

82/03(12)

**CASE NUMBER: 04/00177/RG4
GRID REF: EAST 438590 NORTH 453220**

APPLICATION NO.: 6.123.40.B.RG4

LOCATION:

Land Opposite Garth Cottage And Adjacent To 1 Crimple Avenue And 7 North View
Spofforth Lane Little Ribston Wetherby North Yorkshire

PROPOSAL:

Renewal of Outline Permission No. 6.123.40.A.RG4 for erection of 1no. pair of semi-detached dwellings including siting (site area 0.05ha).

APPLICANT: Harrogate Borough Council

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:

Subject to the receipt of no substantive objections during the site notice consultation period which expires on 13 February 2003.

PROPOSED CONDITIONS:

- 1 CA01 OUTLINE
- 2 CA06 OUTLINE/RESERVED MATTERS ... 16.02.2007 ... 16.02.2009
- 3 Notwithstanding the fact that the siting, number and size of a pair of semi detached dwellings has been included in the submitted application, this permission is for residential development in principle only with details including the number of units being left unspecified.
- 4 CD10 MATERIALS TO BE APPROVED
- 5 The further details to be submitted for condition 1 shall provide for:-
 - * Access - visibility of 2m x 90m in a southerly direction and 2m x the maximum available in a northerly direction.
 - * On site parking provision to be agreed in writing by the Local Planning Authority.
 - * On site turning facilities to be agreed in writing by the Local Planning Authority.
- 6 Any trees, shrubs and/or hedges on or around the site shall not be felled, lopped or removed without the prior written consent of the Local Planning Authority.
- 7 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 8 CB27 NO SW DISCHARGE UNTIL APP WRKS COMPLETED
- 9 CL12 OPEN SPACE TO BE PROVIDED - POLICY R4

Reasons for Conditions:-

- 1 CA01R SAFEGUARD RIGHTS OF CONTROL
- 2 CA06R TO COMPLY WITH SECTIONS 91-94
- 3 CA01R SAFEGUARD RIGHTS OF CONTROL
- 4 CD10R INTERESTS OF AMENITY
- 5 To ensure appropriate on-site vehicle parking facilities with associated access and manoeuvring areas, in the interests of highway safety and the general amenity of the development.
- 6 CL03R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 7 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 8 CB27R TO ENSURE SITE IS PROPERLY DRAINED
- 9 CL12R COMPLIANCE WITH R4 - OPEN SPACE POLICY