

HARROGATE BOROUGH COUNCIL

AREA2 DEVELOPMENT CONTROL COMMITTEE

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

CASE NUMBER:	03/05964/TPO	WARD:	Knaresborough King James
CASE OFFICER:	Mrs K Williams	DATE VALID:	28.11.2003
GRID REF:	E 435495	TARGET DATE:	23.01.2004
	N 455905	DECISION DATE:	03.02.2004

APPLICATION NO: 6.100.59.S.TPO

LOCATION:

Amtree House Abbey Road Knaresborough North Yorkshire HG5 8DJ

PROPOSAL:

Various works to various trees within Area A11, raise crown to 1no Sycamore Tree and felling of 1no Sycamore Tree within Area W5 of Tree Preservation Order 1/1959.

APPLICANT:

C/o Agent

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 03.02.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The works to the various trees within Area A11 hereby granted consent shall be carried out in accordance with the instructions from the Council's Arboricultural manager in that only the trees marked with a green X as inspected on site shall be removed. The works shall be in accordance with British Standard 3998 (1989) Works to Trees, by a competent person, giving not less than 10 working days notice of the start date in writing to the Local Planning Authority.

Reasons for Conditions:-

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

CASE NUMBER:	03/06237/FUL	WARD:	Knaresborough Scriven P:
CASE OFFICER:	Mrs L Drake	DATE VALID:	22.12.2003
GRID REF:	E 435360	TARGET DATE:	16.02.2004
	N 458400	DECISION DATE:	09.02.2004

APPLICATION NO: 6.100.351.L.FUL

LOCATION:

Piccadilly Motors Ltd Boroughbridge Road Knaresborough North Yorkshire HG5 0LZ

PROPOSAL:

Erection of replacement showroom, offices, workshop and washbay with associated external display and parking areas, erection of 2.1m fence and formation of new vehicular access (revised scheme).

APPLICANT:

Piccadilly Motors Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 09.02.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 16.12.2003
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 The maintenance, servicing and valeting of vehicles shall only take place between the hours of 08.30hrs - 18.30 hrs Mondays to Fridays and 8.30 hrs - 13.00 hrs on Saturdays and shall not take place on Sundays to Bank Holidays or at any time outside the hours specified above.
- 5 No plant, machinery or power tools shall be operated on the site other than within a suitably constructed building with doors and windows shut and other means of ventilation provided.
- 6 Prior to the commencement of the development hereby approved full details of any intended mechanical extract ventilation system to the building shall be submitted for the written approval of the Local Planning Authority. Thereafter, any such system that may be approved by the Local Planning Authority shall be implemented in full accordance with the details approved prior to the bringing into use of the development and shall thereafter be retained and maintained in good working order at all times. The details of the system to be submitted for approval shall provide for:-
 - * effective odour filtration;
 - * means to mitigate any extraneous noise from the system itself;
 - * a point of exhaust/emission at such a height, and in such a position and manner so as to avoid nuisance.
- 7 CB05A BUNDING OF TANKS
- 8 CB17X SITE DRAINAGE, OIL INTERCEPTOR
- 9 CB19 NO DISCHARGE TO GROUND WATER OR S WATER
- 10 CB18X NO BLDG OVER/WITHIN 3M OF SEWER
- 11 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER

- 12 CB13 S W DRAINAGE WORKS TO BE APPROVED
- 13 CB27 NO SW DISCHARGE UNTIL APP WRKS COMPLETED
- 14 HW09 CLOSING OF EXISTING ACCESS
- 15 Prior to the commencement of the development hereby permitted visibility splays providing a clear visibility of 2.4m x 46m south and 2.4m x 69m north all as detailed on drawing No 1829/101 Rev F 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 Boroughbridge Road. Once created, these visibility areas shall be maintained clear of any obstruction and retailed for their intended purpose at all times.
- 16 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN ... 1829/101 Rev F
- 17 The development hereby approved shall not be occupied for the purposes of the development prior to the construction of a new access road as shown on drawing No. 1829/101 Rev F all in accordance with full engineering details which shall have first been submitted to and approved in writing by the Local Planning Authority.
- 18 The development hereby approved shall not be occupied prior to the submission to and approval in writing by the Local Planning Authority of a full method statement to identify the means of constructing the new building without unnecessary parking on or interference with the smooth operation of the nearby highway network. The development shall thereafter be constructed in full accordance with that method statement.
- 19 Part of the proposed fence on the northern boundary measuring 4m from the boundary with the public highway into the site, shall not be erected prior to the occupation of the showroom or the removal of the compound.
- 20 Details of any on-site lighting shall be submitted for the written approval of the Local Planning Authority and no lighting shall be installed in advance of any such approval.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 In the interests of residential amenity.
- 5 In the interests of residential amenity.
- 6 In the interests of residential amenity.
- 7 CB05AR PREVENT POLLUTION OF WATER ENVIRONMENT
- 8 CB17XR TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 9 CB19R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 10 CB18XR TO ALLOW SUFFICIENT ACCESS FOR MAINT/RPR
- 11 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 12 CB13R TO PREVENT INCREASED RISK OF FLOODING
- 13 CB27R TO ENSURE SITE IS PROPERLY DRAINED
- 14 HW09R ROAD SAFETY REQUIREMENTS
- 15 HW09R ROAD SAFETY REQUIREMENTS
- 16 HW18R ROAD SAFETY REQUIREMENTS
- 17 HWH37R ROAD SAFETY REQUIREMENTS
- 18 In the interests of highway safety.
- 19 In the interests of highway safety.
- 20 To ensure that the amenities of local residents are protected.

