

82/03(07)

**CASE NUMBER: 03/06102/FUL
GRID REF: EAST 450973 NORTH 456912**

APPLICATION NO.: 6.115.113.C.FUL

LOCATION:

Laburnum Farm Moor Monkton York North Yorkshire YO26 8JA

PROPOSAL:

Erection of 1no block of 3no terraced dwellings, 1no detached block forming 3no garages with storage space above, and formation of new vehicular and pedestrian accesses (site area 0.097ha), Revised scheme.

APPLICANT: Peacock Family

DEFERRED and the HOPS be authorised to APPROVE the application subject to the following conditions and such other conditions HOPS considers to be necessary.

REASON FOR DEFERRAL:

For conclusion of a S106 Agreement to secure affordable housing and commuted sums in respect of open space in compliance with Policy R4.

PROPOSED CONDITIONS:

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 5yrs
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 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:-

(ia) the access shall be formed with 4 metre radius kerbs, to give a minimum carriageway width of 4.1 metres, and that part of the access road extending 6 metres into the site shall be constructed in accordance with Standard Detail number E7e 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.

- 5 HW08 ACCESS FROM SPECIFIED ROAD ONLY ... E7e
- 6 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING ... No.30
- 7 HW20 PARKING FOR DWELLINGS (MORE THAN ONE)

- 8 HW26 PRECAUTIONS TO PREVENT MUD ON HIGHWAY
- 9 CD14 NO WINDOWS IN DEVELOPMENT ... eastern ... development
- 10 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS
- 11 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 12 CB26 MEANS OF FOUL AND SW DRAINAGE TO BE APP
- 13 CB26X NO SW/FOUL DISCHG UNTIL APP WRK COMPLETE
- 14 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the local planning authority before development commences.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 5 HW08R ROAD SAFETY REQUIREMENTS
- 6 HW17R ROAD SAFETY REQUIREMENTS
- 7 HW20R ROAD SAFETY REQUIREMENTS
- 8 HW26R ROAD SAFETY REQUIREMENTS
- 9 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 10 CI02YR PROTECT VISUAL AMENITY
- 11 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 12 CB26R TO ENSURE DEV CAN BE PROPERLY DRAINED
- 13 CB26XR TO ENSURE PROPER PROVISION IS MADE
- 14 To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading.