

HARROGATE BOROUGH COUNCIL

AREA2 DEVELOPMENT CONTROL COMMITTEE

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

CASE NUMBER:	04/00180/FUL	WARD:	Knaresborough Scriven P
CASE OFFICER:	Mrs K Williams	DATE VALID:	20.01.2004
GRID REF:	E 433293	TARGET DATE:	16.03.2004
	N 458261	DECISION DATE:	02.03.2004

APPLICATION NO: 6.100.2336.FUL

LOCATION:

5 Appleby Green Knaresborough North Yorkshire HG5 9NE

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr And Mrs S Dent

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 02.03.2009
- 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:	04/00255/FUL	WARD:	Knaresborough Scriven P
CASE OFFICER:	Mrs K Williams	DATE VALID:	16.01.2004
GRID REF:	E 435182	TARGET DATE:	12.03.2004
	N 457926	DECISION DATE:	25.02.2004

APPLICATION NO: 6.100.2335.FUL

LOCATION:

10 Norwood Court Knaresborough North Yorkshire HG5 0PR

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr & Mrs Wake

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.02.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS

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:	04/00305/FUL	WARD:	Knaresborough East
CASE OFFICER:	Mrs K Williams	DATE VALID:	20.01.2004
GRID REF:	E 435830	TARGET DATE:	16.03.2004
	N 457274	DECISION DATE:	02.03.2004

APPLICATION NO: 6.100.2337.FUL

LOCATION:

39 Chain Lane Knaresborough North Yorkshire HG5 0DH

PROPOSAL:

Erection of first floor extension over garage.

APPLICANT:

Mr And Mrs J Davey

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 02.03.2009
- 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:	04/00634/FUL	WARD:	Knaresborough Scriven P:
CASE OFFICER:	Mrs K Williams	DATE VALID:	10.02.2004
GRID REF:	E 434962	TARGET DATE:	06.04.2004
	N 458074	DECISION DATE:	23.03.2004

APPLICATION NO: 6.100.939.B.FUL

LOCATION:

24 Scriven Road Knaresborough North Yorkshire HG5 9EJ

PROPOSAL:

Erection of rear extension to existing garage and pitched roof over existing flat roof to garage.

APPLICANT:

Mr And Mrs S Bowe

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.03.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS
- 4 CI06 DOMESTIC USE ONLY

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CI06R DOMESTIC USE ONLY

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:	04/00824/FUL	WARD:	Knarborough King James
CASE OFFICER:	Mrs K Williams	DATE VALID:	13.02.2004
GRID REF:	E 435715	TARGET DATE:	09.04.2004
	N 455960	DECISION DATE:	23.03.2004

APPLICATION NO: 6.100.1810.A.FUL

LOCATION:

13 Abbey Crags Way Knarborough North Yorkshire

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr And Mrs Townson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.03.2009
- 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:	04/00364/FUL	WARD:	Ribston
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	22.01.2004

GRID REF: E 437999 **TARGET DATE:** 18.03.2004
N 456070 **DECISION DATE:** 02.03.2004

APPLICATION NO: 6.101.104.FUL

LOCATION:

Avenue Cottage Midgeley Lane Goldsborough Knaresborough North Yorkshire HG5 8NN

PROPOSAL:

Erection of two storey side extension and front porch.

APPLICANT:

Mr & Mrs Clayton

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 02.03.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 16.02.2004
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD06 NO PRT OF DEV TO PROJECT B'YND CURTILAGE

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 CD06R NO DETRIMENT TO ADJOINING PROPERTY

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: 04/00080/TPO **WARD:** Ouseburn
CASE OFFICER: Mrs N M Waddington **DATE VALID:** 07.01.2004
GRID REF: E 451180 **TARGET DATE:** 03.03.2004
N 457920 **DECISION DATE:** 25.02.2004

N 457920

DECISION DATE: 25.02.2004

APPLICATION NO: 6.104.15.O.TPO

LOCATION:

The Priory Priory Estate Nun Monkton York North Yorkshire YO26 8ES

PROPOSAL:

Crown lift of 1 no Cedar tree, Tree T1 of Tree Preservation Order No 14/2001.

APPLICANT:

Mr Shelly

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.02.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 No wounds over 50mm diameter shall be created, and the tree shall be left balanced on completion of the works.
- 4 CL16 TREE WORK TO BS 3998

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CL16R HEALTH AND AMENITY OF TREES
- 4 CL16R HEALTH AND AMENITY OF TREES

CASE NUMBER:	04/00193/COU	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Miss S Taylor	DATE VALID:	21.01.2004
GRID REF:	E 435991	TARGET DATE:	17.03.2004
	N 450753	DECISION DATE:	12.03.2004

APPLICATION NO: 6.122.267.COU

LOCATION:

Part Of OS Field No 0061, Adjacent Cricket Club School Lane Spofforth Harrogate North Yorkshire HG3 1BA

PROPOSAL:

Change of use of agricultural land to form extension of cricket ground.

APPLICANT:

Spofforth Cricket Club

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.03.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS

INFORMATIVES

1. There must be no connection, direct or indirect, to Toad Hole Beck without prior permission from and consultation with the Claro Internal Drainage Board.

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:	04/00525/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mr M Parkes	DATE VALID:	05.02.2004
GRID REF:	E 436326	TARGET DATE:	01.04.2004
	N 451036	DECISION DATE:	23.03.2004

APPLICATION NO: 6.122.268.FUL

LOCATION:

4 Castle Street Spofforth Harrogate North Yorkshire HG3 1AP

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr & Mrs Hardwicke

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.03.2009
- 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:	04/00616/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	04.02.2004
GRID REF:	E 436095	TARGET DATE:	31.03.2004
	N 451049	DECISION DATE:	12.03.2004

APPLICATION NO: 6.122.151.A.FUL

LOCATION:

15 Manor Garth Spofforth Harrogate North Yorkshire HG3 1ND

PROPOSAL:

Erection of single storey rear extension to replace existing conservatory.

APPLICANT:

Mr & Mrs S Hope

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.03.2009
- 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

INFORMATIVES

1. The following information has been received from Claro Internal Drainage Board;

'There shall be no connection, direct or indirect to Toad Hole Beck without the prior approval of the Board.'

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:	04/00156/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	12.01.2004
GRID REF:	E 446366	TARGET DATE:	08.03.2004
	N 452732	DECISION DATE:	25.02.2004

APPLICATION NO: 6.124.402.FUL

LOCATION:

45 Fleet Lane Tockwith York North Yorkshire YO26 7QD

PROPOSAL:

Erection of single storey side extension.

