOCATION:

Bay Horse Inn York Road Green Hammerton York North Yorkshire YO26 8BN

PROPOSAL:

Replace existing roof to store at rear, block up existing door and window and installation of 2no extractor fans and 1no intake fan.

APPLICANT:

New Century Inns Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.01.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Before the development hereby permitted commences a scheme shall be agreed with the Local Planning Authority which specifies the full details of the intended extractor fans to be used including details of noise levels and provisions to be made for the control of any possible noise and odour nuisances emanating from the site.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CN03R IN THE INTERESTS OF AMENITY

CASE NUMBER:	03/00807/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs F Mackay	DATE VALID:	25.02.2003
GRID REF:	E 450649	TARGET DATE:	22.04.2003
	N 456867	DECISION DATE:	28.01.2004

6.11
3008
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6.11
3008
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APPLICATION NO: 6.115.112.FUL

LOCATION:

Moor End Moor Monkton York North Yorkshire YO5 8JA

PROPOSAL:

Conversion of workshop to form additional living accommodation for Moor End.

APPLICANT:

Mr J Hawkwood

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.01.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 25.04.03
- 3 CD15A NO FURTHER WINDOWS IN DEVELOPMENT ... any ... development
- 4 HW23 GARAGE CONVERSION TO HABITABLE ROOM

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD15AR PRIVACY AND RESIDENTIAL AMENITY
- 4 HW23R ROAD SAFETY REQUIREMENTS

INFORMATIVES

1. This Notice of Decision does not grant consent or imply any grant of consent for the developer to enter any adjoining land either to construct or subsequently maintain the development hereby permitted.
2. You are advised that the development may involve building work covered by the Party Wall etc Act 1996 that is separate from planning or building regulations control. Do not commence work on the development until you comply with the provisions of this Act.

CASE NUMBER:	03/05719/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	28.11.2003
GRID REF:	E 451242	TARGET DATE:	23.01.2004
	N 456826	DECISION DATE:	23.01.2004

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APPLICATION NO: 6.115.61.G.FUL

LOCATION:

Golden Ray Cottage Moor Monkton York North Yorkshire YO5 8JA

PROPOSAL:

Erection of single storey rear extension to existing detached garage forming store.

APPLICANT:

Peter & Helen Wilson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.01.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

CASE NUMBER:	03/06034/LB	WARD:	Ribston
CASE OFFICER:	Miss S Taylor	DATE VALID:	04.12.2003
GRID REF:	E 434145	TARGET DATE:	29.01.2004
	N 452630	DECISION DATE:	27.01.2004

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APPLICATION NO: 6.121.180.LB

LOCATION:

Rudding Gate And Rudding Arch Knaresborough Road Follifoot Harrogate North Yorkshire HG3 1DT

PROPOSAL:

Listed Building application for the replacement of existing rooflights, various works to the existing windows and doors and various internal alterations.

APPLICANT:

Rudding Estate

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.01.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 12.01.2004 and letter received 27.01.2004
- 3 A sample of the double glazed sash windows to be used in the extended part of the Listed Building and details of the replacement rooflights shall be submitted and approved in writing by Local Planning Authority, and no construction shall be commenced in advance of any such approval.
- 4 Joinery and plasterwork to walls and ceilings, including doors, architraves, skirtings and cornices forming part of the internal alterations hereby approved shall match the historic pattern of the property.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
 - 2 CC01R ACCORDANCE WITH DRAWINGS
 - 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
 - 4 To ensure that the words are appropriate.
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CASE NUMBER:	03/06063/FUL	WARD:	Ribston
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	09.12.2003
GRID REF:	E 434130	TARGET DATE:	03.02.2004
	N 452580	DECISION DATE:	20.01.2004

APPLICATION NO: 6.121.174.B.FUL

LOCATION:

Hilltop House Pannal Road Follifoot Harrogate North Yorkshire HG3 1DR

PROPOSAL:

Retention of new vehicular access.

APPLICANT:

N Pettit And L Harris

APPROVED subject to the following conditions:-

- 1 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 2 Within 3 months of the date of this decision notice, the entrance shall be finished with the stone taken from the demolished section of front boundary wall and used to create return walls forming the radius of the access, in strict accordance with the submitted drawings.
- 3 Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements:-
 - (ic) the crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or the Specification of the Local Highway Authority;
 - (ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall open into the site;
 - (iii) that part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10
 - (v) provision shall be made to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the approved details and/or the Specification of the Local Highway Authority.

That part of the access extended 6 metres into site from the boundary of the existing and proposed highway shall be made up and surfaced in accordance with details submitted for the prior written approval of the Local Planning Authority

NOTE:

You are advised that a separate licence will be required from the Local Highway Authority in order to allow any works in the adopted highway to be carried out. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

- 4 Prior to the commencement of the development hereby permitted visibility splays providing clear visibility of 2m x 90m measured down the centre line of the access road and the nearside channel line of the major road shall be provided at the junction of the access road with the county highway. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reasons for Conditions:-

- 1 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 2 In order to safeguard the character and appearance of the conservation area and setting of the listed building.
- 3 In the interests of highway safety and visual amenity.
- 4 HW10R ROAD SAFETY REQUIREMENTS

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	03/04364/FUL	WARD:	Spofforth With Lower Wharfedale	6.12 3043 FUL
CASE OFFICER:	Mr M Parkes	DATE VALID:	17.11.2003	6.12 3043 FUL
GRID REF:	E 436273 N 451045	TARGET DATE:	12.01.2004	
		DECISION DATE:	05.01.2004	

APPLICATION NO: 6.122.261.FUL

LOCATION:

23 Castle Street Spofforth Harrogate North Yorkshire HG3 1AP

PROPOSAL:

Retention of 1 no 10m high wooden telegraph pole with associated wires and attachments.

APPLICANT:

BT PLC

APPROVED subject to the following conditions:-

- 1 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CC02R COMPLIANCE WITH DRAWINGS

CASE NUMBER:	03/04366/FUL	WARD:	Spofforth With Lower Wharfedale	6.12 3043 FUL
CASE OFFICER:	Mr M Parkes	DATE VALID:	17.11.2003	6.12
GRID REF:	E 436199 N 450954	TARGET DATE:	12.01.2004	3043
		DECISION DATE:	05.01.2004	FUL

APPLICATION NO: 6.122.260.FUL

LOCATION:

Land At GR 436199/450954 Outside Carr House School Lane Spofforth Harrogate North Yorkshire

PROPOSAL:

Retention of 1 no 9m high telegraph pole.

APPLICANT:

BT PLC

APPROVED subject to the following conditions:-

- 1 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CC02R COMPLIANCE WITH DRAWINGS

CASE NUMBER:	03/04967/FUL	WARD:	Spofforth With Lower Wharfedale	6.12 3049 FUL
CASE OFFICER:	Mr M Parkes	DATE VALID:	17.11.2003	6.12 3049 FUL
GRID REF:	E 436136 N 451206	TARGET DATE:	12.01.2004	
		DECISION DATE:	05.01.2004	

APPLICATION NO: 6.122.262.FUL

LOCATION:

Land At Grid Ref 436136/451206 Adjacent To No 1 Beech Lane Spofforth Harrogate North Yorkshire

PROPOSAL:

Retention of 1 no 7.6m high wooden telegraph pole with associated fixings.

APPLICANT:

British Telecommunications PLC

APPROVED subject to the following conditions:-

1 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

1 CC02R COMPLIANCE WITH DRAWINGS

CASE NUMBER:	03/04968/FUL	WARD:	Spofforth With Lower Wharfedale	6.12 3049 FUL
CASE OFFICER:	Mr M Parkes	DATE VALID:	17.11.2003	6.12 3049 FUL
GRID REF:	E 436324 N 451003	TARGET DATE:	12.01.2004	
		DECISION DATE:	05.01.2004	

APPLICATION NO: 6.122.263.FUL

LOCATION:

Land At Grid Ref 436324/451003 Adjacent To No 1-3 Castle Street Spofforth Harrogate North Yorkshire

PROPOSAL:

Retention of 1 no 7.6m high wooden telegraph pole with associated fixings.

APPLICANT:

British Telecommunications PLC

APPROVED subject to the following conditions:-

- 1 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CC02R COMPLIANCE WITH DRAWINGS

CASE NUMBER:	03/04969/FUL	WARD:	Spofforth With Lower Wharfedale	6.12 3049 FUL
CASE OFFICER:	Mr M Parkes	DATE VALID:	17.11.2003	6.12 3049 FUL
GRID REF:	E 432178 N 451302	TARGET DATE:	12.01.2004	
		DECISION DATE:	05.01.2004	

APPLICATION NO: 6.122.264.FUL

LOCATION:

Land At Grid Ref 432178/451302 Adjacent To No 1 Columbine Terrace Spofforth Harrogate North Yorkshire

PROPOSAL:

Retention of 1 no 7.6 high wooden telegraph pole with associated fixings.