INFORMATIVES

1. The site is within 250m of a landfill site categorised by this Council as medium risk. The practice notes recommend that prior to development a specific site investigation be commissioned to assess whether landfill gas is migrating onto the application site. However, in light of new guidance and the distance between the landfill site and the application site the following gas mitigation measures will suffice to prevent the ingress and build up of landfill gas:-

- * a concrete floor;
- * gas proof membrane beneath the floor;
- * sealing/protection of all services to the extension;
- * adequate high level ventilation.

If the applicant decides to undertake a site investigation it must be in accordance with best practice as for example described in CIRIA reports 149 - 152 or updated technical guidance and will provide information on soil gas composition, concentrations, pressures and or flow rates over a minimum period of eight weeks. The investigation should be carried out by a competent Environmental Consultant, and the investigation methods, including sampling and analytical strategy shall be approved in writing by the Local Planning Authority. Details of such methodology should be agreed with the Council's Health Division prior to the commencement of the survey. Dependent on the outcome of the survey, gas mitigation measures may need to be incorporated as detailed in BRE report 1991 - ref CI/SFB(L26)(A3j) in accordance with the Approved Document C2 Dangerous and Offensive Substances.

A verification report should be submitted upon completion of any works.

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:	03/06241/LB	WARD:	Knaresborough East
CASE OFFICER:	Mrs K Williams	DATE VALID:	17.12.2003
GRID REF:	E 435150	TARGET DATE:	11.02.2004

GRID REF: E 435150 **TARGET DATE:** 11.02.2004
N 457000 **DECISION DATE:** 06.02.2004

APPLICATION NO: 6.100.1476.Q.LB

LOCATION:

16 High Street Knaresborough North Yorkshire HG5 0EQ

PROPOSAL:

Listed Building application for internal works to provide separate toilet facilities, extension to existing kitchen area, glazed screen to reception area, small bar counter and suspended ceiling.

APPLICANT:

Gemma Forster

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.02.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC02R COMPLIANCE WITH DRAWINGS

JUSTIFICATION FOR GRANTING CONSENT:

In granting Listed Building Consent the local planning authority has taken into account all material matters relating to the building's special architectural or historic interest, 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 the observations of any statutory or non-statutory consultee, Amenity Society and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the proposal would not give rise to any unjustified consequences for the special architectural or historic interest of the listed building.

CASE NUMBER: 03/06247/CMA **WARD:** Knaresborough King James
CASE OFFICER: Mrs K Williams **DATE VALID:** 17.12.2003
GRID REF: E 436000 **TARGET DATE:** 14.01.2004
N 456575 **DECISION DATE:** 03.02.2004

APPLICATION NO: 6.100.197.J.CMA

LOCATION:

Aspin Park Primary School Grimbald Road Knaresborough North Yorkshire HG5 8HD

PROPOSAL:

Retention of Elliott Medway Prefabricated Classroom Unit 3.

APPLICANT:

Aspin Park Community Primary School

Subject to NO OBJECTIONS

CASE NUMBER:	03/06267/FUL	WARD:	Knaresborough Scriven P:
CASE OFFICER:	Mr R Mowat	DATE VALID:	19.12.2003
GRID REF:	E 433515	TARGET DATE:	13.02.2004
	N 458148	DECISION DATE:	11.02.2004

APPLICATION NO: 6.100.2329.FUL

LOCATION:

16 Appleby Crescent Knaresborough North Yorkshire HG5 9LS

PROPOSAL:

Erection of first floor side extension with front and rear dormer windows.

APPLICANT:

Mr And Mrs A Hirst

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 11.02.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 All windows within the northern and southern elevations of the proposed rear dormer hereby approved shall be obscurely glazed unless otherwise agreed in writing with 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

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:	03/06309/FUL	WARD:	Knaresborough Scriven P:
CASE OFFICER:	Mrs L Drake	DATE VALID:	22.12.2003
GRID REF:	E 435360	TARGET DATE:	16.02.2004
	N 458400	DECISION DATE:	09.02.2004

APPLICATION NO: 6.100.351.M.FUL

LOCATION:

Piccadilly Motors Ltd Boroughbridge Road Knaresborough North Yorkshire HG5 0LZ

PROPOSAL:

Erection of valeting bays and used tyre/battery store.

APPLICANT:

Piccadilly Motors Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 09.02.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 22.12.2003
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 The valeting, vacuuming and car washing of vehicles shall only take place between the hours of 08.30hrs - 18.30 hrs Mondays to Fridays and 8.30 hrs - 13.00 hrs on Saturdays and shall not take place on Sundays to Bank Holidays or at any time outside the hours specified above.
- 5 Any washing of vehicles shall be carried out within the building. If a vehicle must be washed outside of the building, it shall be carried out so as to avoid water spray affecting neighbouring properties.
- 5 CB05 STORAGE TANKS WITHIN BUND

- 6 CB17X SITE DRAINAGE, OIL INTERCEPTOR
- 7 CB19 NO DISCHARGE TO GROUND WATER OR S WATER
- 8 CB18X NO BLDG OVER/WITHIN 3M OF SEWER
- 9 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 10 CB27 NO SW DISCHARGE UNTIL APP WRKS COMPLETED

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 In the interests of residential amenity.
- 4 In the interests of residential amenity.
- 5 CB05R IN THE INTERESTS OF POLLUTION PREVENTION
- 6 CB17XR TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 7 CB19R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 8 CB18XR TO ALLOW SUFFICIENT ACCESS FOR MAINT/RPR
- 9 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 10 CB27R TO ENSURE SITE IS PROPERLY DRAINED

INFORMATIVES

1. The site is within 250m of a landfill site categorised by this Council as medium risk. The practice notes recommend that prior to development a specific site investigation be commissioned to assess whether landfill gas is migrating onto the application site. However, in light of new guidance and the distance between the landfill site and the application site the following gas mitigation measures will suffice to prevent the ingress and build up of landfill gas:-

- * a concrete floor;
- * gas proof membrane beneath the floor;
- * sealing/protection of all services to the extension;
- * adequate high level ventilation.