APPLICANT:

Mr And Mrs K Ledson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.02.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

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:	04/00354/LB	WARD:	Marston Moor
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	22.01.2004
GRID REF:	E 446539	TARGET DATE:	18.03.2004
	N 452414	DECISION DATE:	17.03.2004

APPLICATION NO: 6.124.384.A.LB

LOCATION:

The Lodge 61 Westfield Road Tockwith York North Yorkshire YO5 8PY

PROPOSAL:

Listed Building application for the insertion of 1 no. first floor window to the west elevation.

APPLICANT:

Mr And Mrs Whitworth

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.03.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The head and cill of the new window hereby approved shall match those of existing windows on the same elevation.

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD16R VISUAL AMENITY

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:	04/00383/TPO	WARD:	Ribston
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	23.01.2004
GRID REF:	E 439960	TARGET DATE:	19.03.2004
	N 450115	DECISION DATE:	17.03.2004

APPLICATION NO: 6.136.150.C.TPO

LOCATION:

Ashdale House Wetherby Road Kirk Deighton Wetherby North Yorkshire LS22 4DX

PROPOSAL:

Felling of 1 no Ash tree, Tree T1 of Tree Preservation Order No 23/1997.

APPLICANT:

Ribbons

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.03.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CL16 TREE WORK TO BS 3998
- 4 The replacement ash tree shall be planted in the position shown on the submitted details during the first available planting season following the removal of the tree hereby approved.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CL16R HEALTH AND AMENITY OF TREES
- 4 CL14R MAINTAIN TREED APPEARANCE OF AREA

INFORMATIVES

1. It is recommended that the tree surgeon should take care when dismantling the tree, and in the event of bats being found work should cease immediately and English Nature should be informed.

CASE NUMBER:	04/00252/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Miss S Taylor	DATE VALID:	22.01.2004
GRID REF:	E 432536	TARGET DATE:	18.03.2004
	N 449155	DECISION DATE:	12.03.2004

APPLICATION NO: 6.141.52.B.FUL

LOCATION:

Penny Gate Swindon Lane Kirkby Overblow Harrogate North Yorkshire HG3 1HH

PROPOSAL:

Erection of first floor side extension.

APPLICANT:

Mr M Goodwin

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.03.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 10.03.2004
- 3 Prior to the commencement of the development further details of the roof over the curved bay on the first floor extension shall be submitted and approved in writing by the Local Planning Authority.
- 4 CD12X SAMPLES OF MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91 -94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD16R VISUAL AMENITY
- 4 CD12XR 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:	04/00365/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Miss S Taylor	DATE VALID:	22.01.2004
GRID REF:	E 427500	TARGET DATE:	18.03.2004
	N 447560	DECISION DATE:	08.03.2004

APPLICATION NO: 6.147.229.A.FUL

LOCATION:

Meadow View Harrogate Road Huby Leeds North Yorkshire LS17 0EG

PROPOSAL:

Erection of single storey rear extension and front porch.

APPLICANT:

Mr And Mrs Quigley

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 08.03.2009
- 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:	04/00742/FUL	WARD:	Newby
CASE OFFICER:	Mr R Mowat	DATE VALID:	16.02.2004
GRID REF:	E 432040	TARGET DATE:	12.04.2004
	N 472090	DECISION DATE:	12.03.2004

APPLICATION NO: 6.32.87.A.FUL

LOCATION:

Ford House Sharow Lane Sharow Ripon North Yorkshire HG4 5BG

PROPOSAL:

Erection of conservatory to side elevation with glazed link extension to dwelling.

APPLICANT:

Mr & Mrs P Waterson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.03.2009
- 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:	04/00072/FUL	WARD:	Newby
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	19.01.2004
GRID REF:	E 438855	TARGET DATE:	15.03.2004
	N 468346	DECISION DATE:	25.02.2004

APPLICATION NO: 6.47.21.E.FUL

LOCATION:

Blue Bell Inn Kirby Hill York North Yorkshire YO51 9DN

PROPOSAL:

Installation of replacement windows, bay windows and dormer windows.

APPLICANT:

Jenning Brothers PLC

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.02.2009
- 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 11.02.2004 and as modified by the conditions of this consent.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS

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:	04/00693/FUL	WARD:	Newby
CASE OFFICER:	Mr R Mowat	DATE VALID:	06.02.2004
GRID REF:	E 438413	TARGET DATE:	02.04.2004
	N 467378	DECISION DATE:	23.03.2004

APPLICATION NO: 6.56.23.G.FUL

LOCATION:

Southlands Langthorpe Boroughbridge York North Yorkshire YO51 9GD

PROPOSAL:

Erection of replacement poultry unit (Unit 1).

APPLICANT:

Mrs K M Barley

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.03.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD09 ASBESTOS COLOURING
- 4 Prior to the commencement of the development hereby approved full details of the intended mechanical extract ventilation system to the function room hall 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.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD09R VISUAL AMENITY
- 4 To mitigate any extraneous noise and to indicate a point of exhaust/emission at such a height and in such a position and manner so as to avoid nuisance.

INFORMATIVES

1. The units shall be operated in accordance with the relevant codes of practice to ensure that there is no odour nuisance from day to day operation of the unit.

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:	04/00697/FUL	WARD:	Newby
CASE OFFICER:	Mr R Mowat	DATE VALID:	06.02.2004
GRID REF:	E 438413	TARGET DATE:	02.04.2004
	N 467378	DECISION DATE:	23.03.2004

APPLICATION NO: 6.56.23.I.FUL

LOCATION:

Southlands Langthorpe Boroughbridge York North Yorkshire YO51 9GD

PROPOSAL:

Erection of replacement poultry unit (Unit 3)

APPLICANT:

Mrs K M Barley

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.03.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD09 ASBESTOS COLOURING
- 4 Prior to the commencement of the development hereby approved full details of the intended mechanical extract ventilation system to the function room hall 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.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD09R VISUAL AMENITY
- 4 To mitigate any extraneous noise and to indicate a point of exhaust/emission at such a height, and in such a position and manner so as to avoid nuisance.

INFORMATIVES

1. The units shall be operated in accordance with the relevant codes of practice to ensure that there is no odour nuisance from the day to day operation of the unit.