APPLICANT:

British Telecommunications PLC

APPROVED subject to the following conditions:-

- 1 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CC02R COMPLIANCE WITH DRAWINGS
-

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FUL

CASE NUMBER: 03/04970/FUL **WARD:** Spofforth With Lower
Wharfedale
CASE OFFICER: Mr M Parkes **DATE VALID:** 17.11.2003
GRID REF: E 436405 **TARGET DATE:** 12.01.2004
N 450896 **DECISION DATE:** 05.01.2004

APPLICATION NO: 6.122.265.FUL

LOCATION:

Land At Grid Reference 436405/450896 Adjacent 16 High Street Spofforth Harrogate
North Yorkshire

PROPOSAL:

Retention of 1 no 7.6m high wooden telegraph pole with associated fixings.

APPLICANT:

British Telecommunications PLC

APPROVED subject to the following conditions:-

1 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

1 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

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CMA

CASE NUMBER: 03/05104/CMA **WARD:** Marston Moor
CASE OFFICER: Mrs K Williams **DATE VALID:** 21.10.2003
GRID REF: E 446765 **TARGET DATE:** 18.11.2003
N 452140 **DECISION DATE:** 28.01.2004

APPLICATION NO: 6.124.70.L.CMA

LOCATION:

Tockwith C.E. Primary School Southfield Lane Tockwith York North Yorkshire YO26 7QP

PROPOSAL:

Formation of car park extension.

APPLICANT:

Mrs A M Lumley

Subject to NO OBJECTIONS

CASE NUMBER:	03/04950/FUL	WARD:	Marston Moor
CASE OFFICER:	Mr A Hough	DATE VALID:	17.10.2003
GRID REF:	E 452050	TARGET DATE:	12.12.2003
	N 448590	DECISION DATE:	23.12.2003

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3049
FUL

APPLICATION NO: 6.125.98.G.FUL

LOCATION:

Barn To South Of Sycamore Farm Angram York North Yorkshire

PROPOSAL:

Conversion of existing barn to form 2 no. dwellings and formation of new vehicular access (site area 0.12 ha).

APPLICANT:

Colonel EC York

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.12.2008
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 8.12.2003
- 3 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS
- 4 CD05 REVEALS: MM ... 75
- 5 CD13 WINDOW FRAME MATERIALS ... timber
- 6 Details of the proposed boundary treatment shall be submitted for the written approval of the local planning authority. Thereafter the approved details shall be implemented prior to the first occupation of the dwellings and thereafter retained as such unless otherwise approved in writing by the local planning authority.
- 7 CB02 NO SURFACE WATER DISCHARGE TO FOUL SEWER
- 8 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 9 Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements:-

- (i) The access shall be laid out so as to give a minimum carriageway width of 4.5

metres for a distance of 6 metres back and that part of the access road extending 6 metres into the site shall be constructed in accordance with Standard Detail number E6a and the Specification of the Local Highway Authority

(ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall open into the site;

(iii) provision shall be made to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the approved details and/or Standard Detail number E6a and the Specification of the Local Highway Authority.

NOTE:

You are advised that a separate licence will be required from the Local Highway Authority in order to allow any works in the adopted highway to be carried out. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

10 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING ... Reference Site Plan

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CI02YR PROTECT VISUAL AMENITY
- 4 CD05R VISUAL AMENITY
- 5 CD13R VISUAL AMENITY
- 6 In the interests of both visual amenity and residential amenity.
- 7 CB02R DRAINAGE REQUIREMENTS
- 8 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMENT
- 9 HW07R VEHICLE AND PEDESTRIAN SAFETY REQUIREMENTS
- 10 HW17R ROAD SAFETY REQUIREMENTS

INFORMATIVES

1. In order to construct a new vehicular access in the position shown an existing telephone box will need to be relocated. The applicants will need to reach agreement with all parties concerned including North Yorkshire County Council Environmental Divisional engineer, Mr C Jackson at Canal road Selby -Tel 01757 702441

CASE NUMBER: 03/05927/FUL
CASE OFFICER: Mrs K Williams
GRID REF: E 450110
N 450925

WARD: Marston Moor
DATE VALID: 27.11.2003
TARGET DATE: 22.01.2004
DECISION DATE: 14.01.2004

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N 450925

DECISION DATE: 14.01.2004

APPLICATION NO: 6.125.74.A.FUL

LOCATION:

15 Butt Hedge Long Marston York North Yorkshire YO26 7LW

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

S And D Goodyear

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 14.01.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 Notwithstanding the submitted details, prior to the first occupation of the conservatory a 1.8 metre high close-boarded fence shall be erected along the joint boundary with No. 18 Butt Hedge at a length of no less than 4 metres.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY

CASE NUMBER: 03/04290/FUL
CASE OFFICER: Mrs K Williams
GRID REF: E 442741
N 450103

WARD: Ribston
DATE VALID: 12.09.2003
TARGET DATE: 07.11.2003
DECISION DATE: 14.01.2004

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APPLICATION NO: 6.136.165.FUL

LOCATION:

Lambs Acre (Formerly The Paddocks), Ingmanthorpe Hall Farm York Road Ingmanthorpe Wetherby North Yorkshire LS22 5EQ

PROPOSAL:

Demolition of existing single storey side extension and erection of single storey side extension and rear conservatory, erection of stable block/tractor store and extension of

domestic curtilage.

APPLICANT:

Mr And Mrs C O'Donnell

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 14.01.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12X SAMPLES OF MATCHING MATERIALS
- 4 Notwithstanding the submitted details the proposed stable block shall be restricted to two stables only, and there shall be no burning or stockpiling of manure on the site.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 4 CN01R AMENITIES OF NEIGHBOURS

CASE NUMBER:	03/05503/LB	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	06.11.2003
GRID REF:	E 439924	TARGET DATE:	01.01.2004
	N 450519	DECISION DATE:	30.12.2003

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LB/1

APPLICATION NO: 6.136.151.B.LB

LOCATION:

West Kirk Deighton Hall Mark Lane Kirk Deighton Wetherby North Yorkshire LS22 4EF

PROPOSAL:

Listed Building application for the erection of extension to rear porch.

APPLICANT:

Mr And Mrs Af Uhr

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 30.12.2008
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12X SAMPLES OF MATCHING MATERIALS
- 4 The window frames of the development hereby permitted shall be constructed in

timber and no other materials shall be used without the prior written consent of the Local Planning Authority.

5 CD16 NATURAL STONE HEADS AND CILLS

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD13R VISUAL AMENITY
- 5 CD16R VISUAL AMENITY

CASE NUMBER:	03/05595/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	11.11.2003
GRID REF:	E 439924	TARGET DATE:	06.01.2004
	N 450519	DECISION DATE:	30.12.2003

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APPLICATION NO: 6.136.151.C.FUL

LOCATION:

West Kirk Deighton Hall Mark Lane Kirk Deighton Wetherby North Yorkshire LS22 4EF

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr And Mrs Af Uhr

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 30.12.2008
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12X SAMPLES OF MATCHING MATERIALS
- 4 CD16 NATURAL STONE HEADS AND CILLS
- 5 The window frames of the development hereby permitted shall be constructed in timber and no other materials shall be used without the prior written consent of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY

- 4 CD16R VISUAL AMENITY
- 5 CD13R VISUAL AMENITY

CASE NUMBER:	03/05302/FUL	WARD:	Spofforth With Lower Wharfedale	6.14 3053 FUL
CASE OFFICER:	Miss S Taylor	DATE VALID:	21.11.2003	6.14 3053 FUL
GRID REF:	E 428806 N 446947	TARGET DATE:	16.01.2004	
		DECISION DATE:	19.01.2004	

APPLICATION NO: 6.147.85.C.FUL

LOCATION:

6 Weeton Terrace Weeton Leeds North Yorkshire LS17 0BB

PROPOSAL:

Erection of single storey side extension and front porch, conversion of roof space above existing kitchen to form additional living accommodation.

APPLICANT:

Mr & Mrs A Homburg

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.01.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 16.01.2004
- 3 CD14 NO WINDOWS IN DEVELOPMENT ... flank elevation ... single storey side extension
- 4 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 5 HW23 GARAGE CONVERSION TO HABITABLE ROOM

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 4 CD12R VISUAL AMENITY
- 5 HW23R ROAD SAFETY REQUIREMENTS

CASE NUMBER: 03/05378/TPO **WARD:** Newby
CASE OFFICER: Mr A Caines **DATE VALID:** 30.10.2003
GRID REF: E 432140 **TARGET DATE:** 25.12.2003
 N 472018 **DECISION DATE:** 08.12.2003

TPO
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TPO

APPLICATION NO: 6.32.19.B.TPO

LOCATION:

Pine Court Dishforth Road Sharow Ripon North Yorkshire HG4 5BQ

PROPOSAL:

Felling of 1no Thuja Tree within Area A7 of Tree Preservation Order 03/1970.

APPLICANT:

Mrs Appleyard

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 08.12.2008
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 During the first planting season (October-March) following the felling of the tree hereby granted consent, replacement tree planting shall take place as follows:-

No. of trees	1
Species of trees	Yew
Stock size	8-10cm
Location of planting	Within the property

No later than two weeks following the carrying out of the above required replacement tree planting, notice shall be provided, in writing, to the Local Planning Authority, confirming completion of the required works.

- 4 CL16 TREE WORK TO BS 3998

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CL18AR MAINTAIN AMENITY/INSPECT PLANTING
- 4 CL16R HEALTH AND AMENITY OF TREES

CASE NUMBER: 03/05920/TPO **WARD:** Newby
CASE OFFICER: Mr A Caines **DATE VALID:** 26.11.2003
GRID REF: E 437109 **TARGET DATE:** 21.01.2004

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GRID REF: E 437109 **TARGET DATE:** 21.01.2004
N 470543 **DECISION DATE:** 20.01.2004

TPO

APPLICATION NO: 6.34.46.TPO

LOCATION:

4 Devonshire Green Marton Le Moor Ripon North Yorkshire HG4 5DL

PROPOSAL:

Crown lifting of 1 no. Sycamore tree, T1 of Tree Preservation Order No. 7/1998.

APPLICANT:

Mr D Thompson

APPROVED subject to the following conditions:-

- 1 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 2 Crown lifting is permitted to the base of the canopy only.
- 3 CL16 TREE WORK TO BS 3998

Reasons for Conditions:-

- 1 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 2 CL16R HEALTH AND AMENITY OF TREES
- 3 CL16R HEALTH AND AMENITY OF TREES

CASE NUMBER: 03/05597/FUL **WARD:** Claro
CASE OFFICER: Mr A Caines **DATE VALID:** 11.11.2003
GRID REF: E 439155 **TARGET DATE:** 06.01.2004
N 465535 **DECISION DATE:** 06.01.2004

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FUL

APPLICATION NO: 6.64.74.R.FUL

LOCATION:

Ashdown Lodge Minskip Road Boroughbridge York North Yorkshire YO51 9HY

PROPOSAL:

Erection of two storey side extension with installation of 3no velux windows to rear and 2no velux windows to front.

APPLICANT:

Mr & Mrs Sadler

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.01.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

CASE NUMBER:	03/05893/PDU CO	WARD:	Boroughbridge
CASE OFFICER:	Mrs K Williams	DATE VALID:	26.11.2003
GRID REF:	E 439734	TARGET DATE:	21.01.2004
	N 465514	DECISION DATE:	30.12.2003

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PDU
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APPLICATION NO: 6.64.321.A.PDU CO

LOCATION:

35 The Chase Boroughbridge York North Yorkshire YO51 9JT

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr R C Goddard

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 30.12.2008
- 2 CD12A MATCHING MATERIALS
- 3 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 3 CC03R TO SECURE SATISFACTORY IMPLEMENTATION

CASE NUMBER:	03/06151/PDU CO	WARD:	Claro
CASE OFFICER:	Mr M Parkes	DATE VALID:	11.12.2003
GRID REF:	E 439013	TARGET DATE:	05.02.2004
	N 464857	DECISION DATE:	26.01.2004

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PDU
O/O
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306'
PDU
O/1

APPLICATION NO: 6.64.609.PDU CO

LOCATION:

8 Lodge Yard Minskip York North Yorkshire YO51 9HZ

PROPOSAL:

Installation of 2 no front velux rooflights.

APPLICANT:

Mr Watson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.01.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 22.01.2004

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	03/06218/RENEW	WARD:	Boroughbridge
CASE OFFICER:	Mrs L Drake	DATE VALID:	16.12.2003
GRID REF:	E 439720	TARGET DATE:	10.02.2004
	N 466450	DECISION DATE:	23.01.2004

APPLICATION NO: 6.64.408.E.RENEW

LOCATION:

Land To South Of The Vicarage Church Lane Boroughbridge York North Yorkshire

PROPOSAL:

Renewal of unimplemented permission no. 6.64.408.D.RENEW, for the renewal of unimplemented permission no. 6.64.408.B.OUT for outline permission for residential development including access (site area 0.08 ha).

APPLICANT:

Ripon And Leeds Diocesan Board Of Finance

APPROVED subject to the following conditions:-

- 1 CA06 OUTLINE/RESERVED MATTERS ... 23.01.2007 ... 23.01.2009
- 2 CA01 OUTLINE
- 3 The applicant shall be required to enter into a Section 278 Agreement to carry out the road works needed to provide visibility as indicated on Plan No 94/155/101 (Bryan Hall) and dated May 1994.
- 4 HW01 DETL'D PLAN ROAD/FT'WY LY'OUT OA ALLTYP
- 5 HW02 CON'ST ROADS/FT'WY PRIOR TO OCC OF DWLGS
- 6 HW05 DETL'D PLANS ACCESS ARRANG'MTS (PRIVATE)
- 7 Prior to the commencement of the development hereby permitted visibility splays providing clear visibility of 2m x 60metres measured down the centre line of the access road and the nearside channel line of the major road shall be provided at the junction of the access road with the county highway at Church Lane. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 8 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 9 No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the Local Planning Authority.
- 10 CB26X NO SW/FOUL DISCHG UNTIL APP WRK COMPLETE

Reasons for Conditions:-

- 1 CA06R TO COMPLY WITH SECTIONS 91-94
- 2 CA01R SAFEGUARD RIGHTS OF CONTROL
- 3 In the interests of highway safety.

- 4 HW01R ROAD SAFETY REQUIREMENTS
- 5 HW02R ROAD SAFETY REQUIREMENTS
- 6 HW05R ROAD SAFETY REQUIREMENTS
- 7 HW10R ROAD SAFETY REQUIREMENTS
- 8 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 9 CB26R TO ENSURE DEV CAN BE PROPERLY DRAINED
- 10 CB26XR TO ENSURE PROPER PROVISION IS MADE

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	03/06020/FUL	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	05.12.2003
GRID REF:	E 436739	TARGET DATE:	30.01.2004
	N 462764	DECISION DATE:	22.01.2004

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APPLICATION NO: 6.70.85.A.FUL

LOCATION:

7 Spellow Grove Staveley Knaresborough North Yorkshire HG5 9LH

PROPOSAL:

Erection of two storey rear extension and erection of detached garage and store.

APPLICANT:

Mr And Mrs K Atkinson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 22.01.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

4 CD14 NO WINDOWS IN DEVELOPMENT ... side first floor ... extension

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	03/06032/FUL	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	10.12.2003
GRID REF:	E 436866	TARGET DATE:	04.02.2004
	N 462656	DECISION DATE:	28.01.2004

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APPLICATION NO: 6.70.117.FUL

LOCATION:

11 Pinfold Green Staveley Knaresborough North Yorkshire HG5 9LR

PROPOSAL:

Erection of two storey side extension.

APPLICANT:

Mr And Mrs N Jones

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.01.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS

- 3 Notwithstanding the details shown on the submitted plans or the terms of Condition 02 above, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan of the side elevation showing the dormer window and full details of the materials for the cheeks, face and roof of the dormer. Once approved work shall be carried out strictly in accordance with those details.
- 4 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 CD12R VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	03/05065/CON	WARD:	Claro
CASE OFFICER:	Mrs K Williams	DATE VALID:	30.10.2003
GRID REF:	E 441690	TARGET DATE:	25.12.2003
	N 463400	DECISION DATE:	24.12.2003

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APPLICATION NO: 6.71.132.B.FUL

LOCATION:
2-3 Croft Cottages Grafton York North Yorkshire

PROPOSAL:
Conservation Area application for the demolition of buildings.

APPLICANT:
Alison Muriel Zucker

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 24.12.2008
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The access to 2-3 Croft Cottages and the removal of demolition materials from the demolition site hereby approved shall be via No. 4 and 5 The Croft only. No access or removal of rubble shall be taken past Nookin Cottage or the track, which serves this property known as The Nookin.
- 4 No development shall take place until a survey to identify the usage of the 2- 3 Croft Cottages, Grafton, by bats has been undertaken and any necessary mitigation measures (which may include limitations on the times of year when work can be carried out) have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reasons for Conditions :-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 In the interests residential amenity of the occupants of Nookin Cottage and the Nookin.
- 4 To safeguard protected species in accordance with Harrogate District Local Plan Policy NC6.

INFORMATIVES

1. You are strongly encouraged to contact English Nature in respect of condition No. 4 at an early date for advice as to a suitable person to do a survey and for procedures to follow in notifying them of works. Section 9 of the Act requires English Nature to be consulted over any development which might affect bats or their roost sites.

CASE NUMBER:	03/04911/FUL	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	03.12.2003
GRID REF:	E 437740	TARGET DATE:	28.01.2004
	N 460153	DECISION DATE:	13.01.2004

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APPLICATION NO: 6.78.81.FUL

LOCATION:

1 Poplars Farm Cottages Ferrensby Knaresborough North Yorkshire HG5 0RH

PROPOSAL:

Erection of single storey rear extension and first floor side extension.

APPLICANT:

Kevin Smith

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.01.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 23.12.2003
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY

CASE NUMBER: 03/05527/FUL
CASE OFFICER: Mr A Caines
GRID REF: E 444656
N 461786

WARD: Ouseburn
DATE VALID: 12.11.2003
TARGET DATE: 07.01.2004
DECISION DATE: 07.01.2004

6.80
305
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FUL

APPLICATION NO: 6.80.152.FUL

LOCATION:

14 Springfield Rise Great Ouseburn York North Yorkshire YO51 9SE

PROPOSAL:

Erection of first floor side extension over existing attached garage and single and two storey rear extensions.