If the applicant decides to undertake a site investigation it must be in accordance with best practice as for example described in CIRIA reports 149 - 152 or updated technical guidance and will provide information on soil gas composition, concentrations, pressures and or flow rates over a minimum period of eight weeks. The investigation should be carried out by a competent Environmental Consultant, and the investigation methods, including sampling and analytical strategy shall be approved in writing by the Local Planning Authority. Details of such methodology should be agreed with the Council's Health Division prior to the commencement of the survey. Dependent on the outcome of the survey, gas mitigation measures may need to be incorporated as detailed in BRE report 1991 - ref CI/SFB(L26)(A3j) in accordance with the Approved Document C2 Dangerous and Offensive Substances.

A verification report should be submitted upon completion of any works.

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:	03/06310/FUL	WARD:	Knaresborough King James
CASE OFFICER:	Mr R Mowat	DATE VALID:	22.12.2003
GRID REF:	E 435187	TARGET DATE:	16.02.2004
	N 456149	DECISION DATE:	16.02.2004

APPLICATION NO: 6.100.2331.FUL

LOCATION:

24A Abbey Road Knaresborough North Yorkshire HG5 8HY

PROPOSAL:

Erection of single storey side extension and single storey front extension.

APPLICANT:

Mr And Mrs P Hayward

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 16.02.2009
- 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

JUSTIFICATION FOR GRANTING CONSENT:

CASE NUMBER:	04/00056/FUL	WARD:	Knaresborough King James
CASE OFFICER:	Mr R Mowat	DATE VALID:	05.01.2004
GRID REF:	E 435047	TARGET DATE:	01.03.2004
	N 456759	DECISION DATE:	10.02.2004

APPLICATION NO: 6.100.2332.FUL

LOCATION:

2 Hope Street Knaresborough North Yorkshire HG5 8BG

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr & Mrs G Smith

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.02.2009
- 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

JUSTIFICATION FOR GRANTING CONSENT:

In granting Conservation Area Consent the local planning authority has taken into account all material matters relating to the building's contribution to the architectural or historic interest of the area and the wider effects of alterations extension or demolition, 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 the observations of any statutory or non-statutory consultee, Amenity Society and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the proposal would not give rise to any unjustified consequences for the character and appearance of the Conservation Area.

CASE NUMBER:	04/00059/FUL	WARD:	Knaresborough Scriven P:
CASE OFFICER:	Mr R Mowat	DATE VALID:	05.01.2004
GRID REF:	E 435408	TARGET DATE:	01.03.2004
	N 458077	DECISION DATE:	18.02.2004

APPLICATION NO: 6.100.2203.A.FUL

LOCATION:

53 Halfpenny Lane Knaresborough North Yorkshire HG5 0NS

PROPOSAL:

Erection of single storey front and rear extensions.

APPLICANT:

Mr S Pedel

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 18.02.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... drawings, 13th February 2004
- 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:	04/00140/TPO	WARD:	Knaresborough Scriven P:
CASE OFFICER:	Mr R Mowat	DATE VALID:	08.01.2004

GRID REF: E 433380 **TARGET DATE:** 04.03.2004
N 458200 **DECISION DATE:** 13.02.2004

APPLICATION NO: 6.100.1921.A.TPO

LOCATION:

9 Appleby Grove Knaresborough North Yorkshire HG5 9NQ

PROPOSAL:

Crown thin 1no Beech Tree and dismantle 1no Beech Tree within Area A1 Tree Preservation Order 12/1990.

APPLICANT:

Mr & Mrs R & J Roberts

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.02.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CL17 TREE WORK TO BS 3998
- 4 Following the tree works hereby approved a replacement beech tree stock size 8-10 cm shall be planted with details of height on planting and location of planting to be agreed in writing with the Local Planning Authority.

Reasons for Conditions:-

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

CASE NUMBER: 04/00149/CMA **WARD:** Knaresborough King James
CASE OFFICER: Mr R Mowat **DATE VALID:** 09.01.2004
GRID REF: E 436000 **TARGET DATE:** 06.02.2004
N 456575 **DECISION DATE:** 09.02.2004

APPLICATION NO: 6.100.197.K.CMA

LOCATION:

Aspin Park Primary School Gimbald Road Knaresborough North Yorkshire HG5 8HD

PROPOSAL:

Formation of new parking area.

APPLICANT:

Erik Mathews

Subject to NO OBJECTIONS

CASE NUMBER:	03/06232/FUL	WARD:	Ribston
CASE OFFICER:	Mr R Mowat	DATE VALID:	31.12.2003
GRID REF:	E 438150	TARGET DATE:	25.02.2004
	N 456385	DECISION DATE:	25.02.2004

APPLICATION NO: 6.101.84.C.FUL

LOCATION:

Grinton Station Road Goldsborough Knaresborough North Yorkshire HG5 8NS

PROPOSAL:

Erection of external staircase at rear of garage, (Amendment to Permission No. 6.101.84.B.FUL).

APPLICANT:

Mr GA Jackson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.02.2009
- 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

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:	03/06255/FUL	WARD:	Ribston
CASE OFFICER:	Mr R Mowat	DATE VALID:	18.12.2003
GRID REF:	E 445644	TARGET DATE:	12.02.2004
	N 455051	DECISION DATE:	13.02.2004

APPLICATION NO: 6.112.5.FUL

LOCATION:

Old Thornville Cottages Kirk Hammerton York North Yorkshire YO26 8DU

PROPOSAL:

Erection of replacement front porch, erection of 2no front dormer windows, conversion of existing garage to form additional living accommodation and single storey side extension with 4no roof lights.

APPLICANT:

Mr M Lamb

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.02.2009
- 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 09.02.2004, 13.02.2004 and as modified by the conditions of this consent.
- 3 The hedge forming the northern boundary of the site shall be retained at a height of not less than 2.0 metres for the entire length of the side extension and outbuilding and maintained thereafter to the satisfaction of the Local Planning Authority.
- 4 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CL10R VISUAL AMENITY
- 4 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:	03/06041/FUL	WARD:	Ribston
CASE OFFICER:	Miss S Taylor	DATE VALID:	04.12.2003
GRID REF:	E 447835	TARGET DATE:	29.01.2004
	N 456061	DECISION DATE:	17.02.2004

APPLICATION NO: 6.113.156.FUL

LOCATION:

Skipbridge House Kirk Hammerton York North Yorkshire YO26 8DH

PROPOSAL:

Erection of two storey side extension.

APPLICANT:

Mr And Mrs D Cooper

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.02.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 16.02.2004
- 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:	03/06249/FUL	WARD:	Ouseburn
CASE OFFICER:	Mr R Mowat	DATE VALID:	18.12.2003

CASE OFFICER:	Mr R Mowat	DATE VALID:	18.12.2003
GRID REF:	E 451258	TARGET DATE:	12.02.2004
	N 454990	DECISION DATE:	17.02.2004

APPLICATION NO: 6.115.120.FUL

LOCATION:

Brambles (Formerly Lodore) Church Lane Moor Monkton York North Yorkshire YO26 8JH

PROPOSAL:

Erection of 1no rear dormer window and hipped roof over existing flat roofed rear extension.

APPLICANT:

Mr And Mrs Allen

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.02.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The materials to be used in the construction of the dormer cheeks of the extension hereby permitted shall match those used in the existing building

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

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:	03/06019/FUL	WARD:	Spofforth With Lower
CASE OFFICER:	Miss S Taylor	DATE VALID:	02.12.2003

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 09.02.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD04 STONWORK TO MATCH EXISTING
- 4 CD14 NO WINDOWS IN DEVELOPMENT ... side (first floor) ... extension
- 5 All new doors and windows shall be set back a minimum of 75 mm from the external face of the walls to form reveals to the satisfaction of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 5 CD05R VISUAL AMENITY ... 75MM

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:	04/00177/RG4	WARD:	Ribston
CASE OFFICER:	Mr A Hough	DATE VALID:	12.01.2004
GRID REF:	E 438590	TARGET DATE:	08.03.2004
	N 453220	DECISION DATE:	16.02.2004

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 1 no. pair of semi-detached dwellings including siting (site area 0.05ha).

APPLICANT:

Harrogate Borough Council

APPROVED subject to the following 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
- 10 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 Standard Detail and the Specification of the Local Highway Authority;

(ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 4.5metres back from the carriageway of the existing highway and shall open into the site;

(iii) that part of the access(es) extending 4.5 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 IN 10;

(iv) that part of the access(es) extending 4.5 metres into the site from the carriageway of the existing highway shall be made up and surfaced in accordance with the approved details and/or the Specification of the Local Highway Authority;

(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.

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.

11 CB26X NO SW/FOUL DISCHG UNTIL APP WRK COMPLETE

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 ENVIRONMENT
- 8 CB27R TO ENSURE SITE IS PROPERLY DRAINED
- 9 CL12R COMPLIANCE WITH R4 - OPEN SPACE POLICY
- 10 HW07R VEHICLE AND PEDESTRIAN SAFETY REQUIREMENTS
- 11 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:	03/05110/FULMAJ	WARD:	Marston Moor
CASE OFFICER:	Mr M A Warden	DATE VALID:	06.01.2004
GRID REF:	E 445721	TARGET DATE:	06.04.2004
	N 452349	DECISION DATE:	12.02.2004

APPLICATION NO: 6.124.401.FULMAJ

LOCATION:

Land At Grid Reference 445721/452349 Marston Business Park Rudgate Tockwith York North Yorkshire

PROPOSAL:

Erection of 19 no industrial units, installation of package treatment plant, formation of 54 car park spaces and associated landscaping.

APPLICANT:

Evans Of Leeds

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.02.2009
- 2 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 3 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING ... 1270.100
- 4 Prior to first occupation of any building, on parking bay per building shall be provided for disabled people. The bays shall be as close to the building entrance as possible, shall be clearly marked as being reserved for the use of disabled people and thereafter shall be retained for that purpose.
- 5 Prior to the occupation of any building, safe, secure cycle parking shall be provided and thereafter maintained as follows:-

Building A - 3 spaces
Building B - 5 spaces
Building C - 2 spaces
- 6 No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by and implemented to the reasonable satisfaction of the Local Planning Authority and the rate of discharge shall be restricted to 1.4 litres/second/hectare.
- 7 All drainage routes through the site shall be maintained unless otherwise approved in writing by the Local Planning Authority.
- 8 No development shall take place within 6 metres either side of the pipe forming a culverted watercourse.
- 9 CL02X PROVISION FOR TREE PLANTING
- 10 CL04X REPLANTING IF TREES DIE
- 11 CI04A NO DIRECT SALE TO GENERAL PUBLIC
- 12 CI08 NO OUTSIDE STORAGE

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 3 HW17R ROAD SAFETY REQUIREMENTS
- 4 To comply with the requirements of the Disability Discrimination Act.
- 5 To comply with the policies on reducing dependency on the private car as a means of transport.
- 6 CB14R TO PREVENT INCREASED RISK OF FLOODING
- 7 CB13R TO PREVENT INCREASED RISK OF FLOODING
- 8 CB18XR TO ALLOW SUFFICIENT ACCESS FOR MAINT/RPR
- 9 CL02XR SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 10 CL04XR SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 11 CI04AR NOT RETAIL AREA
- 12 CI08R GENERAL AMENITY

INFORMATIVES

1. A copy of the Environment Agency observations is attached for your information and action as appropriate.

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:	03/06201/FUL	WARD:	Marston Moor
CASE OFFICER:	Mr A Hough	DATE VALID:	22.12.2003
GRID REF:	E 445621	TARGET DATE:	16.02.2004
	N 453208	DECISION DATE:	10.02.2004

APPLICATION NO: 6.124.62.C.FUL

LOCATION:

Land Comprising OS Fields 6122 And 6230 Blind Lane Tockwith York North Yorkshire

PROPOSAL:

Erection of 1 no. portal framed agricultural engineers storage building.

APPLICANT:

Spruce And Hawe

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.02.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 3 February 2004
- 3 CD09 ASBESTOS COLOURING
- 4 Prior to the first use of the development the vehicular access, parking and turning facilities shall be formed in accordance with the submitted drawing [Reference 03 12 1/1-2]. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 5 HW26 PRECAUTIONS TO PREVENT MUD ON HIGHWAY

- 6 HW32 PUBLIC RIGHTS OF WAY
- 7 CI08 NO OUTSIDE STORAGE

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD09R VISUAL AMENITY
- 4 HW17R ROAD SAFETY REQUIREMENTS
- 5 HW26R ROAD SAFETY REQUIREMENTS
- 6 HW32R TO PROTECT THE RIGHT OF WAY
- 7 CI08R GENERAL 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:	03/06165/FUL	WARD:	Ribston
CASE OFFICER:	Miss S Taylor	DATE VALID:	15.12.2003
GRID REF:	E 439600	TARGET DATE:	09.02.2004
	N 450960	DECISION DATE:	09.02.2004

APPLICATION NO: 6.135.27.E.FUL

LOCATION:

Woodlands House Knaresborough Road North Deighton Wetherby North Yorkshire LS22 4EJ

PROPOSAL:

Erection of detached garage (Revision to Permission No. 6.135.27.A.FUL).

APPLICANT:

Mr And Mrs Struthers

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 09.02.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD10 MATERIALS TO BE APPROVED
- 4 The garage hereby approved shall be retained and used as a garage and shall not be converted into habitable accommodation without the prior consent of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD10R INTERESTS OF AMENITY
- 4 CI05R SPECIFIED USE ONLY IS ACCEPTABLE ... maintaining the existing development limit.

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 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:	03/06318/FUL	WARD:	Ribston
CASE OFFICER:	Mr R Mowat	DATE VALID:	06.01.2004
GRID REF:	E 440077	TARGET DATE:	02.03.2004
	N 450488	DECISION DATE:	11.02.2004

APPLICATION NO: 6.136.100.B.FUL

LOCATION:

Cricket Club Mark Lane Kirk Deighton Wetherby North Yorkshire LS22 4EF

PROPOSAL:

Erection of scoreboard.

APPLICANT:

Kirk Deighton Cricket Club

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 11.02.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The materials to be used in the construction of the external surfaces of the scoreboard hereby permitted shall match those used in the existing pavilion.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 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:	03/02577/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mr M Williams	DATE VALID:	09.06.2003
GRID REF:	E 431760	TARGET DATE:	04.08.2003
	N 449030	DECISION DATE:	10.02.2004

APPLICATION NO: 6.141.28.F.FUL

LOCATION:

Birdwell Farm Swindon Lane Kirkby Overblow Harrogate North Yorkshire HG3 1HW

PROPOSAL:

Retention of twin unit mobile home providing grooms accommodation.

APPLICANT:

Angela Bell

APPROVED subject to the following conditions:-

- 1 The mobile home hereby approved shall be used as grooms accommodation only in conjunction with the equestrian business at Birdwell Farm and the mobile home shall be wholly removed from the site in the event of equestrian business ceasing to operate at the farm.

Reasons for Conditions:-

- 1 The development would be unacceptable unless justified by the needs of the related business.

CASE NUMBER:	03/05550/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	11.11.2003
GRID REF:	E 445010	TARGET DATE:	06.01.2004
	N 450635	DECISION DATE:	04.02.2004

APPLICATION NO: 6.142.84.B.FUL

LOCATION:

Stoneacre Main Street Bickerton Wetherby North Yorkshire LS22 5ER

PROPOSAL:

Erection of two storey side extension with single storey lean-to element, single storey side extension, and attached garden store.

APPLICANT:

Mr And Mrs Sweetland

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 04.02.2009
- 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:	03/05818/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Miss S Taylor	DATE VALID:	15.12.2003
GRID REF:	E 427493	TARGET DATE:	09.02.2004
	N 447475	DECISION DATE:	09.02.2004

APPLICATION NO: 6.147.225.B.FUL

LOCATION:

Linden Lodge Weeton Lane Huby Leeds North Yorkshire LS17 0AN

PROPOSAL:

Erection of single storey side and rear extension.