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:	04/00363/FUL	WARD:	Newby
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	22.01.2004
GRID REF:	E 440200	TARGET DATE:	18.03.2004
	N 468045	DECISION DATE:	15.03.2004

APPLICATION NO: 6.57.19.D.FUL

LOCATION:

Grange Farm Milby York North Yorkshire YO5 9HQ

PROPOSAL:

Erection of first floor rear extension.

APPLICANT:

Mr & Mrs Charlton

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 15.03.2009
- 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:	03/05846/LB	WARD:	Boroughbridge
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	02.02.2004
GRID REF:	E 439686	TARGET DATE:	29.03.2004
	N 466812	DECISION DATE:	17.03.2004

APPLICATION NO: 6.64.377.B.LB

LOCATION:

Galen Cottage & Cobble Cottage 5/7 Hall Square Boroughbridge York North Yorkshire YO51 9AN

PROPOSAL:

Listed building application for reinstatement of 1 no doorway to first floor, 1 no doorway to ground floor. (Retrospective)

APPLICANT:

Mrs G R Crump

APPROVED subject to the following conditions:-

1 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 16.02.2004

Reasons for Conditions:-

1 CC01R ACCORDANCE 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:	04/00142/TPO	WARD:	Boroughbridge
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	15.01.2004
GRID REF:	E 439764	TARGET DATE:	11.03.2004
	N 466400	DECISION DATE:	25.02.2004

APPLICATION NO: 6.64.461.A.TPO

LOCATION:

37 St James Meadow Boroughbridge York North Yorkshire YO51 9NW

PROPOSAL:

Crown thin, dead wood and clean out 2no Oak Trees within Area G4 of Tree Preservation Order 21/1990.

APPLICANT:

Mr & Mrs Brown

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.02.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 This consent extends to permit the following works:-
 - 1)Crown thin by 10%
 - 2)Reduction of lateral branches away from property by a maximum of 2 metres.
 - 3)No wounds over 80mm diameter are to be created during the course of these works.
- 4 CL16 TREE WORK TO BS 3998

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CL16 TREE WORK TO BS 3998
- 4 CL16R HEALTH AND AMENITY OF TREES

CASE NUMBER:	04/00457/FUL	WARD:	Claro
CASE OFFICER:	Mrs J Lurcuck	DATE VALID:	30.01.2004
GRID REF:	E 438820	TARGET DATE:	26.03.2004
	N 464775	DECISION DATE:	15.03.2004

APPLICATION NO: 6.64.448.A.FUL

LOCATION:

Peacock Brothers Site, Rear Of Holme Leigh Minskip York North Yorkshire

PROPOSAL:

Erection of detached two storey office building to replace existing portakabins.

APPLICANT:

Peacock Brothers

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 15.03.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94

2 CC02R COMPLIANCE WITH DRAWINGS

INFORMATIVES

1. Claro Internal Drainage Board Informative:

Surface water drainage is stated to be to the surface water sewer and sewage disposal to the foul sewer. There shall be no direct or indirect connection to any of Claro Internal Drainage Board's main adopted watercourses without the Board's prior consent.

CASE NUMBER:	04/00473/TPO	WARD:	Boroughbridge
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	28.01.2004
GRID REF:	E 439751	TARGET DATE:	24.03.2004
	N 466384	DECISION DATE:	12.03.2004

APPLICATION NO: 6.64.411.A.TPO

LOCATION:

41 St James Meadow Boroughbridge York North Yorkshire

PROPOSAL:

Crown clean and crown lift by 1 metre, reduce canopy to provide 2 metre clearance of property and thinning by 20% of 1 No. Oak tree within Group G4 of Tree Preservation Order No. 21/1990.

APPLICANT:

Mr Bodey

APPROVED subject to the following conditions:-

- 1 This permission extends to permit crown thinning by 10%, crown lift to 2.5m, reduction to provide 2 metre clearance of property. No wounds over 50mm diameter shall be created during the course of the work hereby permitted.
- 2 CL16 TREE WORK TO BS 3998

Reasons for Conditions:-

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

CASE NUMBER:	04/00576/FUL	WARD:	Claro
CASE OFFICER:	Mr R Mowat	DATE VALID:	02.02.2004

CASE OFFICER:	Mr R Mowat	DATE VALID:	02.02.2004
GRID REF:	E 436670	TARGET DATE:	29.03.2004
	N 462680	DECISION DATE:	12.03.2004

APPLICATION NO: 6.70.77.C.FUL

LOCATION:

Halesfield Main Street Staveley Knaresborough North Yorkshire HG5 9JY

PROPOSAL:

Erection of first floor side extension.

APPLICANT:

Mr And Mrs D Kenningham

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.03.2009
- 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

INFORMATIVES

1. There should be no disposal of surface water drainage to any pipe, ditch or dyke (direct or indirect) without the prior consent of the Claro Internal Drainage board.

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:	03/05872/PDUCO	WARD:	Ouseburn
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	13.01.2004
GRID REF:	E 444724	TARGET DATE:	09.03.2004
	N 461922	DECISION DATE:	25.02.2004

APPLICATION NO: 6.80.48.G.PDUCO

LOCATION:

Longfield House Main Street Great Ouseburn York North Yorkshire YO26 9RE

PROPOSAL:

Erection of single storey rear porch.

APPLICANT:

Mr D Haynes

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.02.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

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:	04/00182/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	13.01.2004

CASE NUMBER:	04/00801/FUL	WARD:	Claro
CASE OFFICER:	Mrs K Williams	DATE VALID:	12.02.2004
GRID REF:	E 436826	TARGET DATE:	08.04.2004
	N 460603	DECISION DATE:	23.03.2004

APPLICATION NO: 6.85.23.D.FUL

LOCATION:

Fern Tree Cottage 7 Farnham Lane Ferrensby Knaresborough North Yorkshire HG5 9JG

PROPOSAL:

Erection of extension to existing garage.

APPLICANT:

Mr And Mrs P Reaney

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.03.2009
- 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:	04/00325/FUL	WARD:	Ouseburn
CASE OFFICER:	Miss S Taylor	DATE VALID:	02.02.2004
GRID REF:	E 444646	TARGET DATE:	29.03.2004
	N 457582	DECISION DATE:	19.03.2004

APPLICATION NO: 6.96.166.FUL

LOCATION:

3 Station Road Whixley York North Yorkshire YO26 8AH

PROPOSAL:

Erection of single storey rear extension with 2no velux windows.

APPLICANT:

Mr D Collins

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.03.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no windows shall be inserted in the side elevations of the single storey rear extension hereby approved, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R 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: 04/00501/FUL

WARD: Ouseburn

LOCATION:

19 Garsdale Road Knaresborough North Yorkshire HG5 0LU

PROPOSAL:

Erection of single storey rear and side extension. (Amended scheme)

APPLICANT:

Mr Hasse

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 22.03.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 16.03.2004 and 17.03.2004
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD06 NO PRT OF DEV TO PROJECT B'YND CURTILAGE
- 5 The rooflight to the side elevation shall be fitted with obscured glazing which shall thereafter be retained and maintained.
- 6 Two off street parking spaces shall be maintained on the site at all times for the parking of vehicles.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 CD06R NO DETRIMENT TO ADJOINING PROPERTY
- 5 CD15AR PRIVACY AND RESIDENTIAL AMENITY
- 6 In the interests of road safety.

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:	03/05265/FUL	WARD:	Knaresborough King .
CASE OFFICER:	Mr M Williams	DATE VALID:	27.01.2004
GRID REF:	E 434950	TARGET DATE:	23.03.2004
	N 456020	DECISION DATE:	08.03.2004

APPLICATION NO: 6.100.2340.FUL

LOCATION:

1 Belmont View Calcutt Knaresborough North Yorkshire HG5 8JJ

PROPOSAL:

Conversion of existing basement to form 1 no one bedroom flat.

APPLICANT:

J & V McEvoy

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 08.03.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS

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:	04/00179/FUL	WARD:	Knaresborough East
CASE OFFICER:	Mr M Williams	DATE VALID:	12.01.2004
GRID REF:	E 436068	TARGET DATE:	08.03.2004
LOCATION:	N 457187	DECISION DATE:	01.03.2004

APPLICATION NO: 6.100.2333.FUL

LOCATION:

8 Littondale Avenue Knaresborough North Yorkshire HG5 0BQ

PROPOSAL:

Erection of two storey side extension with single storey element, and single storey rear extension.

APPLICANT:

Mr G Dooley

REFUSED. Reason(s) for refusal:-

- 1 The proposal would have a detrimental impact on the level of residential amenity currently experience by the occupiers of No. 6 Littondale Avenue and No. 20 Cragdale Rise as it will be overbearing by virtue of the proximity of the two storey side extension to the rear of these properties and its position along the rear garden boundaries of these properties. This is contrary to Harrogate District Local Plan Policies A1, H15, HD20 and the associated supplementary planning guidance, which seeks to protect residential amenity.
- 2 The design of the proposal does not respect the simple character of the existing dwelling by virtue of the design of the sloping roof at the front of the property. the proposal is harmful to the character of the existing property and therefore to the visual amenity and character of the area, contrary to Harrogate District Local Pan Polices A1, H15, HD20 and the associated supplementary Planning guidance.

CASE NUMBER:	04/00351/DVCON	WARD:	Knaresborough Scriv
CASE OFFICER:	Miss S Taylor	DATE VALID:	26.01.2004
GRID REF:	E 435216	TARGET DATE:	22.03.2004
	N 458068	DECISION DATE:	15.03.2004

APPLICATION NO: 6.100.909.C.DVCON

LOCATION:

42A Boroughbridge Road Knaresborough North Yorkshire HG5 0NJ

PROPOSAL:

Variation of Condition No4 of Permission No 6.100.909.B.FUL to allow installation of 3no clear glazed panels to south west elevation of proposed conservatory.

APPLICANT:

R G Eustace

REFUSED. Reason(s) for refusal:-

- 1 The variation of Condition No. 3 of Permission No. 6.100.909.B.FUL to allow installation of 3 No. clear glazed panels to southwest elevation of proposed conservatory would lead to an unacceptable loss of privacy to the neighbouring property's rear habitable window, contrary to policies A01, HD20 and H15 of the Harrogate Local Plan and the Supplementary Planning Guidance - House Extensions and Garages.

CASE NUMBER:	03/06303/TPO	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	22.12.2003
GRID REF:	E 438400	TARGET DATE:	16.02.2004
	N 456110	DECISION DATE:	22.03.2004

APPLICATION NO: 6.101.46.C.TPO

LOCATION:

Stansfield Court Church Street Goldsborough Knaresborough North Yorkshire HG5 8NR

PROPOSAL:

Reduction and thinning of 2 no Yew trees, Trees T1 and T2 of Tree Preservation Order No. 40/2003.

APPLICANT:

Mrs K Pullar - House Manager

Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:

Crown reduction of 2 No. Yew Trees, trees T1 and T2 of Tree Preservation Order 40/2003.

Subject to the following Conditions;

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 22.03.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Notwithstanding the submitted details the crown shall not be lifted by more than 2.5 metres and the minor reduction works to shape the tree shall not exceed more than 1 metre.
- 4 CL16 TREE WORK TO BS 3998

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 CL16R HEALTH AND AMENITY OF TREES

PART TO BE REFUSED:

The Thinning of 2 No. Yew Trees. Trees T1 and T2 of Tree Preservation Order No. 40/2003. The proposed works would be harmful to the health of the tree, contrary to Harrogate District Local Plan Policy.

- 1 The Thinning of 2 No. Yew Trees. Trees T1 and T2 of Tree Preservation Order No. 40/2003.

The proposed works would be harmful to the health of the tree, contrary to Local plan Policy HD13.

CASE NUMBER:	04/00416/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	30.01.2004
GRID REF:	E 445080	TARGET DATE:	26.03.2004
	N 454180	DECISION DATE:	22.03.2004

APPLICATION NO: 6.111.27.J.FUL

LOCATION:

Axholme Farm Nidd View Cattal York North Yorkshire YO5 8DY

PROPOSAL:

Erection of single storey side extension (revised scheme).

APPLICANT:

Deltalord

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension by virtue of its design is considered to represent an inharmonious addition to the original building form and is harmful to the character and appearance of the original barn conversion and contrary to the provisions of policies C16, A1, H15 and HD20 of the Harrogate District local Plan.

CASE NUMBER:	04/00417/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DECISION DATE:	30.03.2004

GRID REF: E 445080 **TARGET DATE:** 26.03.2004
N 454180 **DECISION DATE:** 22.03.2004

APPLICATION NO: 6.111.27.K.FUL

LOCATION:

Axholme Farm Nidd View Cattal York North Yorkshire YO5 8DY

PROPOSAL:

Erection of single storey extension (revised scheme).

APPLICANT:

Deltalord

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 22.03.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no windows shall be inserted in the elevations of the single storey extension hereby approved, without the prior written approval of the Local Planning Authority.
- 5 Notwithstanding the submitted details the windows on the north east elevation shall be omitted and the wall continued in the stone to match the existing materials.
- 6 The window frames of the development hereby permitted shall be constructed in timber and no other materials shall be used without the prior written consent of the Local Planning Authority.
- 7 All new doors and windows shall be set back a minimum of 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 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 5 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 6 CD13R VISUAL AMENITY
- 7 CD07R VISUAL AMENITY

INFORMATIVES

1. Surface water drainage is stated to be to a surface water sewer. There should be no connection to any pipe, dyke or watercourse in the Drainage District without the prior approval or consent of the Claro internal Drainage board.

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:	03/03193/FUL	WARD:	Marston Moor
CASE OFFICER:	Mr R N Watson	DATE VALID:	07.08.2003
GRID REF:	E 449422	TARGET DATE:	02.10.2003
	N 454474	DECISION DATE:	22.03.2004

APPLICATION NO: 6.114.14.FUL

LOCATION:

Wilstrop Lodge Farm Moor Monkton York North Yorkshire YO5 8JN

PROPOSAL:

Conversion of redundant farm buildings to form 3 no dwellings with 2 no parking barns and installation of new package treatment plant (1.4 hectares site area).

APPLICANT:

Mr NA & Mrs KR Parry

REFUSED. Reason(s) for refusal:-

- 1 The proposal fails to provide any affordable housing for local needs and is therefore contrary to the Harrogate District Local Plan (Selective Alteration) Policy H5.

CASE NUMBER:	04/00153/FUL	WARD:	Ribston
CASE OFFICER:	Miss S Taylor	DATE VALID:	09.01.2004
GRID REF:	E 432310	TARGET DATE:	05.03.2004
	N 452125	DECISION DATE:	27.02.2004

APPLICATION NO: 6.121.165.D.FUL

LOCATION:

Alexander Lodge, Follifoot Ridge Pannal Road Follifoot Harrogate North Yorkshire

PROPOSAL:

Retention of re-roofing of existing garage to form new ridge line (revised scheme).

APPLICANT:

GE & UJE Kirkby

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.02.2009
- 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:	04/00360/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	22.01.2004
GRID REF:	E 434430	TARGET DATE:	18.03.2004
	N 452700	DECISION DATE:	08.03.2004

APPLICATION NO: 6.121.80.G.FUL

LOCATION:

The Old Chapel Plompton Road Follifoot Harrogate North Yorkshire HG3 1DT

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Dr & Mrs P Chetcuti

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension with flat roof/balcony would detract from the existing character of the converted church and would therefore have a detrimental impact on the Follifoot Conservation Area contrary to Harrogate District Local Plan policies C16, H15, HD3 HD20 and A1.
- 2 The balcony element is considered to be intrusive and would give rise to increased overlooking of the neighbouring properties which would be detrimental to neighbouring residential amenity contrary to Harrogate District Local Plan policies A1, H15 and HD20.

CASE NUMBER:	03/04938/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	15.12.2003
GRID REF:	E 446335	TARGET DATE:	09.02.2004
	N 452199	DECISION DATE:	22.03.2004

APPLICATION NO: 6.124.394.A.FUL

LOCATION:

150 Prince Rupert Drive Tockwith York North Yorkshire YO26 7PU

PROPOSAL:

Erection of single storey side and rear extension. (Revised scheme).

APPLICANT:

Miss Nicky Rayment

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 22.03.2009
- 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:	03/05175/TPO	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	24.10.2003
GRID REF:	E 442654	TARGET DATE:	19.12.2003
	N 452319	DECISION DATE:	22.03.2004

APPLICATION NO: 6.124.94.B.TPO

LOCATION:

Land Comprising OS Field Nos 6731, 7135 Warfield Lane Cowthorpe Wetherby North Yorkshire

PROPOSAL:

Felling of 1no Sycamore Tree, T4 and felling of various Sycamore and Ash trees within Area A1 of Tree Preservation Order 20/1993.

APPLICANT:

Ian Watson

Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:

Felling of various Sycamore and Ash Trees within Area A1 of Tree Preservation Order 20/1993.

Subject to the following Conditions;

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 22.03.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Prior to the commencement of the works a detailed schedule identifying the location of each tree to be felled shall be submitted to the Local Planning Authority. The trees to be felled shall also be identified on site 10 days before the works are due to

commence.

- 4 CL13 ONE WEEKS NOTICE OF TREE WORKS
- 5 Replacement tree(s) of a size and species and in a position to be approved in writing by the Local Planning Authority, shall be planted during the first available planting season following the removal of the tree(s) hereby approved.

Reasons for Conditions:

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CL13R MAINTENANCE OF HEALTH OF TREES
- 4 CL13R MAINTENANCE OF HEALTH OF TREES
- 5 CL14R MAINTAIN TREED APPEARANCE OF AREA

PART TO BE REFUSED:

Felling of 1no Sycamore tree T4 of Tree Preservation Order 20/1993.

- 1 FELLING OF 1no SYCAMORE TREE T4 OF TREE PRESERVATION ORDER 20/1993.

The tree is a mature healthy example which is well structured and balanced and contributes to the character and visual amenity of the area. It's loss would be contrary to Harrogate District Local Plan Policies A1 and HD13 which seek to preserve the visual amenity and environmental quality and seek to protect trees which contribute to the character or setting of a settlement.

CASE NUMBER:	04/00242/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	16.01.2004
GRID REF:	E 444605	TARGET DATE:	12.03.2004
	N 452385	DECISION DATE:	08.03.2004

APPLICATION NO: 6.124.341.A.FUL

LOCATION:

Bracken House Moorside Tockwith York North Yorkshire YO26 7QG

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr & Mrs D Hannington

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension by virtue of its size and design would not maintain the

simple character of the existing building and would therefore have a detrimental impact on the original character and appearance of the building and the countryside contrary to Harrogate District Local Plan policies C16, H15, HD20 and A1.

CASE NUMBER:	04/00145/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	15.01.2004
GRID REF:	E 428379	TARGET DATE:	11.03.2004
	N 446803	DECISION DATE:	08.03.2004

APPLICATION NO: 6.147.244.FUL

LOCATION:

Land Comprising Part Of OS Field No 3684 Wescoe Hill Lane Weeton Leeds North Yorkshire

PROPOSAL:

Erection of detached livestock and storage building with associated access track.

APPLICANT:

Mr J Ogden

REFUSED. Reason(s) for refusal:-

- 1 The proposed development due to its siting and design would create an unacceptable visual intrusion that would harm the visual amenity and openness of the green belt in a manner contrary to Policies A1, GB4 and C13 of the Harrogate District Local Plan.

CASE NUMBER:	04/00280/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Miss S Taylor	DATE VALID:	19.01.2004
GRID REF:	E 427308	TARGET DATE:	15.03.2004
	N 447429	DECISION DATE:	08.03.2004

APPLICATION NO: 6.147.236.A.FUL

LOCATION:

7 The Pines Huby Leeds North Yorkshire LS17 0HA

PROPOSAL:

Erection of first floor rear extension.

APPLICANT:

Mr & Mrs I E Bodsworth

REFUSED. Reason(s) for refusal:-

- 1 The size, location and design of the first floor rear extension is considered to appear intrusive and overbearing to the amenities of No. 5, overshadowing the windows which serve habitable rooms at the rear and the sitting out area of the garden, contrary to policies A01, HD20, H15 and the Supplementary Planning Guidance - House Extensions and Garages.
- 2 The size, location and design of the first floor rear extension is considered to have an adverse impact on the visual amenities of the area where good spacing between properties is a significant contributor to the character of the area, contrary to policies A01, HD20, H15 and the Supplementary Planning Guidance - House Extensions and Garages.
- 3 The design of the extension is considered to appear totally unrelated to the design of the main property and as a result appears out of context and detrimental to the style of the existing property contrary to policies HD20 and H15 of the Harrogate Local Plan and the Supplementary Planning Guidance - House Extensions and Garages.

CASE NUMBER:	04/00607/DVCON	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mr M A Warden	DATE VALID:	03.02.2004
GRID REF:	E 427265	TARGET DATE:	30.03.2004
	N 446835	DECISION DATE:	15.03.2004

APPLICATION NO: 6.147.54.D.DVCON

LOCATION:

Top O T'Hill Wescoe Hill Weeton Leeds North Yorkshire LS17 0EZ

PROPOSAL:

Variation of Condition No 3 of Permission No 6.147.54.B.PA to allow agricultural occupancy restriction to be temporarily lifted.

APPLICANT:

Mr D Clapham

APPROVED subject to the following conditions:-

- 1 The permission hereby granted shall be for a temporary period of five years from the

date of this permission at the end of which period occupation of the dwelling shall again be limited to a person solely or mainly employed or last employed in the locality in agriculture, as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry, (including any dependants of such a person residing with him) or a widow or widower of such a person.

Reasons for Conditions:-

- 1 Due to the special circumstances in this case the Local Planning Authority consider it appropriate to grant permission for a temporary period of five years to enable the circumstances to be reviewed at the end of the period.

INFORMATIVES

1. At the end of the 5 year period, the Local Planning Authority will expect the occupation to revert to the original agricultural occupancy condition unless it is clearly demonstrated in accordance with Harrogate District Local Plan H19 that this is not required.

CASE NUMBER:	04/00165/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	12.01.2004
GRID REF:	E 434445	TARGET DATE:	08.03.2004
	N 447390	DECISION DATE:	08.03.2004

APPLICATION NO: 6.148.17.D.FUL

LOCATION:

Clap Gate Cottage Kirkby Lane Kearby Wetherby North Yorkshire LS22 4BR

PROPOSAL:

Erection of detached single garage.

APPLICANT:

Mr & Mrs Goddard

REFUSED. Reason(s) for refusal:-

- 1 The proposed garage when added to those extensions previously permitted to the property, cumulatively, represents a disproportionate addition to the original dwelling and due to its size siting and design, would reduce the openness of the area about the house harming the openness, visual amenity and purpose of the green belt; contrary to Policies GB4, Gb6, A1, HD20 and H15 of the Harrogate District Local

Plan.

CASE NUMBER:	03/05980/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mr M Parkes	DATE VALID:	09.02.2004
GRID REF:	E 436227	TARGET DATE:	05.04.2004
	N 448470	DECISION DATE:	22.03.2004

APPLICATION NO: 6.149.99.C.FUL

LOCATION:

Raventofts Farm Main Street Sicklinghall Wetherby North Yorkshire LS22 4BD

PROPOSAL:

Erection of two storey front and two storey rear extensions, extension of domestic curtilage and alterations to vehicular access.

APPLICANT:

The Stockeld Park Estate

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 22.03.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD04X SAMPLE STONWORK PANEL
- 4 CD12X SAMPLES OF MATCHING MATERIALS
- 5 Prior to the occupation of the enlarged dwelling hereby approved the extended domestic curtilage edged green on the attached plan shall be formed by the construction of dry stone walls or the retention and repair of such walls where they already exist unless the Local Planning Authority gives written consent to any variation.
- 6 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 7 CL04 REPLANTING IF ANY TREES/SHRUBS DIE
- 8 CL11 FENCE TO PROTECT TREES/SHRUBS DURING DEV
- 9 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:-
 - (i) the crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or the Specification of the Local Highway Authority;
 - (ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall

open into the site;

(iii) that part of the access(es) extending 6 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.

- 10 Prior to the commencement of the development hereby permitted visibility splays providing clear visibility of 2m x 45m (east) and 2m x 90m (west) 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. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 11 HW23 GARAGE CONVERSION TO HABITABLE ROOM
- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development shall take place on the paved yard areas without the grant of further specific planning permission from the local planning authority.
- 13 CB09 SOAKAWAYS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD04XR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 5 CI07YR IN THE INTERESTS OF VISUAL AMENITY
- 6 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 7 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 8 CL11R PROTECTION OF TREES DURING DEVELOPMENT
- 9 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 10 HW10R ROAD SAFETY REQUIREMENTS
- 11 HW23R ROAD SAFETY REQUIREMENTS
- 12 To prevent the overintensive development of the site.
- 13 CB09R POLLUTION PREVENTION

INFORMATIVES

1. Comments received from the Claro Internal Drainage Board, Claro House, 2-4 Jockey Lane, High Street, Knaresborough HG5 0HG: -

The site lies outside the Drainage District, the boundary of which is to the north east. This area is served by the Board's main adopted watercourse Toad Hole Beck ref: 6 and tributary.

Rainwater disposal is stated to be to soakaway. The applicant should be required to satisfy the Local Authority as to the effectiveness of this by means of ground investigation and percolation tests. (Condition 13 above) There must be no connection, direct or indirect, to the Board's main watercourse, Toad Hole beck or Tributary, without the Board's prior approval.

