

**AREA 2 DEVELOPMENT CONTROL COMMITTEE  
HELD ON 6 APRIL 2004**

**(FROM 4.00 PM TO 6.30 PM)**

**PRESENT:** Councillor Smith in the Chair. Councillors Bean, Fawcett, Hoult, Chris Lewis, Dr Rothwell, Mrs Smith, Sturdy and Wilson.

Late Arrivals: None.

Early Departures:None.

95/03 – **APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES:** An apology for absence was received from Councillor Lumsden. Notification had been received that Councillor Dr Rothwell was to act as substitute for Councillor Anne Jones and Councillor Mrs Smith to substitute for Councillor Bayliss.

96/03 – **DECLARATIONS OF INTEREST:** Declarations of interest were made as detailed in Minute 100/03.

97/03 – **MINUTES:** The Minutes of the meeting of the Committee held on 9 March 2004 were approved as a correct record and signed by the Chair.

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

98/03 – **EXEMPT INFORMATION:** There were no exempt information items.

**MATTERS WHICH THE COMMITTEE DEALT WITH UNDER DELEGATED POWERS**

99/03 - **COUNTY APPLICATIONS:** There were no further applications submitted by North Yorkshire County Council upon which this Council's observations had been sought.

100/03 – **LIST OF PLANS:** In accordance with the Scheme of Delegation the Committee considered the undermentioned plans and applications and made the decisions indicated viz:-

**Minute 100/03(01)**

**CASE NUMBER: 03/05698/LB  
GRID REF: EAST 449943 NORTH 460049**

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**APPLICATION NO.:** 6.104.93.B.LB

**LOCATION:**

Linton Lock, Nun Monkton Harrogate District YO30 2AZ

**PROPOSAL:**

Listed Building application for the erection of retaining wall abutting salmon ladder, together with the erection of hydropower plant, switchgear house inc inlet channel and tailrace with assoc landscaping work as approved by 6.104.93.A.FUL.

**APPLICANT:** JR And K Throup & Sons

DEFERRED and the HOPS be authorised to APPROVE the application subject to the following conditions and such other conditions HOPS considers to be necessary. REASON FOR DEFERRAL:

0 Subject to the receipt of satisfactory information in respect of the following:

1.The location of the retaining wall linking the salmon ladder and the training wall should be investigated and its existence or otherwise established.

A report on the structures on this side of the river should be commissioned and consideration given to using this for additional interpretive material on the Linton Locks site.

2.The line of the training wall should be investigated and plans should be submitted to show how this is to be repaired and linked into the new scheme.

3.A scheme for the repair of the weir and associated structure should be agreed before the hydro-electric scheme is implemented. Full proposals for adapting the structure for low navigation levels should also be available.

4.Details of the materials for the construction of new transformer house including details of ventilation. Such details should provide for brick with appropriate mortar and joints and a natural roofing material.

5.Details of the external structure of the tailrace, including railings.

6.Consideration should be given to relocating the existing orange floating boom, upstream to reduce its visual impact on the site.

Thereafter the application be notified to the Secretary of State under Section 13 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and if the Secretary of State does not call-in the application for his own determination the Head of Planning Services to exercise his delegated authority to approve the application.

(Mr D Jauncey (Linton on Ouse Parish Council), Mr I Fuller (Objector) and Ms S Throup (Applicant) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme)

(UNANIMOUS DECISION)

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**Minute 100/03(02)**

**CASE NUMBER: 02/02355/REMAJ  
GRID REF: EAST 435760 NORTH 457830**

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**APPLICATION NO.:** 6.100.1685.G.REMAJ

**LOCATION:**

Former Nursery Site Off Halfpenny Lane Knaresborough North Yorkshire

**PROPOSAL:**

Reserved matters application under Outline permission 6.100.1685.C.OUT for the erection of 156 dwellings with associated hard and soft landscaping, new vehicular access and diversion of Public Right Of Way..(AMENDED SCHEME)

**APPLICANT:** Halfpenny Lane

DEFERRED for the following reason(s):-

0 For re-consultation in respect of the amended plans received on 5th April 2004.

(Mr J Blackwell (Agent) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(UNANIMOUS DECISION)

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**Minute 100/03(03)**

**CASE NUMBER: 03/05582/FULMAJ  
GRID REF: EAST 438280 NORTH 466164**

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**APPLICATION NO.:** 6.63.45.H.FULMAJ

**LOCATION:**

Land Comprising OS Field No 1700, Adjacent To The Camping And Caravan Club Site Bar Lane Roecliffe York

North Yorkshire

**PROPOSAL:**

Extension of existing caravan site including the siting of 26 no static caravans, formation of recreation area and dog walking area, associated landscaping and access works, and removal of 12m of hedgerow (revised scheme).

**APPLICANT:** The Caravan And Camping Club

REFUSED. Reason(s) for refusal:-

- 1 The proposed development would by reason of its prominent siting have an adverse visual impact on the landscape character and setting of this rural riverside locality. The proposal would erode the rural landscape between Roecliffe and Boroughbridge and would as a consequence be contrary to the provisions of North Yorkshire County Structure Plan Policies R10 and E2 and Harrogate District Local Plan Policies TR4, C2, C11 and C15.
- 2 The proposal for static caravans is contrary to the provisions of Policy R11 of the approved North Yorkshire County Structure Plan, which contains a presumption in favour of touring caravans rather than static caravans.