APPLICANT:

Mr And Mrs C Brown

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 07.01.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 The window in the side (south east elevation) of the two storey rear extension hereby permitted shall be omitted or obscure glazed and maintained as such at all times unless otherwise agreed in writing by the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY

CASE NUMBER:	03/05057/FUL	WARD:	Claro
CASE OFFICER:	Mrs K Williams	DATE VALID:	26.11.2003
GRID REF:	E 433771	TARGET DATE:	21.01.2004
	N 459447	DECISION DATE:	14.01.2004

6.83
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3050
FUL

APPLICATION NO: 6.83.150.FUL

LOCATION:

Field At Lingerfield Farm Market Flat Lane Scotton Knaresborough North Yorkshire

PROPOSAL:

Erection of 1no Stable block comprising of 2no stables and 1no tack/feed store (site area 0.004ha).

APPLICANT:

Mrs Jane Macintosh

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 14.01.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The landfill gas mitigation measures that shall be incorporated in the proposed development shall comprise of:-
 - a) a concrete floor, and
 - b) sealing/protection of all services to the extension, and
 - c) adequate high level ventilation,as detailed in the Building Research Establishment report 1991 ref CI/SFB(L26)(A3j) in accordance with the Approved Document C2 Dangerous and Offensive Substances, and a verification report shall be submitted to the Local Planning Authority upon completion of any such works.
- 4 All foul drainage, including contaminated surface water runoff, must be disposed of in such a way as to prevent any discharge to any borehole, well, spring, soak away or watercourse including dry ditches with connection to a watercourse.
- 5 A detailed scheme for landscaping, including the planting of trees and/or shrubs and the use of surface materials shall be submitted to the Local Planning Authority and no development shall take place until the Local Planning Authority have approved a

landscaping scheme; such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and the timing of implementation of the scheme, including any earthworks required.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 To ensure a safe development.
- 4 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMENT
- 5 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY

CASE NUMBER:	03/05405/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	26.11.2003
GRID REF:	E 444300	TARGET DATE:	21.01.2004
	N 457885	DECISION DATE:	26.01.2004

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3054
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APPLICATION NO: 6.96.46.K.FUL

LOCATION:

Oaklands High Street Whixley York North Yorkshire YO26 8AW

PROPOSAL:

Erection of first floor side extensions, conversion & extension of outbuildings to form additional living accommodation with double garage & felling of 1no Holly Tree & 1no unknown species tree within Whixley Conservation Area.

APPLICANT:

Mr Michael McVicar

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.01.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

HARROGATE BOROUGH COUNCIL

AREA2 DEVELOPMENT CONTROL COMMITTEE

LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING SERVICES AFTER CONSULTATION WITH THE CHAIRMAN or VICE CHAIRMAN OF AREA2 DEVELOPMENT CONTROL COMMITTEE

6.10
304:
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CASE NUMBER:	03/04240/FUL	WARD:	Knareborough Scriv	6.10
CASE OFFICER:	Mr M Williams	DATE VALID:	09.09.2003	304:
GRID REF:	E 432760	TARGET DATE:	04.11.2003	FUL
	N 458542	DECISION DATE:	22.12.2003	

APPLICATION NO: 6.100.2295.FUL

LOCATION:

1 Scotton Grove Knareborough North Yorkshire HG5 9HQ

- 3 To ensure a satisfactory means of public access to the site from the public highway, in the interests of vehicle and pedestrian safety and convenience.
 - 4 CD12XR IN THE INTERESTS OF VISUAL AMENITY
 - 5 CD15AR PRIVACY AND RESIDENTIAL AMENITY
 - 6 In the interests of residential amenity.
-

CASE NUMBER:	03/04613/FUL	WARD:	Knaresborough East
CASE OFFICER:	Mr W McEwan	DATE VALID:	01.10.2003
GRID REF:	E 435710	TARGET DATE:	26.11.2003
	N 457430	DECISION DATE:	22.12.2003

APPLICATION NO: 6.100.274.C.FUL

LOCATION:

33 Stockwell Lane Knaresborough North Yorkshire HG5 0DA

PROPOSAL:

Erection of 1 metre high boundary wall, 2 metre high boundary fence and formation of new vehicular access.

APPLICANT:

Christine Harrison

REFUSED. Reason(s) for refusal:-

- 1 The proposed heights of the side fence and associated vehicle entrance gate are considered excessive and would appear as discordant features, visually detrimental to the street scene and as a consequence the proposal is contrary to policies A1 and HD20 of the adopted Harrogate District Local Plan.
 - 2 Furthermore the height of the proposed front boundary wall is considered to be excessive for this location and likely to interfere with visibility between pedestrians and traffic and therefore will be potentially detrimental to highway safety at a busy road junction, contrary to policy A1 of the adopted Harrogate District Local Plan.
-

CASE NUMBER:	03/04680/COU	WARD:	Knaresborough King .
CASE OFFICER:	Mrs K Williams	DATE VALID:	30.09.2003
APPLICATION NO:	E.404862	TARGET DATE:	25.11.2003
APPLICATION NO:	6.100.262.D.COU		

N 456988

DECISION DATE: 22.12.2003

APPLICATION NO: 6.100.463.D.COUI

LOCATION:

29 Waterside Knaresborough North Yorkshire HG5 8DE

PROPOSAL:

Conversion of existing domestic garage to form ice cream kiosk.

APPLICANT:

Mr S Woodrow

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 22.12.2008
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter and/or drawings received by the Council of the Borough of Harrogate on the 26 November 2003 and as modified by the conditions of this consent.
- 3 CI03 SPECIFIED USE ONLY
- 4 CI08 NO OUTSIDE STORAGE
- 5 HW19 PRKG SPCES TO REMAIN AVL'BL FOR VEH PRKG
- 6 Notwithstanding the submitted details the external door to the garage hereby approved shall be vertical boarded timber, unless otherwise approved in writing by the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CI03R SPECIFIED USE ONLY
- 4 CI08R GENERAL AMENITY
- 5 HW19R ROAD SAFETY REQUIREMENTS
- 6 CD12AR IN THE INTERESTS OF VISUAL AMENITY

CASE NUMBER: 03/04828/FUL
CASE OFFICER: Mrs K Williams
GRID REF: E 435150
N 457000

WARD: Knaresborough East
DATE VALID: 10.11.2003
TARGET DATE: 05.01.2004
DECISION DATE: 05.01.2004

APPLICATION NO: 6.100.1476.O.FUL

LOCATION:

16 High Street Knaresborough North Yorkshire HG5 0EQ

PROPOSAL:

Installation of 1 no extractor fan and flue to south east elevation.

APPLICANT:

Mrs Gemma Forster

REFUSED. Reason(s) for refusal:-

- 1 The proposed installation of 1 No. extractor fan and flue to the southwest elevation has not been accompanied by full details or justification in accordance with Para. 3.4 of Planning Policy Guidance Note 15 and in the absence of such the works would detract from the character and appearance of this listed building and be contrary to Harrogate District Local plan policy HD1 and North Yorkshire Structure Plan policy E4.

CASE NUMBER:	03/04991/COU	WARD:	Knaresborough East
CASE OFFICER:	Mr M Parkes	DATE VALID:	28.11.2003
GRID REF:	E 453173	TARGET DATE:	23.01.2004
	N 456990	DECISION DATE:	05.01.2004

APPLICATION NO: 6.100.2303.COU

LOCATION:

Anchor Studio High Street Knaresborough North Yorkshire

PROPOSAL:

Change of use from blind manufacturing place (Use Class B2) to martial arts and fitness studio.

APPLICANT:

Chris Jones

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.01.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 28.11.2003 and 19.12.2003
- 3 Prior to the use hereby approved being brought into use an acoustic consultants report on the transmission of sound to adjoining premises arising from the intended use shall be submitted to and approved in writing by the Local Planning Authority.

- The recommendations as so approved in respect of adequate sound insulation to prevent noise disturbance to adjoining premises shall be implemented before the use is commenced and shall thereafter be retained.
- 4 The external door to the property shall be fitted with automatic door closers in accordance with the details received by the Local Planning Authority on 19.12.2003 and not be propped open and all external windows and any other openings shall be kept closed.
 - 5 The premises shall be ventilated by freestanding air conditioning units in accordance with the details received by the Local Planning Authority on 19.12.2003; the air conditioning units shall be located on anti-vibration mountings and have no form of external ventilation or ducting unless the formal consent of the Local Planning Authority is first obtained.
 - 6 CN01 HOURS OF WORKING ... 1000 and 2100 ... 1000 and 1800
 - 7 CG01 DETAILS TO BE SUBMITTED OF ANY ALTS
 - 8 CI03 SPECIFIED USE ONLY

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 To ensure that the proposed use does not detract from the amenities of nearby residential properties.
- 4 to 6. So as not to detract from the amenities of the adjoining residential property.
- 7 CG01R SAFEGUARD RIGHTS OF CONTROL
- 8 CI03R SPECIFIED USE ONLY

CASE NUMBER:	03/05355/COU	WARD:	Knaresborough King .
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	30.10.2003
GRID REF:	E 434978	TARGET DATE:	25.12.2003
	N 456932	DECISION DATE:	22.12.2003

APPLICATION NO: 6.100.2316.COU

LOCATION:

Unit 2 Castle Precinct Castle Yard Knaresborough North Yorkshire

PROPOSAL:

Change of use of existing offices (Use Class B1 - Business) to complimentary healthcare clinic (Use Class D1 - Non residential Institutions).

APPLICANT:

Mrs Miller

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 22.12.2008
- 2 CG01 DETAILS TO BE SUBMITTED OF ANY ALTS
- 3 CI03 SPECIFIED USE ONLY
- 4 CN01 HOURS OF WORKING ... 0800 - 1800 ... 0800 - 1300

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CG01R SAFEGUARD RIGHTS OF CONTROL
- 3 Any use other than that approved may not contribute to the vitality and viability of Knaresborough town centre and as such would be contrary to development plan policy.
- 4 CN01R AMENITIES OF NEIGHBOURS

CASE NUMBER:	03/05415/FUL	WARD:	Knaresborough East
CASE OFFICER:	Mrs K Williams	DATE VALID:	28.11.2003
GRID REF:	E 435478	TARGET DATE:	23.01.2004
	N 457241	DECISION DATE:	19.01.2004

APPLICATION NO: 6.100.2294.A.FUL

LOCATION:

51 Charlton Drive Knaresborough North Yorkshire HG5 0DW

PROPOSAL:

Erection of single storey side and rear extensions, formation of new vehicular access and erection of 2 metre high fence (Revised scheme).

APPLICANT:

Mr J Nagle & Mrs J Hymas

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.01.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 Notwithstanding the submitted details the fence along the boundary with no.49 as shown on the plans shall be a close boarded fence and thereafter retained as such, and shall extend along the entire length of the extension.
- 5 Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the

following requirements:-

(i) the crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or Standard Detail number E6 and the Specification of the Local Highway Authority;

NOTE:

You are advised that a separate licence will be required from the Local Highway Authority in order to allow any works in the adopted highway to be carried out. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 5 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS

CASE NUMBER:	03/05462/FUL	WARD:	Knaresborough Scriv
CASE OFFICER:	Miss S Taylor	DATE VALID:	18.11.2003
GRID REF:	E 435260	TARGET DATE:	13.01.2004
	N 458175	DECISION DATE:	12.01.2004

APPLICATION NO: 6.100.1701.A.FUL

LOCATION:

4 West Park View Knaresborough North Yorkshire HG5 0NW

PROPOSAL:

Erection of first floor rear extension.

APPLICANT:

Mr R Stoff

REFUSED. Reason(s) for refusal:-

- 1 The first floor rear extension due to its proximity to the adjoining property would have an overbearing impact on the neighbour's nearest windows both at ground floor and first floor contrary to Policies A01, HD20 and H15 of the Harrogate Local Plan and the Supplementary Planning Guidance - House Extensions and Garages.
- 2 The design and width of the proposed development would be out of scale and

harmful to the character and appearance of the original dwelling and the locality
contrary to Harrogate District Local Plan Policies A1, HD20 and H15.

CASE NUMBER:	03/05556/LB	WARD:	Knaresborough East
CASE OFFICER:	Mrs K Williams	DATE VALID:	10.11.2003
GRID REF:	E 435150	TARGET DATE:	05.01.2004
	N 457000	DECISION DATE:	05.01.2004

APPLICATION NO: 6.100.1476.P.LB

LOCATION:

16 High Street Knaresborough North Yorkshire HG5 0EQ

PROPOSAL:

Listed Building Application for the installation of 1 no extractor fan and flue to south east elevation.

APPLICANT:

Mrs Gemma Forster

REFUSED. Reason(s) for refusal:-

- 1 The proposed installation of 1 No. extractor fan and flue to the southwest elevation have not been accompanied by full details or justification in accordance with Para. 3.4 of Planning Policy Guidance Note 15 and in the absence of such the works would detract from the character and appearance of this listed building and is contrary to Harrogate District Local plan policy HD1 and North Yorkshire Structure Plan policy E4.

CASE NUMBER:	03/05622/FUL	WARD:	Knaresborough Scriv
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	12.11.2003
GRID REF:	E 435418	TARGET DATE:	07.01.2004
	N 458321	DECISION DATE:	05.01.2004

APPLICATION NO: 6.100.1279.A.FUL

LOCATION:

17 Beech Grove Knaresborough North Yorkshire HG5 0NR

PROPOSAL:

Erection of front conservatory.

APPLICANT:

Mr And Mrs Scriven

REFUSED. Reason(s) for refusal:-

- 1 The proposal is considered to represent the overintensive development of the site in a manner harmful to the character and appearance of the dwelling, and unneighbourly in terms of its dominant, overbearing and overshadowing effects, harmful to the level of residential amenity currently afforded to the occupants of the adjoining dwelling. The proposal is therefore contrary to the provisions of Policies A1, H15 and HD20 of the Harrogate District Local Plan.

CASE NUMBER:	03/05635/COU	WARD:	Knaresborough King
CASE OFFICER:	Mrs K Williams	DATE VALID:	13.11.2003
GRID REF:	E 434832	TARGET DATE:	08.01.2004
	N 457000	DECISION DATE:	05.01.2004

APPLICATION NO: 6.100.389.A.COU

LOCATION:

23 Waterside Knaresborough North Yorkshire HG5 8DE

PROPOSAL:

Change of use from antique shop to form additional living accommodation.

APPLICANT:

Mr R T Gibson

REFUSED. Reason(s) for refusal:-

- 1 The proposal would result in the loss of a small shop which adds to the diversity and attractiveness of the Waterside which lies within the Knaresborough Conservation Area. Its loss would harm the character and tourist potential of the Waterside contrary to the objectives of the Harrogate District Local Plan and the advice contained in Planning Policy Guidance Note 21.

CASE NUMBER:	03/05680/FUL	WARD:	Knaresborough East
CASE OFFICER:	Mrs K Williams	DATE VALID:	12.11.2003
GRID REF:	E 435349	TARGET DATE:	07.01.2004
	N 457178	DECISION DATE:	05.01.2004

APPLICATION NO: 6.100.2288.A.FUL

LOCATION:

7 Charlton Court Knaresborough North Yorkshire HG5 0BZ

PROPOSAL:

Erection of single storey rear extension and attached single garage. (Revised scheme).

APPLICANT:

Mr & Mrs S Weets

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.01.2009
- 2 CD12A MATCHING MATERIALS
- 3 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
 - 2 CD12AR IN THE INTERESTS OF VISUAL AMENITY
 - 3 CC02R COMPLIANCE WITH DRAWINGS
-

CASE NUMBER:	03/05696/FUL	WARD:	Knaresborough Scriv
CASE OFFICER:	Mrs K Williams	DATE VALID:	17.11.2003
GRID REF:	E 433644	TARGET DATE:	12.01.2004
	N 457979	DECISION DATE:	12.01.2004

APPLICATION NO: 6.100.2287.A.FUL

LOCATION:

Windrush House Fortune Hill Knaresborough North Yorkshire HG5 9DG

PROPOSAL:

Conversion & alteration of garage to form additional living accommodation with erection of first floor link extension, 2no front, 1no side & 2no rear dormer windows, rear conservatory and erection of detached garage/store (revised scheme).

APPLICANT:

Mr And Mrs N Leonard

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.01.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 Notwithstanding the submitted details the window in the front dormer window over the garage and the window in the first floor of the link structure facing Fortune Hill shall be obscure glazed and thereafter retained as such.
- 5 Notwithstanding the provisions of The Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order with or without modification), no further windows shall be inserted in the western roofslope of the garage hereby approved, without the prior written approval of the Local Planning Authority.
- 6 The side window in the garden room adjacent to Windrush Cottage shall be obscurely glazed and thereafter retained as such.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 5 CD15R PRIVACY AND RESIDENTIAL AMENITY
- 6 In the interests of residential amenity.

CASE NUMBER:	03/05777/DVCON	WARD:	Knarborough Scriv
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	26.11.2003
GRID REF:	E 435317	TARGET DATE:	21.01.2004
	N 458262	DECISION DATE:	19.01.2004

APPLICATION NO: 6.100.954.D.DVCON

LOCATION:

50 Boroughbridge Road Knaresborough North Yorkshire HG5 0NP

PROPOSAL:

Variation of Condition No. 6 of Permission No. 6.100.954.C.FUL to allow rendering of the front elevation of building, and replacement of woodboarding to front elevation with new wood boarding.

APPLICANT:

Mr And Mrs Shillito

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.01.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 29.12.2003

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS

CASE NUMBER:	03/05848/FUL	WARD:	Knaresborough East
CASE OFFICER:	Mrs K Williams	DATE VALID:	27.11.2003
GRID REF:	E 436324	TARGET DATE:	22.01.2004
	N 456848	DECISION DATE:	19.01.2004

APPLICATION NO: 6.100.2051.A.FUL

LOCATION:

18 The Chase Knaresborough North Yorkshire HG5 0SY

PROPOSAL:

Erection of two storey side extension incorporating integral garage with 2no velux windows and single storey rear extension with 2no velux windows.

APPLICANT:

Malcolm Price

REFUSED. Reason(s) for refusal:-

- 1 The proposed two-storey side extension by reason of its scale and siting on the shared boundary would result in the substantial narrowing of a small separation gap

with the adjacent dwelling and would appear cramped.. The cumulative effect of such extensions would create a terracing effect, changing the spatial quality and character of the street and locality. To allow this form of extension would be detrimental to the visual amenity of the street scene, and would be contrary to Policies A1, H15 and HD20 of the Harrogate District Local Plan and the Supplementary Planning Guidance attached to it.

CASE NUMBER:	03/05940/FUL	WARD:	Knaresborough King .
CASE OFFICER:	Mrs K Williams	DATE VALID:	10.12.2003
GRID REF:	E 434990	TARGET DATE:	04.02.2004
	N 457050	DECISION DATE:	26.01.2004

APPLICATION NO: 6.100.425.F.FUL

LOCATION:

36 Market Place Knaresborough North Yorkshire HG5 8AH

PROPOSAL:

Formation of access ramp and entrance alterations to allow disabled access.

APPLICANT:

Yorkshire Bank Plc

REFUSED. Reason(s) for refusal:-

- 1 The proposed ramp would unacceptably obstruct the pedestrian highway and appear as an incongruous feature causing harm to the character and appearance of the Ripon Conservation Area. This is contrary to Harrogate District Local Plan Policies A1 & HD3, North Yorkshire County Structure Plan Policy E4 and Government planning guidance in PPG15.

CASE NUMBER:	03/05954/FUL	WARD:	Knaresborough King .
CASE OFFICER:	Mrs K Williams	DATE VALID:	28.11.2003
GRID REF:	E 435958	TARGET DATE:	23.01.2004
	N 456405	DECISION DATE:	19.01.2004

PROPOSAL:

APPLICATION NO: 6.100.1266.F.FUL
Proposed single storey rear extension including demolition

LOCATION:

18 Aspin Lane Knaresborough North Yorkshire HG5 8ED

PROPOSAL:

Erection of two storey side extension and single storey rear extension including demolition of existing detached garage (revised scheme).

APPLICANT:

Mr And Mrs W Crewe

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.01.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no windows shall be inserted in the north elevation of the two storey side extension hereby approved, without the prior written approval of the Local Planning Authority.
- 5 Notwithstanding the submitted details, prior to the first occupation of the single storey rear extension 1.8 metre fencing shall be erected along the boundaries with No. 16 and No. 20 Aspin Lane to replace the existing open screen fencing.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 5 CD14R PRIVACY AND RESIDENTIAL AMENITY

CASE NUMBER:	03/06023/FUL	WARD:	Knaresborough East
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	03.12.2003
GRID REF:	E 435242	TARGET DATE:	28.01.2004
	N 457208	DECISION DATE:	19.01.2004

APPLICATION NO: 6.100.641.B.FUL

LOCATION:

5 Stockwell Road Knaresborough North Yorkshire HG5 0JG

PROPOSAL:

Demolition of existing conservatory, erection of two storey and single storey rear extensions and detached single garage. (Revised scheme).

APPLICANT:

Mr Linnane

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.01.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The brickwork of the extension hereby approved shall match the existing to the satisfaction of the Local Planning Authority.
- 4 No development shall take place until a sample of the roof material has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out strictly in accordance with the approved details.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 CD12R VISUAL AMENITY

CASE NUMBER:	03/06042/FUL	WARD:	Knaresborough East
CASE OFFICER:	Mrs K Williams	DATE VALID:	04.12.2003
GRID REF:	E 436326	TARGET DATE:	29.01.2004
	N 456989	DECISION DATE:	26.01.2004

APPLICATION NO: 6.100.759.B.FUL

LOCATION:

8 Widdale Road Knaresborough North Yorkshire HG5 0LP

PROPOSAL:

Erection of single storey side extension. (Revised scheme).

APPLICANT:

Mr Ledgeway

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.01.2009

- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

CASE NUMBER:	03/05733/ADV	WARD:	Ouseburn
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	02.12.2003
GRID REF:	E 445950	TARGET DATE:	27.01.2004
	N 456819	DECISION DATE:	26.01.2004

APPLICATION NO: 6.103.7.AA.ADV

LOCATION:

Bay Horse Inn York Road Green Hammerton York North Yorkshire YO26 8BN

PROPOSAL:

Display of 2no sets of externally illuminated individual lettering, 1no externally illuminated projecting sign, 1no copper full & 2no copper half lanterns, 3no freestanding signs & 1no wall mounted sign.

APPLICANT:

New Century Inns

Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:

1 no. set of externally illuminated individual lettering, 1 no. externally illuminated projecting sign, 1 no. copper full and 2 no. copper half lanterns, 1 no. wall mounted sign and 1 no. freestanding sign.

Subject to the following Conditions;

- 1 CH19 NO GLARE FROM ILLUMINATED SIGNS

Reasons for Conditions:

- 1 CH19R ROAD SAFETY REQUIREMENTS

PART TO BE REFUSED:

1 no. amenity board (Sign C), 1 no. set of externally illuminated individual lettering (Sign E),
1 no. freestanding sign (Sign G)

- 1 The proposed signs C, E, and G are not considered necessary and will add to the clutter of signage on the premises in a manner detrimental to the visual amenity of the conservation area; contrary to Policy E4 of the North Yorkshire County Structure Plan and Policies A1 and HD22 of the Harrogate District Local Plan.

CASE NUMBER:	03/05973/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	01.12.2003
GRID REF:	E 445741	TARGET DATE:	26.01.2004
	N 456957	DECISION DATE:	26.01.2004

APPLICATION NO: 6.103.39.A.FUL

LOCATION:

Trotwood Cottage Boroughbridge Road Green Hammerton York North Yorkshire YO26
8AD

PROPOSAL:

Erection of first floor extension over existing garage with 2no front dormer windows.

APPLICANT:

Mr And Mrs A Yeoman

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension due to its size, design and introduction of dormer windows would have a detrimental impact on the character and appearance of the existing dwelling and Green Hammerton conservation area; contrary to Policy E4 of the North Yorkshire County Structure Plan and Policies A1, HD20, HD3 and H15 of the Harrogate District Local Plan.

CASE NUMBER:	03/05535/FUL	WARD:	Ribston
CASE OFFICER:	Miss S Taylor	DECISION DATE:	03.12.2003

GRID REF: E 432310 **TARGET DATE:** 02.01.2004
N 452125 **DECISION DATE:** 23.12.2003

APPLICATION NO: 6.121.165.C.FUL

LOCATION:

Alexander Lodge, Follifoot Ridge Pannal Road Follifoot Harrogate North Yorkshire

PROPOSAL:

Erection of single storey link extension and re-roofing of existing garage to form new ridge line.

APPLICANT:

GE & UJE Kirkby

REFUSED. Reason(s) for refusal:-

- 1 The single storey link extension and re-roofing of existing garage to form new ridgeline is considered to result in the over extending of the converted barn which would lose the simple form of the barn structure and produce a development on a much grander scale, detrimental to the openness of the Greenbelt contrary to policies A01, GB02, GB06, C09 and C16 of the Local Plan.

CASE NUMBER: 03/05380/TPO **WARD:** Marston Moor
CASE OFFICER: Mrs K Williams **DATE VALID:** 31.10.2003
GRID REF: E 449965 **TARGET DATE:** 26.12.2003
N 451540 **DECISION DATE:** 26.01.2004

APPLICATION NO: 6.125.5.D.TPO

LOCATION:

Le Bon Heur Tockwith Road Long Marston York North Yorkshire YO26 8PQ

PROPOSAL:

Crown lifting and thinning and reduction of upper canopy of 1 no Beech tree, T1 of Tree Preservation Order No. 1/2001.

APPLICANT:

Mr H E Taylor

Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:

Subject to the following Conditions;

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.01.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CL16R HEALTH AND AMENITY OF TREES
- 4 The works hereby approved to Beech Tree T1, of Tree Preservation Order No. 1/2001 shall only include the reduction of lateral branches away from the boundary. The Crown can be lifted 2.5 metres maximum and can include the crown clean and removal of deadwood.
- 4 CL17 TREE WORK TO BS 3998

Reasons for Conditions:

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CL16R HEALTH AND AMENITY OF TREES
- 4 CL16R HEALTH AND AMENITY OF TREES
- 4 CL17R HEALTH AND AMENITY OF TREES

PART TO BE REFUSED:

- 1 The reduction of the upper canopy of Beech Tree T1, of Tree Preservation Order no. 1/2001 would have a detrimental impact on the health of the tree potentially leading to the failure of branch-work in the future and making the tree more prone to attack from disease reducing the life expectancy of the tree. This work is contrary to local plan policy HD13 and A1 which seek to preserve the visual amenity of the environment and protect trees which contribute to the character and appearance of the area.

CASE NUMBER:	03/05560/FUL	WARD:	Marston Moor
CASE OFFICER:	Miss S Taylor	DATE VALID:	12.11.2003
GRID REF:	E 452065	TARGET DATE:	07.01.2004
	N 448490	DECISION DATE:	05.01.2004

APPLICATION NO: 6.125.77.C.FUL

LOCATION:

3 Spence Croft Angram York North Yorkshire YO2 3PA

PROPOSAL:

Erection of first floor side extension over existing garage with extension of roof to form additional living accommodation.

