

APPLICATION NO.: 6.78.12.F.RG4

LOCATION:

Land To Rear Of South View Arkendale Knaresborough North Yorkshire

PROPOSAL:

Renewal of Outline Permission No 6.78.12.E.RG4 for erection of 1no dwelling including siting and access (site area 0.03 ha).

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:

- 0 For the drafting of appropriate condition(s) in respect of affordable housing.
- 1 CA06 OUTLINE/RESERVED MATTERS
- 2 CA01B OUTLINE - SITING AND ACCESS NOT RM
- 3 Prior to the commencement of the development hereby approved details of the proposed boundary treatment shall be submitted for the written approval of the Local Planning Authority.
- 4 CL12 OPEN SPACE TO BE PROVIDED - POLICY R4
- 5 Notwithstanding the submitted details the access road shall be widened to 5 metres across the whole site frontage in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority. Thereafter the scheme shall be implemented in accordance with the approved details prior to the first occupation of the dwelling hereby approved.
- 6 Any boundary treatment to the south of the site shall not impede or prevent the widening of the access road required by condition 05 above.

Reasons for Conditions:-

- 1 CA06R TO COMPLY WITH SECTIONS 91-94
- 2 CA01BR SAFEGUARD RIGHTS OF CONTROL
- 3 In the interests of residential amenity.
- 4 CL12R COMPLIANCE WITH R4 - OPEN SPACE POLICY
- 5 In the interests of highway safety.
- 6 In the interests of highway safety.

(UNANIMOUS DECISION)