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:	03/02870/FULMAJ	WARD:	Marston Moor
CASE OFFICER:	Mr M Williams	DATE VALID:	28.07.2003
GRID REF:	E 446660	TARGET DATE:	27.10.2003
	N 448850	DECISION DATE:	08.03.2004

APPLICATION NO: 6.150.6.D.FULMAJ

LOCATION:

Home Farm Wighill Park Tadcaster North Yorkshire LS24 8BW

PROPOSAL:

Conversion of existing agricultural buildings for commercial use (Use Class B1 and B8) and installation of new package treatment plant.

APPLICANT:

Mr D Rawlings

APPROVED subject to the following conditions: -

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 08.03.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 30 September 2003, 2 December 2003 and 2 February 2004

- 3 CI03 SPECIFIED USE ONLY ... B1, B8
4 CN01 HOURS OF WORKING ... 0800-1800 ... 0800-1300
5 There shall be no means of vehicular access to or from the application site other than from Rudgate.
6 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 6710/105 A]. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
7 HW32 PUBLIC RIGHTS OF WAY
8 CB05A BUNDING OF TANKS
9 CL02 LANDSCAPING: DETAILS TO BE APPROVED
10 Prior to the commencement of the development hereby permitted full details of any intended mechanical extract ventilation system to the premises shall be submitted for the written approval of the local planning authority, such details to incorporate adequate specification plans showing precise location of ducting fans. 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. The system shall be installed, retained and regularly maintained in accordance with the manufacturer's recommendation to ensure its continued satisfactory working order at all times.

Details of the system to be submitted for approval must provide for the following: -

- Effective odour filtration including details of the suitability of the proposed filtration.
- Means to mitigate any extraneous noise from the system including full details of any sound insulation works proposed and their effectiveness, precise location and point of exhaust /emission at such a height, position and manner so as to avoid nuisance.

- 11 CI08 NO OUTSIDE STORAGE
12 CJ01 DETAILS OF FLOODLIGHTING ... not 24 hours
13 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
14 The level of noise from the site shall not exceed 5dB(A) above the background noise level of 37 dBA L90 measured at any point on the boundaries shared with a residential property, when measured over a fifteen minute period and in accordance with BS4142 (1997).
15 Notwithstanding the layout and details shown upon the submitted drawing 6710/105, the development hereby approved shall not be commenced prior to the submission to and approval by the local planning authority in writing of an amended layout to provide for: -
- a) an additional lay-by on Featherbed Lane
 - b) the erection of an additional 'Slow' sign near Gardener's Cottage
 - c) the white lining of the road edge to create a 'no parking' box.
- 16 The development hereby permitted shall not be brought into use until a sign has been erected at the Wighill Park entrance stating that no access is available to Home Farm. The wording, size and location of such sign(s) shall be agreed in writing with the local planning authority prior to their erection, and the sign(s) shall thereafter be so retained.
17 The development hereby permitted shall not commence until a scheme of road signage has been agreed by the local planning authority in consultation with the

Highway Authority. The agreed scheme shall be implemented before the permitted use commences.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CI03R SPECIFIED USE ONLY
- 4 CN01R AMENITIES OF NEIGHBOURS
- 5 HW08R ROAD SAFETY REQUIREMENTS
- 6 HW17R ROAD SAFETY REQUIREMENTS
- 7 HW32R TO PROTECT THE RIGHT OF WAY
- 8 CB05AR PREVENT POLLUTION OF WATER ENVIRONMENT
- 9 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 10 In the interests of amenity.
- 11 CI08R GENERAL AMENITY
- 12 CJ01R IN THE INTERESTS OF AMENITY
- 13 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMENT
- 14 In the interests of amenity
- 15 In the interests of road safety
- 16 In the interests of road safety.
- 17 In the interests of road safety

CASE NUMBER:	04/00175/FUL	WARD:	Newby
CASE OFFICER:	Mr M Parkes	DATE VALID:	13.01.2004
GRID REF:	E 433259	TARGET DATE:	09.03.2004
	N 471945	DECISION DATE:	15.03.2004

APPLICATION NO: 6.32.98.A.FUL

LOCATION:

Bramley House (Former Lucan Cottage) Dishforth Road Sharow Ripon North Yorkshire HG4 5BU

PROPOSAL:

Erection of two storey side extension.

APPLICANT:

Mr & Mrs Langdale

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 15.03.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 11.03.2004
- 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:	04/00247/REM	WARD:	Newby
CASE OFFICER:	Mrs L Drake	DATE VALID:	20.01.2004
GRID REF:	E 439098	TARGET DATE:	16.03.2004
	N 468474	DECISION DATE:	15.03.2004

APPLICATION NO: 6.47.46.S.REM

LOCATION:

Kirby Hill C.E. Primary School Kirby Hill York North Yorkshire YO51 9DS

PROPOSAL:

Reserved matters application under Outline permission No. 6.47.46.P.OUT for the erection of 1 no. dwelling including siting, design, external appearance and landscaping (Site Area 0.09 ha).

APPLICANT:

Norwood Homes Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 15.03.2006
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 19.01.04
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 The slate for the roofs shall be natural Welsh 'heather' slate when a sample shall be

- submitted as required by condition 3 above.
- 5 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 6 metre radius kerbs, to give a minimum carriageway width of 4.1 metres, and that part of the access road extending 3 metres into the site shall be constructed in accordance with Standard Detail number E6 (Section only) and the Specification of the Local Highway Authority
- (ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall open into the site;
- (iii) that part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 1;
- (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.

- 6 Prior to the commencement of the development hereby permitted visibility splays providing clear visibility of 2m x 60m 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 a height of 1m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 7 HW21 PARKING FOR SINGLE DWELLING

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 order to ensure that the proposed development is in character with the traditional materials of the conservation area.
- 5 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 6 HW10R ROAD SAFETY REQUIREMENTS
- 7 HW21R ROAD 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:	04/00288/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	19.01.2004
GRID REF:	E 442108	TARGET DATE:	15.03.2004
	N 464973	DECISION DATE:	15.03.2004

APPLICATION NO: 6.64.561.C.FUL

LOCATION:

Low House Cottage Aldborough York North Yorkshire YO51 9HD

PROPOSAL:

Erection of two storey rear extension (Revised scheme).