APPLICANT:

Miss C Winnard And Mr M Rae

REFUSED. Reason(s) for refusal:-

- 1 The first floor side extension due to its proximity to the neighbouring property would result in a significant loss of spacing between the property and the neighbouring property leading in turn to a 'terracing effect' harming the character and appearance of the streetscene contrary to policies A01, HD20 and H15 of the Local Plan and the Supplementary Planning Guidance - House Extensions and Garages.

CASE NUMBER:	03/05482/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	05.11.2003
GRID REF:	E 442731	TARGET DATE:	31.12.2003
	N 450133	DECISION DATE:	22.12.2003

APPLICATION NO: 6.136.21.J.FUL

LOCATION:

The Barn, Ingmanthorpe Hall Farm York Road Ingmanthorpe Wetherby North Yorkshire LS22 5EQ

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

J Butcher

REFUSED. Reason(s) for refusal:-

- 1 The proposed conservatory by virtue of its design would not maintain the simple character of the existing building and would therefore have a detrimental impact on the original character of the building contrary to Local Plan policies C16, H15, HD20 and A1.
-

CASE NUMBER:	03/05734/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Miss S Taylor	DATE VALID:	21.11.2003
GRID REF:	E 427412	TARGET DATE:	16.01.2004
	N 448296	DECISION DATE:	12.01.2004

APPLICATION NO: 6.147.243.FUL

LOCATION:

2 Holly Hill Cottages Huby Leeds North Yorkshire LS17 0BU

PROPOSAL:

Erection of two storey side extension.

APPLICANT:

Mr And Mrs Soutar

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.01.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD14 NO WINDOWS IN DEVELOPMENT ... East flank ... two storey side extension
- 4 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 4 CD12R VISUAL AMENITY

CASE NUMBER:	03/05929/FUL	WARD:	Newby
CASE OFFICER:	Mr A Caines	DATE VALID:	26.11.2003
GRID REF:	E 439095	TARGET DATE:	21.01.2004
	N 468564	DECISION DATE:	12.01.2004

APPLICATION NO: 6.47.71.FUL

LOCATION:

Kirkway Church Lane Kirby Hill York North Yorkshire YO51 9DX

PROPOSAL:

Erection of single storey side extension incorporating integral garage and conversion of roof space to form additional living accommodation with erection of 2no rear dormer windows.

APPLICANT:

Mr Gareth Owens

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension would be a dominant extension resulting in a considerable reduction in the separation gap to the neighbouring dwelling which would cause unacceptable harm to the character and appearance of the street scene and surrounding area. This is contrary to Harrogate District Local Plan Policies A1, H15 & HD20 and the supplementary design guide "House Extensions and Garages".

CASE NUMBER:	03/05697/FUL	WARD:	Newby
CASE OFFICER:	Miss S Taylor	DATE VALID:	13.11.2003
GRID REF:	E 439260	TARGET DATE:	08.01.2004
	N 467160	DECISION DATE:	07.01.2004

APPLICATION NO: 6.56.131.FUL

LOCATION:

43 Waterside Langthorpe York North Yorkshire YO51 9GE

PROPOSAL:

Erection of single storey side extension.

APPLICANT:

Mr & Mrs S Booth

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 07.01.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 HW23 GARAGE CONVERSION TO HABITABLE ROOM
- 4 CD12 MATERIALS OF EXTN TO MATCH EXISTING

- 5 There shall be no storage of any materials including soil within that part of the site liable to flood.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 HW23R ROAD SAFETY REQUIREMENTS
- 4 CD12R VISUAL AMENITY
- 5 To ensure that there will be no increased risk of flooding to other land/properties due to impedance of flood flows and/or reduction of flood storage capacity.

CASE NUMBER:	03/05604/FUL	WARD:	Newby
CASE OFFICER:	Mr A Caines	DATE VALID:	11.11.2003
GRID REF:	E 439175	TARGET DATE:	06.01.2004
	N 467605	DECISION DATE:	22.12.2003

APPLICATION NO: 6.57.60.FUL

LOCATION:

Rosedene Milby York North Yorkshire YO5 9DE

PROPOSAL:

Erection of two storey side and rear extension with first floor balcony to rear.

APPLICANT:

Mr & Mrs S Preston

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension be reason of its design, scale and location would cause harm to the character and appearance of the dwelling and surrounding area. This is contrary to Harrogate District Local Plan Policies A1, H15 & HD20 as well as the principles of the Supplementary Planning Guidance "House Extensions and Garages".
- 2 The proposed first floor balcony would allow overlooking of the neighbour's garden and cause a serious loss of privacy for the neighbours. This would reduce the level of amenity that they could expect to enjoy within their garden, causing harm to their living conditions. The development is therefore contrary to Harrogate District Local Plan Policies A1, H15 & HD20.

CASE NUMBER:	03/06029/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mrs K Williams	DATE VALID:	03.12.2003
GRID REF:	E 439625	TARGET DATE:	28.01.2004
	N 466295	DECISION DATE:	26.01.2004

APPLICATION NO: 6.64.515.B.FUL

LOCATION:

4 Springfield Road Boroughbridge York North Yorkshire YO51 9AZ

PROPOSAL:

Erection of single storey rear extension, conversion of roof space to form additional living accommodation with erection of 1no rear and 1no front dormer and 2no velux to side elevations. (Revised scheme).

APPLICANT:

Mr & Mrs M Wilson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.01.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
 - 2 CC02R COMPLIANCE WITH DRAWINGS
 - 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
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CASE NUMBER:	03/05747/COU	WARD:	Claro
CASE OFFICER:	Mrs K Williams	DATE VALID:	24.11.2003
GRID REF:	E 431921	TARGET DATE:	19.01.2004
	N 460791	DECISION DATE:	05.01.2004

APPLICATION NO: 6.76.17.C.COU

LOCATION:

Part Of OS Field No 0070, South Of Turnpike Brearton Harrogate North Yorkshire

PROPOSAL:

Change of use of agricultural land to form extension to domestic curtilage of Turnpike.

APPLICANT:

John Slee

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension of the domestic curtilage would lead to encroachment into open countryside and would result in further domestication of the countryside. This would be harmful to the character and appearance of the countryside, which is contrary to Harrogate District local Plan Policies A1, C2 and C18 which seek to safeguard the character and appearance of the countryside and environment.

CASE NUMBER:	03/05402/FUL	WARD:	Claro
CASE OFFICER:	Miss S Taylor	DATE VALID:	05.11.2003
GRID REF:	E 438832	TARGET DATE:	31.12.2003
	N 461034	DECISION DATE:	22.12.2003

APPLICATION NO: 6.78.35.H.FUL

LOCATION:

Holgate Bank Grange Holgate Bank Arkendale Knaresborough North Yorkshire

PROPOSAL:

Erection of extension to form first floor over existing garage and single storey front and rear extensions.

APPLICANT:

Mr And Mrs Braithwaite

REFUSED. Reason(s) for refusal:-

- 1 The proposal to increase the height and insert dormer windows to the grade II listed single storey converted barn, and introduce single storey extensions to the front and rear is considered to have a detrimental impact on the character, physical fabric and setting of the listed building itself and the group of listed buildings of which it is part.

The extensions would significantly alter the appearance of the converted barn,

causing it to no longer appear in context with the group of listed buildings. Therefore the proposal, for all of the above reasons would fail to satisfy the criteria listed in policies HD01, HD20, H15 and A01 of the Local Plan and the Supplementary Planning Guidance - Re-use and Adaptation of Rural Buildings Design Guide.

CASE NUMBER:	03/05484/LB	WARD:	Claro
CASE OFFICER:	Miss S Taylor	DATE VALID:	06.11.2003
GRID REF:	E 438832	TARGET DATE:	01.01.2004
	N 461034	DECISION DATE:	22.12.2003

APPLICATION NO: 6.78.35.I.LB

LOCATION:

Holgate Bank Grange Holgate Bank Arkendale Knaresborough North Yorkshire

PROPOSAL:

Listed Building application for erection of extension to form first floor over existing garage and single storey front and rear extensions.

APPLICANT:

Mr And Mrs Braithwaite

REFUSED. Reason(s) for refusal:-

- 1 The proposal to increase the height and insert dormer windows, to the grade II listed single storey converted barn, and introduce single storey extensions to the front and rear, is considered to have a detrimental impact on the character, physical fabric and setting of the listed building itself and the group of listed buildings of which it is part. The extensions would significantly alter the appearance of the converted barn, causing it to no longer appear in context with the group of listed buildings. Therefore the proposal for all of the above reasons would fail to satisfy the criteria listed on policy HD01 of the Harrogate Local Plan and be contrary to policy E4 of the North Yorkshire Structure Plan.