APPLICANT:

Drs D R & J Petty

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 09.02.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 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:	04/00003/FUL	WARD:	Spofforth With Lower Wharfedale
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CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	23.12.2003
GRID REF:	E 427220	TARGET DATE:	17.02.2004
	N 447910	DECISION DATE:	17.02.2004

APPLICATION NO: 6.147.185.B.FUL

LOCATION:

Holly Beck House Crag Lane Huby Leeds North Yorkshire LS17 0BP

PROPOSAL:

Erection of two storey side extension with porch at ground floor, two storey side extension with ground floor verandah, two storey front extension, single storey rear extension, and 2 no front dormer windows.

APPLICANT:

Mr And Mrs M Curtis

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.02.2009
- 2 CD12A MATCHING MATERIALS
- 3 This permission does not convey approval of an extension to the domestic curtilage of the property as shown on the red edge submitted as part of the application. Any such proposal shall be the subject of a formal planning application.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 3 Any extension to the domestic curtilage requires planning permission which has not been considered as part of this application.

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:	04/00062/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	05.01.2004
GRID REF:	E 427055	TARGET DATE:	01.03.2004
	N 447906	DECISION DATE:	18.02.2004

APPLICATION NO: 6.147.237.A.FUL

LOCATION:

Fellside 8 Almscliffe Drive Huby Leeds North Yorkshire LS17 0HB

PROPOSAL:

Erection of two storey side extension, single storey rear extension and attached double garage.

APPLICANT:

Mr J Platt

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 18.02.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 CD04 STONWORK TO MATCH EXISTING
- 5 CD14 NO WINDOWS IN DEVELOPMENT ... side (first floor) ... development

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 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST
- 5 CD14R PRIVACY AND RESIDENTIAL AMENITY

CASE NUMBER:	03/06279/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mrs K Williams	DATE VALID:	19.12.2003
GRID REF:	E 439628	TARGET DATE:	13.02.2004
	N 465618	DECISION DATE:	02.02.2004

APPLICATION NO: 6.64.610.FUL

LOCATION:

46 Harness Lane Boroughbridge York North Yorkshire YO51 1UD

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr & Mrs Cramoyson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 02.02.2009
- 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

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:	03/06289/CMA	WARD:	Boroughbridge
CASE OFFICER:	Mrs K Williams	DATE VALID:	22.12.2003
GRID REF:	E 439620	TARGET DATE:	19.01.2004
	N 466100	DECISION DATE:	02.02.2004

APPLICATION NO: 6.64.71.I.CMA

LOCATION:

Boroughbridge High School Wetherby Road Boroughbridge York North Yorkshire YO5 9JX

PROPOSAL:

Erection of a sports hall extension.

APPLICANT:

North Yorkshire County Council Education Directorate

Subject to NO OBJECTIONS

CASE NUMBER:	04/00118/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mrs K Williams	DATE VALID:	07.01.2004
GRID REF:	E 439647	TARGET DATE:	03.03.2004
	N 465584	DECISION DATE:	09.02.2004

APPLICATION NO: 6.64.611.FUL

LOCATION:

25 Harness Lane Boroughbridge York North Yorkshire YO51 9PF

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr & Mrs Smith

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 09.02.2009
- 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

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:	03/06291/FUL	WARD:	Ouseburn
CASE OFFICER:	Mr R Mowat	DATE VALID:	22.12.2003
GRID REF:	E 444398	TARGET DATE:	16.02.2004
	N 461906	DECISION DATE:	17.02.2004

APPLICATION NO: 6.80.56.C.FUL

LOCATION:

Tannery House Carr Side Road Great Ouseburn York North Yorkshire YO5 9RW

PROPOSAL:

Erection of first floor side extension.

APPLICANT:

Mr A P Meek

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.02.2009
- 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

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:	03/06245/FUL	WARD:	Ouseburn
CASE OFFICER:	Mr R Mowat	DATE VALID:	22.12.2003
GRID REF:	E 444616	TARGET DATE:	16.02.2004
	N 457566	DECISION DATE:	17.02.2004

APPLICATION NO: 6.96.164.FUL

LOCATION:

Stony Bank Cottage Station Road Whixley York North Yorkshire YO26 8AH

PROPOSAL:

Erection of two storey and single storey side extensions.

APPLICANT:

Mr J Alcock

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.02.2009
- 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

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.

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**

CASE NUMBER:	03/05684/LB	WARD:	Knaresborough King James
CASE OFFICER:	Miss S Taylor	DATE VALID:	14.11.2003
GRID REF:	E 434863	TARGET DATE:	09.01.2004
	N 457210	DECISION DATE:	02.02.2004

APPLICATION NO: 6.100.548.B.LB

LOCATION:

97 High Street Knaresborough North Yorkshire HG5 0HL

PROPOSAL:

Listed Building application to reduce the height of the western boundary wall to the rear garden to approximately 2.5m.

APPLICANT:

Dacre, Son And Hartley Ltd

REFUSED. Reason(s) for refusal:-

- 1 The need to retain the relatively important wall outweighs the need for the reduction to the height of the wall as it is considered that the reasons for reducing the wall are not justified and therefore the development is contrary to Policies HD1 and HD3 of the Harrogate District Local Plan and Policy E4 of the North Yorkshire County Structure Plan which seek to preserve the character and appearance of the Conservation Area and the character of the listed building.
-

CASE NUMBER:	03/06161/FUL	WARD:	Knareborough King James
CASE OFFICER:	Mr M Parkes	DATE VALID:	11.12.2003
GRID REF:	E 434800	TARGET DATE:	05.02.2004
	N 455970	DECISION DATE:	02.02.2004

APPLICATION NO: 6.100.1897.A.FUL

LOCATION:

2 Cass Lane Knareborough North Yorkshire HG5 8JZ

PROPOSAL:

Erection of 1no rear dormer window extension.

