

91/03 - **LIST OF PLANS:** In accordance with the Scheme of Delegation the Committee considered the undermentioned plans and applications and made the decisions indicated viz:-

91/03(01)

CASE NUMBER: 02/03533/FUL
GRID REF: EAST 439242 NORTH 467226

APPLICATION NO.: 6.56.20.J.FUL

LOCATION:

The New Maltings Langthorpe Boroughbridge York North Yorkshire YO51 9BZ

PROPOSAL:

Conversion to form 13 no. duplexes and 9 no. flats with the erection of side extension to form 2 no. town houses. Formation of new vehicular access with associated car parking (Revised Scheme) (Site Area: 0.269 hectares).

APPLICANT: Historic Buildings Conservation Ltd

DEFERRED and HOPS be authorised to APPROVE the application subject to the following conditions and such other conditions HOPS considers to be necessary and following the completion of a S106 Agreement requiring:

- 0 A commuted sum towards provision of off-site open space facility or as an alternative the receipt of voluntary payment for same purpose.
- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 5yrs
- 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 14.11.2002, 18.11.2002, 26.03.2003 and 07.04.2003 and as modified by the conditions of this consent.
- 3 No development shall take place until the following details have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
 - a) Method of retention of the interior columns, beams, floors and roof trusses.
 - b) Construction and materials of all doors and windows, including how the windows open and of cills and window heads with typical details at 1:20, 1:5 and 1:1, as required by the local planning authority.
 - c) Skirting and architraves.

d) Fire protection to the columns.

e) A typical cross section and longitudinal part section at 1:50 scale.

4 CD10 MATERIALS TO BE APPROVED

5 CL02 LANDSCAPING: DETAILS TO BE APPROVED

6 CL02X PROVISION FOR TREE PLANTING

7 CQ03 GRD CONTAMINATN/INVSTIGTN/REMEDIAL PROPS

8 An emergency access shall be provided to link the proposed estate road with the rear access of Victory Terrace. Full engineering details shall be submitted to and approved by the Local Planning Authority after consultation with the Highway Authority.

9 HW01 DETL'D PLAN ROAD/FT'WY LY'OUT OA ALLTYP

10 HW02 CONST ROADS/FT'WY PRIOR TO OCC OF DWLGS

11 Prior to the first use of the development the approved vehicle parking, manoeuvring, turning areas indicated on the submitted drawings [Reference 98030 201 rev J] shall be provided, laid out, hard surfaced, drained, marked out and made available for use. An additional area for the parking of at least 5 visitor's cars shall be provided west of The Maltings on land under the control of the applicant, to the satisfaction of the Local Planning Authority. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

12 HW22 PRKG FOR DWL'GS WHERE COMMUNAL PRK APPRO

13 HW26 PRECAUTIONS TO PREVENT MUD ON HIGHWAY

14 HW29 DOORS/WINDOWS OPENING OVER THE HIGHWAY

15 Prior to the commencement of the development there shall be submitted to and approved by the Planning Authority after consultation with the Highway Authority proposals for the provision of an on site parking area and an on site materials storage area, capable of accommodating all staff and sub-contractors' vehicles clear of the adjacent residential estate roads and all materials required for the operation of the site. The approved compounds shall be available for use at all times building works are in operation.

16 No vehicles associated with on site building works shall be parked outside the application site.

17 Surface water from the private parking and access areas shall not discharge into the proposed highway. Full details of any measures required to prevent such discharges shall be submitted to and approved by the Planning Authority. The approved measures shall be installed prior to the occupation of the associated dwelling and thereafter maintained to prevent such discharges.

18 Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within 4 metres of the line of the sewer, which crosses the site.

19 The site shall be developed with separate systems of drainage for surface water.

20 No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the Local Planning Authority.

21 Unless otherwise approved in writing by the Local Planning Authority, there shall

- be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.
- 22 Prior to being discharged to any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hard standings shall be passed through trapped gullies installed in accordance with a scheme previously submitted and approved in writing by the Local Planning Authority. Roof drainage should not be passed through any interceptor.
- 23 There should be no discharge of foul or contaminated drainage from the site into either ground water or any surface waters, whether direct or by soakaways.
- 24 No development shall take place without the prior written approval of the Local Planning Authority of:
- i) A full written and photographic record of The Maltings, including all internal items to be removed.
- ii) A scheme for the retention and display of artefacts from The Maltings.
- 25 HW08 ACCESS FROM SPECIFIED ROAD ONLY ... access from Waterside only
- 26 Prior to the development commencing details of how Secured by Design principles have been incorporated into the scheme shall be submitted for the written approval of the Local Planning Authority and once approved such details shall be implemented prior to occupation of any of the units.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 CD10R INTERESTS OF AMENITY
- 5 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 6 CL02XR SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 7 CQ03R TO PROVIDE A SAFE ENVIRONMENT FOR USERS
- 8 HW08R ROAD SAFETY REQUIREMENTS
- 9 HW01R ROAD SAFETY REQUIREMENTS
- 10 HW02R ROAD SAFETY REQUIREMENTS
- 11 HW18R ROAD SAFETY REQUIREMENTS
- 12 HW22R ROAD SAFETY REQUIREMENTS
- 13 HW26R ROAD SAFETY REQUIREMENTS
- 14 HW29R ROAD SAFETY REQUIREMENTS
- 15 HW08R ROAD SAFETY REQUIREMENTS
- 16 HW08R ROAD SAFETY REQUIREMENTS
- 17 HW08R ROAD SAFETY REQUIREMENTS
- 18 CB18XR TO ALLOW SUFFICIENT ACCESS FOR MAINT/RPR
- 19 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 20 CB26R TO ENSURE DEV CAN BE PROPERLY DRAINED
- 21 To ensure that no surface water discharges take place until proper provision has been made for their disposal.

- 22 CB19R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 23 CB19R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 24 CP02R THE SITE IS OF ARCHAEOLOGICAL IMPORTANCE
- 25 HW08R ROAD SAFETY REQUIREMENTS
- 26 In the interests of residential amenity and community safety in order to reduce the fear of crime.

INFORMATIVES

- 1 Listed Building Consent is also required in respect of this development. You are advised not to start work until such time as an appropriate Notice of Listed Building Consent has been granted and you should ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of such a Listed Building Consent.
- 2 The plans to which this approval refers are as follows:-

98030 001 rec. 24.07.2002
98030 201.J rec 26.03.2003
98030 202.G rec 26.03.2003
98030 203.J rec 07.04.2003
98030 204.I rec 26.03.2003
98030 205.G rec 26.03.2003
98030 206.E rec 18.11.2002
98030 208 Rec 18.11.2002

- 3 The contact details for the Police Architectural Liason Office are:

John MacPartlan
North Park Road
Harrogate

01423 539452

Condition 26 refers.

(Mr L R Gill (Langthorpe Parish Council), Mr. N Kieft (supporter and representative of residents of Waterside) and Mr N Allen (for applicant) attended the meeting and spoke to the item under the Council's Opportunity to Speak scheme).

(Six Members voted in favour of the Motion with three abstaining).