

**APPLICATION NO.:** 6.84.67.A.FUL

**LOCATION:**

Manor Farm Farnham Knaresborough North Yorkshire HG5 9JE

**PROPOSAL:**

Erection of 3 no detached dwellings, 2 no semi detached dwellings, with associated garaging and formation of new vehicular access. (site area 0.31 ha)

**APPLICANT:** Farnham Venture Partnership

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

- 0 1. Affordable Housing
2. Open Space Commuted Sums

**PROPOSED CONDITIONS:**

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 09.01.2004
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 HW07C PRVTE ACCESS/VERGE CROS'NGS CONSTCT REQM
- 5 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN ... May 2003
- 6 HW23 GARAGE CONVERSION TO HABITABLE ROOM
- 7 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 8 CB26 MEANS OF FOUL AND SW DRAINAGE TO BE APP
- 9 CB26X NO SW/FOUL DISCHG UNTIL APP WRK COMPLETE
- 10 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS

**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 HW07CR VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 5 HW18R ROAD SAFETY REQUIREMENTS
- 6 HW23R ROAD SAFETY REQUIREMENTS
- 7 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 8 CB26R TO ENSURE DEV CAN BE PROPERLY DRAINED
- 9 CB26XR TO ENSURE PROPER PROVISION IS MADE

10 CI02YR PROTECT VISUAL AMENITY

(Mr S McIntyre (Farnham Parish Meeting) and Mr J R Burns (Agent) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(UNANIMOUS DECISION)