APPLICANT:

Mr B Townend

REFUSED. Reason(s) for refusal:-

- 1 The proposed dormer extension would be contrary to policies H15, HD20 and A1 of the Harrogate District Local Plan and the Supplementary Planning Guidance contained within the Council's approved House Extensions and Garages: A Design Guide, as it would introduce an alien feature into an otherwise unaltered roofscape that would constitute an unsympathetic and incongruous feature that is both out of character with and detracting from the amenity of surrounding properties.

CASE NUMBER:	03/06344/FUL	WARD:	Ouseburn
CASE OFFICER:	Mr A Hough	DATE VALID:	06.01.2004
GRID REF:	E 334781	TARGET DATE:	02.03.2004
	N 456953	DECISION DATE:	23.02.2004

APPLICATION NO: 6.103.18.B.FUL

LOCATION:

Chapel Cottage Boroughbridge Road Green Hammerton York North Yorkshire YO26 8AE

PROPOSAL:

Conversion of chapel into 1 no. dwelling with new vehicular access. (Site area 0.014 ha).

APPLICANT:

R Feist And M A Sephton

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.02.2009

- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 16.02.2004
- 3 Details of the proposed rooflight shall be submitted for the written approval of the local planning authority. Thereafter the approved details shall be implemented and retained unless otherwise agreed in writing by the local planning authority.
- 4 CI02Z PD RESTRICTION, NO ... extensions, garages, roof/dormer windows and curtilage building
- 5 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 6 CB02 NO SURFACE WATER DISCHARGE TO FOUL SEWER
- 7 Prior to the commencement of the development hereby approved details of the proposed access and parking areas shall be approved in writing by the local planning authority in consultation with the highway authority. Thereafter the approved details shall be implemented and retained as such unless otherwise agreed in writing by the local planning authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 In the interests of visual amenity given the sites location within Green Hammerton conservation area.
- 4 CI02ZR PROTECT VISUAL AMENITY
- 5 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMENT
- 6 CB02R DRAINAGE REQUIREMENTS
- 7 HW07R VEHICLE AND PEDESTRIAN 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:	03/05203/PNA	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	27.10.2003
GRID REF:	E 434835	TARGET DATE:	19.01.2004
	N 455100	DECISION DATE:	09.02.2004

APPLICATION NO: 6.108.37.PNA

LOCATION:

Land Comprising Part Of OS Field No 8200,7100 And Access Road Thistle Hill
Knaresborough North Yorkshire

PROPOSAL:

Erection of agricultural storage building.

APPLICANT:

B C Stonard

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 09.02.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The building hereby approved shall be used for agricultural/horticultural purposes only in conjunction with the adjacent land. If the building ceases to be used for the agricultural/horticultural purposes described in the business plan submitted with the application it shall be removed from the site within 2 months of the use ceasing.
- 4 This permission shall operate for the benefit of Mr B C Stoward only and the building hereby approved shall be removed at such time as the above named person ceases to farm the land.
- 5 CD09 ASBESTOS COLOURING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 To preserve the openness of the green belt.
- 4 To preserve the openness of the green belt.
- 5 CD09R VISUAL AMENITY

CASE NUMBER:	04/00012/FUL	WARD:	Marston Moor
CASE OFFICER:	Miss S Taylor	DATE VALID:	24.12.2003
GRID REF:	E 447468	TARGET DATE:	18.02.2004
	N 452395	DECISION DATE:	16.02.2004

APPLICATION NO: 6.124.398.A.FUL

LOCATION:

5 Kendal Lane Tockwith York North Yorkshire YO5 8QR

PROPOSAL:

Erection of two storey side extension (Revised Scheme).

APPLICANT:

Mr S Kane

REFUSED. Reason(s) for refusal:-

- 1 The size, mass and bulk of the development results in the property appearing unbalanced and excessive in size, prominent within its location and detrimental to the character and visual amenity of the area, contrary to policies A01 , H15 and HD20 of the Harrogate Local Plan and the Supplementary Planning Guidance - House Extensions and Garages.

CASE NUMBER:	03/06302/FUL	WARD:	Marston Moor
CASE OFFICER:	Miss S Taylor	DATE VALID:	30.12.2003
GRID REF:	E 450208	TARGET DATE:	24.02.2004
	N 450972	DECISION DATE:	16.02.2004

APPLICATION NO: 6.125.130.A.FUL

LOCATION:

Spring View Angram Road Long Marston York North Yorkshire YO26 7LP

PROPOSAL:

Erection of rear dormer to form additional first floor accommodation.

APPLICANT:

J Greenwood And A D Kendall

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 16.02.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD14 NO WINDOWS IN DEVELOPMENT ... rear ... first floor extension
- 5 Obscure glazing in windows within rear dormer window.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 5 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:	03/05669/REM	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	13.11.2003
GRID REF:	E 436055	TARGET DATE:	08.01.2004
	N 448416	DECISION DATE:	23.02.2004

APPLICATION NO: 6.149.55.C.REM

LOCATION:

Crackhill Farm Main Street Sicklinghall Wetherby North Yorkshire LS22 4BD

PROPOSAL:

Reserved matters application under outline permission no 6.149.55.B.OUT for the erection of various one and two storey extensions and 1 no conservatory, with siting, design, external appearance and landscaping considered.