CASE NUMBER:	03/05852/FUL	WARD:	Claro
CASE OFFICER:	Mrs S Drake	DECISION DATE:	20.02.2003

GRID REF: E 437898 **TARGET DATE:** 06.02.2004
N 459291 **DECISION DATE:** 26.01.2004

APPLICATION NO: 6.78.77.A.FUL

LOCATION:

Former Cottages South Of The Hollies, Hay-a-Park Knaresborough North Yorkshire

PROPOSAL:

Conversion of former cottages to form 1 no dwelling, and the installation of new package treatment plant (site area 0.071ha, revised scheme).

APPLICANT:

IC Green And Sons

REFUSED. Reason(s) for refusal:-

- 1 The application by virtue of its very isolated and remote location and the nature of the proposed access, is considered to be detrimental to the character of the countryside, and the bridleway in particular. It is therefore detrimental to Policy C16 and R11 of the Harrogate District Local Plan and Policies H5 and R6 of the North Yorkshire County Structure Plan.
- 2 The proposal is considered to result in an unacceptably low level of residential amenity due to potential conflict between the access and the bridleway and the potential obstruction of the sole access to the property by farm vehicles. The proposal is contrary to Policies A1 and HD20 of the Harrogate District Local Plan.

CASE NUMBER: 03/05626/FUL **WARD:** Ouseburn
CASE OFFICER: Mrs K Williams **DATE VALID:** 13.11.2003
GRID REF: E 444776 **TARGET DATE:** 08.01.2004
N 461895 **DECISION DATE:** 22.12.2003

APPLICATION NO: 6.80.143.C.FUL

LOCATION:

Well Farm Main Street Great Ouseburn York North Yorkshire YO26 9RE

PROPOSAL:

Renovation of retaining wall and formation of protective structure to existing wall. (Revised scheme)

APPLICANT:

Mr & Mrs S Houghton & Mr & Mrs A Rose

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 22.12.2008
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The materials to be used in the construction of the exterior walls of the well development hereby approved shall be submitted to and approved in writing by the Local Planning Authority, and no construction shall be commenced in advance of any such approval.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD10R INTERESTS OF AMENITY

CASE NUMBER:	03/05627/LB	WARD:	Ouseburn
CASE OFFICER:	Mrs K Williams	DATE VALID:	13.11.2003
GRID REF:	E 444776	TARGET DATE:	08.01.2004
	N 461895	DECISION DATE:	22.12.2003

APPLICATION NO: 6.80.143.D.LB

LOCATION:

Well Farm Main Street Great Ouseburn York North Yorkshire YO26 9RE

PROPOSAL:

Listed building application for rebuilding of front retaining wall and works to well on joint boundary with The Orchards including new brick work to well wall and renovation of existing pump. (Revised scheme).

APPLICANT:

Mr & Mrs S Houghton And Mr & Mrs A Rose

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 22.12.2008
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The materials to be used in the construction of the exterior walls of the well development hereby approved shall be submitted to and approved in writing by the Local Planning Authority, and no construction shall be commenced in advance of any

such approval.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
 - 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
 - 3 CD10R INTERESTS OF AMENITY
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CASE NUMBER:	03/05467/TPO	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	04.11.2003
GRID REF:	E 432490	TARGET DATE:	30.12.2003
	N 459030	DECISION DATE:	22.12.2003

APPLICATION NO: 6.83.81.C.TPO

LOCATION:

Scotton Lodge Mire Syke Lane Scotton Knaresborough North Yorkshire HG5 9HW

PROPOSAL:

Felling of 5no Ash Trees, 1no Cherry Laurel Tree, 3no Sycamore Trees 1 no. Variegated Sycamore and 1no Horse Chestnut Tree, also various works to various trees within Area A1 of Tree Preservation Order 2/1983.

APPLICANT:

Mrs E Hindle

Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:

Felling four Sycamores A ,B,K and R, five Ash Trees I,O,Q,T and Z, one Cherry Laurel tree J, and various other works specified to trees identified in the submission as C,D,U,V,Y,AF,AG, and AH

Subject to the following Conditions;

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 22.12.2008
- 2 CL17 TREE WORK TO BS 3998

Reasons for Conditions:

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CL17R HEALTH AND AMENITY OF TREES

PART TO BE REFUSED:

Felling one Horse Chestnut Tree L , one Variegated Sycamore Tree M and one Sycamore Tree X

- 1 The trees are of high amenity value contributing to the character of the locality. Their removal is contrary to the provisions of Policies A1 and HD13 of the Harrogate District Local Plan.

CASE NUMBER:	03/05085/FUL	WARD:	Ribston
CASE OFFICER:	Ms Sara Purvis	DATE VALID:	22.10.2003
GRID REF:	E 442250	TARGET DATE:	17.12.2003
	N 456550	DECISION DATE:	12.01.2004

APPLICATION NO: 6.95.38.B.FUL

LOCATION:

Walker Farm Hopperton Knaresborough North Yorkshire HG5 8NX

PROPOSAL:

Conversion of existing farm building to form 1 no. dwelling with new package treatment plant (Site Area: 0.06 hectares) (Revised Scheme).

APPLICANT:

Mr And Mrs D Robinson

REFUSED. Reason(s) for refusal:-

- 1 The proposal is considered to have a detrimental impact on the character of the barn and of the countryside due to the additional windows in the gables and likely need to increase the eaves height due to insufficient headroom being provided to the first floor, and also the extent of the proposed domestic curtilage. The proposal is therefore contrary to Policy C16 of the adopted Harrogate District Local Plan.
- 2 The proposal results in the loss of a store for building equipment and tools, with no justification being provided for its loss. The proposal is therefore contrary to Policy E2 of the adopted Harrogate District Local Plan.

CASE NUMBER:	03/05865/FUL	WARD:	Ouseburn
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CASE OFFICER: Mrs K Williams **DATE VALID:** 24.11.2003
GRID REF: E 444335 **TARGET DATE:** 19.01.2004
N 456804 **DECISION DATE:** 19.01.2004

APPLICATION NO: 6.96.147.B.FUL

LOCATION:

13 Back Lane Whixley York North Yorkshire YO26 8BG

PROPOSAL:

Erection of single storey side extension and formation of 2 no. bay windows with balcony over to other side elevation. (Revised Scheme)

APPLICANT:

Mr And Mrs Watson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.01.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 19.01.2004
- 3 CD12X SAMPLES OF MATCHING MATERIALS
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no windows other than those shown on the approved plan shall be inserted in the elevations of the single storey side extension hereby approved, without the prior written approval of the Local Planning Authority.
- 5 The screen walls to the side edges of the balcony hereby approved shall be retained.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 5 To maintain the privacy of neighbouring property.

CASE NUMBER: 03/05884/TPO **WARD:** Ouseburn
CASE OFFICER: Mrs K Williams **DATE VALID:** 24.11.2003
GRID REF: E 444335 **TARGET DATE:** 19.01.2004
13 Back Lane Whixley York North Yorkshire YO26 8BG
N 456712 **DECISION DATE:** 05.01.2004

PROPOSAL:

APPLICATION NO: 6.96.147.B.FUL
Application for a Tree Preservation Order W3 of Tree Preservation Order 44/1994.

LOCATION:

16 Gilsforth Lane Whixley York North Yorkshire YO26 8BF

PROPOSAL:

Felling of 1no Pine Tree within Woodland W3 of Tree Preservation Order 44/1994.

APPLICANT:

Mrs Sarah Fawcett

REFUSED. Reason(s) for refusal:-

- 1 The proposal would result in the loss of a healthy tree which contributes to the amenity of the area, character and setting of the housing development, contrary to Local Plan Policies A1 and HD13.

CASE NUMBER:	03/05944/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	27.11.2003
GRID REF:	E 444629	TARGET DATE:	22.01.2004
	N 457717	DECISION DATE:	19.01.2004

APPLICATION NO: 6.96.163.FUL

LOCATION:

4 Vine Farm Close Whixley York North Yorkshire

PROPOSAL:

Erection of two storey rear extension.

APPLICANT:

Ian Marshall & Lesley Dunlop

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension due to its size, scale and design would create an unneighbourly and overbearing form of development which would directly overlook the rear garden of the adjoining dwelling in a manner which would harm the level of amenity which the occupants of this property currently enjoy, and detract from the character and appearance of the existing dwelling; contrary to Policies A1, HD20 and H15 of the Harrogate District Local Plan which seek to safeguard the quality of amenity and environment.

HARROGATE BOROUGH COUNCIL

AREA2 DEVELOPMENT CONTROL COMMITTEE

LIST OF APPLICATIONS DETERMINED BY THE SOLICITOR OF THE COUNCIL AFTER CONSULTATION WITH THE HEAD OF PLANNING SERVICES

CASE NUMBER:	03/05802/CLEUD	WARD:	Ribston
CASE OFFICER:	Mr M Williams	DATE VALID:	19.11.2003
GRID REF:	E 445070	TARGET DATE:	14.01.2004
	N 453775	DECISION DATE:	19.01.2004

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APPLICATION NO: 6.111.1.D.CLEUD

LOCATION:

Oak Lodge Cattal Road Tockwith York North Yorkshire YO5 8QH

PROPOSAL:

Application for a Certificate of Lawfulness for an existing use of bungalow without compliance with Agricultural Occupancy Condition (Condition No. 1) of planning approval no. 6.111.1.PA.

APPLICANT:

Mr J W Hill

APPROVED