APPLICANT:

Mr G Weston & Ms A Clarke

REFUSED. Reason(s) for refusal:-

- 1 The form of the proposed extension due its size, design and form would create an unsympathetic and overly large addition to the original dwelling contrary to Policies A1, H15 and HD20 of the Harrogate District Local Plan.

CASE NUMBER:	04/00478/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	02.02.2004
GRID REF:	E 439750	TARGET DATE:	29.03.2004
	N 466400	DECISION DATE:	22.03.2004

APPLICATION NO: 6.64.452.A.FUL

LOCATION:

35 St James Meadow Boroughbridge York North Yorkshire

PROPOSAL:

Erection of two storey side extension.

APPLICANT:

Mr & Mrs Edmondson

REFUSED. Reason(s) for refusal:-

- 1 The proposed two storey extension would create the potential for the formation of an almost unbroken frontage in the street resulting in a visually cramped and terraced effect, harmful to the character and appearance of the dwelling and the streetscene. The proposal is therefore contrary to the provisions of Policies A1, H15 and HD20 of the Harrogate District Local Plan and Supplementary Design Guidance.

CASE NUMBER:	04/00550/COU	WARD:	Boroughbridge
CASE OFFICER:	Mr A Hough	DATE VALID:	09.02.2004
GRID REF:	E 439670	TARGET DATE:	05.04.2004
	N 466720	DECISION DATE:	15.03.2004

APPLICATION NO: 6.64.123.B.COU

LOCATION:

22 High Street Boroughbridge York North Yorkshire

PROPOSAL:

Change of use of ground floor from Use Class A1 retail to Use Class A2 Estate Agents office and change of use of first floor from office use to 1 no 1 bed self contained flat.

APPLICANT:

Stephensons

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 15.03.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CG01 DETAILS TO BE SUBMITTED OF ANY ALTS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CG01R SAFEGUARD RIGHTS OF CONTROL

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:	04/00178/RG4	WARD:	Claro
CASE OFFICER:	Mr A Hough	DATE VALID:	12.01.2004
GRID REF:	E 438920	TARGET DATE:	08.03.2004
	N 460570	DECISION DATE:	22.03.2004

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 1 no dwelling including siting and access (site area 0.03 ha).

APPLICANT:

Harrogate Borough Council

APPROVED subject to the following conditions:-

- 1 CA06 OUTLINE/RESERVED MATTERS ... 22.03.2007 ... 22.03.2009
- 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.
- 7 Prior to the commencement of development there shall be submitted to the Local Planning Authority for approval a scheme for the provision of affordable housing on the application site in accordance with Policy H5 of the Selective Alteration to the Harrogate District Local Plan (or any subsequent Local Plan policy superseding that policy) setting out the means whereby it can be ensured that initial and successive occupancy of the unit is restricted to members of the local community in housing need. The affordable housing unit to be thereafter provided in accordance with the approved scheme.

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.
- 7 To secure the provision of affordable housing.

CASE NUMBER:	04/00155/PNT56	WARD:	Ouseburn
CASE OFFICER:	Miss S Taylor	DATE VALID:	30.01.2004
GRID REF:	E 445050	TARGET DATE:	25.03.2004
	N 461707	DECISION DATE:	22.03.2004

APPLICATION NO: 6.80.154.PNT56

LOCATION:

Joinery Works, Laurel Cottage Back Lane Great Ouseburn Great Ouseburn

PROPOSAL:

Erection of 1 no 15m lattice mast.

APPLICANT:

Langreen Ltd

REFUSED. Reason(s) for refusal:-

- 1 It is considered that a lattice mast is not an appropriate structure to use in this location and would as a result of its design and appearance be highly visible, detrimental to the character and appearance of the Conservation Area contrary to policies HD3 and CF10 of the Harrogate District Local Plan, which states that there should be minimal impact on the visual amenity and conservation value of the immediate surroundings and wider landscape.

Whilst it is recognised that the development of the internet and other information technologies is improving and expanding in terms of coverage and availability of information, the need to keep the visibility of a mast to a minimum is vital in maintaining the character and appearance of the Conservation Area.

CASE NUMBER:	03/06177/FUL	WARD:	Claro
CASE OFFICER:	Mrs K Williams	DATE VALID:	04.02.2004
GRID REF:	E 439356	TARGET DATE:	31.03.2004
	N 458971	DECISION DATE:	01.03.2004

APPLICATION NO: 6.87.25.A.FUL

LOCATION:

11 Shortsill Lane Coneythorpe Knaresborough North Yorkshire HG5 0RL

PROPOSAL:

Erection of two storey side extension, single storey rear extension and 1 no. rear dormer window.

APPLICANT:

Mr A Stephens

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.03.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 17.02.2004
- 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:

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:	04/00064/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs K Williams	DATE VALID:	16.01.2004
GRID REF:	E 451445	TARGET DATE:	16.01.2004
APPLICATION NO:	04/00064/FUL	DECISION DATE:	08.03.2004

APPLICATION NO: 6.115.32.I.CLEUD

Holly Cottage 1 Longland Lane Whixley York North Yorkshire YO26 8BB

LOCATION:

PROPOSAL: Moor Monkton York North Yorkshire YO51 8JE

Erection of single storey extension and raised decking.

PROPOSAL:

Application for Certificate of Lawfulness for existing use as 1 no. residential dwelling.

Mr ML Hammond

APPLICANT:

REASON(S) FOR REFUSAL:-

APPROVED

- 1 The proposal does not accord with the Harrogate District Local Plan Policies A1, H15, HD20 and the associated supplementary Planning Guidance on House Extensions: a design Guide as the proposal would be harmful to the existing character and appearance of the dwelling, streetscene and locality by reason its design.

HARROGATE BOROUGH COUNCIL

AREA2 DEVELOPMENT CONTROL COMMITTEE

LIST OF APPLICATIONS DETERMINED BY THE SOLICITOR OF THE COUNCIL
AFTER CONSULTATION WITH THE HEAD OF PLANNING SERVICES

CASE NUMBER:	03/05670/CLEUD	WARD:	Ouseburn
CASE OFFICER:	Mr A Hough	DATE VALID:	21.11.2003
GRID REF:	E 451445	TARGET DATE:	16.01.2004
	N 455425	DECISION DATE:	08.03.2004

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APPLICATION NO: 6.115.32.I.CLEUD

LOCATION:

Cockhill Farm Moor Monkton York North Yorkshire YO51 8JE

PROPOSAL:

Application for Certificate of Lawfulness for existing use as 1no. residential dwelling.

APPLICANT:

David FB Palframan

APPROVED