APPLICANT:

Mr And Mrs D Salkeld

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.02.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 11.2.2004
- 3 CD12A MATCHING MATERIALS
- 4 CD04X SAMPLE STONWORK PANEL

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 CD04XR 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:	02/04623/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mr R N Watson	DATE VALID:	11.10.2002
GRID REF:	E 439594	TARGET DATE:	06.12.2002
	N 466935	DECISION DATE:	02.02.2004

APPLICATION NO: 6.64.63.C.FU

LOCATION:

The Three Horseshoes Hotel Bridge Street Boroughbridge York North Yorkshire YO5 9LF

PROPOSAL:

Erection of 9no. dwellings with associated parking, conversion of first and second floors of public house and rear annexe to form 8no. apartments with altered vehicular access to Mill Lane (Site Area:0.292Ha) Amended scheme.

APPLICANT:

Urban Investment Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 02.02.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 17.4.03
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 HW01 DETL'D PLAN ROAD/FT'WY LY'OUT OA ALLTYP5
- 5 HW02 CON'ST ROADS/FT'WY PRIOR TO OCC OF DWLGS
- 6 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 Standard Detail number E6 and the Specification of the Local Highway Authority;

(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 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.

- 7 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN ... 1602-001D
- 8 HW20 PARKING FOR DWELLINGS (MORE THAN ONE)
- 9 HW26 PRECAUTIONS TO PREVENT MUD ON HIGHWAY
- 10 No development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water run-off limitation has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved programme and details.
- 11 CB17X SITE DRAINAGE, OIL INTERCEPTOR
- 12 CB19 NO DISCHARGE TO GROUND WATER OR S WATER
- 13 CB05A BUNDING OF TANKS
- 14 CB18X NO BLDG OVER/WITHIN 3M OF SEWER
- 15 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 16 CB15 APPROVAL OF DISPOSAL OF FOUL AND S W
- 17 CB26X NO SW/FOUL DISCHG UNTIL APP WRK COMPLETE
- 18 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 19 CL04 REPLANTING IF ANY TREES/SHRUBS DIE

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 HW01R ROAD SAFETY REQUIREMENTS
- 5 HW02R ROAD SAFETY REQUIREMENTS
- 6 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 7 HW18R ROAD SAFETY REQUIREMENTS
- 8 HW20R ROAD SAFETY REQUIREMENTS
- 9 HW26R ROAD SAFETY REQUIREMENTS
- 10 To prevent the increased risk of flooding on the River Tutt as it is overpumped in flood conditions
- 11 CB17XR TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 12 CB19R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 13 CB05AR PREVENT POLLUTION OF WATER ENVIRONMENT
- 14 CB18R TO ALLOW ACCESS FOR MAINTENANCE/REPAIR
- 15 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 16 CB15R TO PREVENT POLLUTION OF WATER ENVIRONMNT

- 17 CB26XR TO ENSURE PROPER PROVISION IS MADE
- 18 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 19 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY

CASE NUMBER:	03/05373/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mrs K Williams	DATE VALID:	05.11.2003
GRID REF:	E 440183	TARGET DATE:	19.01.2004
	N 466617	DECISION DATE:	09.02.2004

APPLICATION NO: 6.64.368.A.FUL

LOCATION:

Ivy Cottage (Formerly Ivy House) Low Road Aldborough York North Yorkshire YO51 9ER

PROPOSAL:

Conversion of attached two storey and single storey outbuildings to form additional living accommodation, erection of single storey rear extension and formation of domestic access.

APPLICANT:

The Aldborough Manor Estate

REFUSED. Reason(s) for refusal:-

- 1 The proposed domestic access due to its appearance and incongruous relationship with existing field boundaries would have a detrimental impact on the setting, character and appearance of the Conservation Area and countryside and would be contrary to Local Plan Policies A1, H15, HD3, C15 and C16.

CASE NUMBER:	03/06163/FUL	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	11.12.2003
GRID REF:	E 436785	TARGET DATE:	05.02.2004
	N 462915	DECISION DATE:	02.02.2004

APPLICATION NO: 6.70.94.B.FUL

LOCATION:

Ceres House Minskip Road Staveley Knaresborough North Yorkshire HG5 9LQ

PROPOSAL:

Erection of attached garage and formation of new vehicular access.(Revised scheme).

APPLICANT:

Mr & Mrs Simmons

REFUSED. Reason(s) for refusal:-

- 1 The Planning Authority considers that clear visibility of 90 metres cannot be achieved along the public highway in a north easterly direction from a point 2 metres from the carriageway edge measured down the centre line of the minor/access road and consequently traffic generated by the proposed development would be likely to create conditions prejudicial to highway safety, contrary to the provisions of Policies A1 and T2 of the Harrogate District Local Plan.

CASE NUMBER:	04/00220/TPO	WARD:	Ouseburn
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	15.01.2004
GRID REF:	E 444458	TARGET DATE:	11.03.2004
	N 456704	DECISION DATE:	23.02.2004

APPLICATION NO: 6.96.165.TPO

LOCATION:

Land To The Rear Of 2 Gilsforth Lane Whixley York North Yorkshire

PROPOSAL:

Re-pollard canopy of 1 no. Hornbeam tree within Group W2 of Tree Preservation Order No. 44/1994.

APPLICANT:

Mr Ian Flatt

Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:

Crown clean and removal of deadwood.

Subject to the following Conditions;

- 1 This consent extends to permit the following works:-
 1. Crown clean including corrective pruning.
 2. Removal of deadwood including reduction of lateral branches away from adjoining property by a maximum of 2m.

3. No branches over 50mm diameter are to be removed during the course of these works.

2 CL16 TREE WORK TO BS 3998

Reasons for Conditions:

- 1 CL16R HEALTH AND AMENITY OF TREES
- 2 CL16R HEALTH AND AMENITY OF TREES

PART TO BE REFUSED:

Re-pollard canopy of 1no Hornbeam tree.

- 3 The proposal is harmful to the health of the tree.
-