(Councillors Smith and Mrs Smith both declared prejudicial interests in relation to this item and left the room before the discussion and vote thereon. Councillor Bean therefore assumed the Chair for this item. Councillor Wilson also declared a personal interest in relation to this item, as a member of the Caravan and Camping Club but, on the basis that the interest was not prejudicial, he remained in the meeting and took part in the debate and vote thereon).

(Mr K Fenwick (Agent) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(Five Members voted in favour of the Motion with two abstaining).

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**Minute 100/03(04)**

**CASE NUMBER: 04/00250/FUL  
GRID REF: EAST 434935 NORTH 454170**

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**APPLICATION NO.:** 6.108.29.B.FUL

**LOCATION:**

Land Comprising Part Of Field No. 8925 Wingate Farm Plompton Plompton Knaresborough North Yorkshire

**PROPOSAL:**

Conversion of agricultural building to form 14 no. stables, erection of 1 no. stables with washroom/wc store to allow for livery of horses and creation of 12 no. parking spaces.

**APPLICANT:** Mr N P Addyman

REFUSED. Reason(s) for refusal:-

- 1 The proposed livery stables would result in new development within the green belt, contrary to PPG2 and Policy GB2 of the Harrogate District Local Plan, and would result in an unacceptable increase in vehicle movements to and from the site which would be detrimental to residential amenity and highway safety, contrary to policies A1 and T1 of the Harrogate District Local Plan.

(Mr J Malen (Objector) and Mr N Addyman (Applicant) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(Eight Members voted in favour of the Motion with one abstaining).

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**Minute 100/03(05)**

**CASE NUMBER: 04/00370/FUL  
GRID REF: EAST 437210 NORTH 470640**

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**APPLICATION NO.:** 6.34.39.B.FUL

**LOCATION:**

Newbuildings Farm Marton Le Moor Ripon North Yorkshire

**PROPOSAL:**

Erection of 1 no. detached dwelling (Site Area 0.125 ha)

**APPLICANT:** Mr A Chester

REFUSED. Reason(s) for refusal:-

- 1 The development proposed does not lie within the built form of the village, it is not infill or small scale rounding off. The proposal is therefore contrary to Policy H6 of the adopted Harrogate District Local Plan and Policy HX of the Selective Alterations.
- 2 The design of the proposed bungalow is poor, being poorly fenestrated and is not in keeping with the character of the nearby properties or the village as a whole, as such the proposal is contrary to Policies HD20, H13 and A1 of the adopted Harrogate District Local Plan.

(UNANIMOUS DECISION)

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**Minute 100/03(06)**

**CASE NUMBER: 04/00358/FUL  
GRID REF: EAST 444668 NORTH 460676**

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**APPLICATION NO.:** 6.88.71.FUL

**LOCATION:**

Village Bungalow Main Street Little Ouseburn York North Yorkshire YO5 9TD

**PROPOSAL:**

Demolition of existing dwelling & erection of 2no dwellings with detached single garages, formation of new vehicular access & felling of 3no Fruit Trees within Little Ouseburn Conservation Area. (Site area 0.08ha).

**APPLICANT:** R B D A Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.04.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 29.03.2004
- 3 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS
- 4 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 5 CD05 REVEALS: MM ... 75
- 6 Notwithstanding the submitted plans large scale details, including sections and samples of the proposed windows designs, as well as samples of any obscure glazing are to be submitted and agreed in writing by the Local Planning Authority prior to the commencement of development.
- 7 CD13 WINDOW FRAME MATERIALS ... timber
- 8 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 9 CB27 NO SW DISCHARGE UNTIL APP WRKS COMPLETED
- 10 CL14 PLANT REPLACEMENT TREES ... Seven
- 11 CL04X REPLANTING IF TREES DIE
- 12 Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements:-

(ic) the crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or Standard Detail number E6a; and the Specification of the Local Highway Authority;

(v) provision shall be made to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the approved details and/or Standard Detail number E6a; 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.

- 13 Prior to the first use of the development the vehicular access, parking and turning facilities shall be formed in accordance with the amended drawing rec. 29.04.2004. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 14 The existing brick wall shall be retained to the site frontage to Main Street and full details of the proposed gate piers and proposed gates shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.
- 15 Before any materials are brought onto the site or any development is commenced, the developer shall erect chestnut paling or similar fencing in accordance with details previously submitted to and approved in writing by the Local Planning Authority, around the trees and shrubs to be retained as indicated on the approved plan (including the tree within the verge to the site frontage, and those overhanging the western boundary of the site). The developers shall maintain such fences to the satisfaction of the Local Planning Authority until all development, the subject of this permission, is completed. The level of land within the fenced area shall not be altered without the prior written consent of the Local Planning Authority.
- 16 The footpath and verge to the front of the site shall be reinstated to their former condition after the new accesses have been created, to the satisfaction of the Local Planning Authority prior to the occupation of the dwellings hereby approved.

**Reasons for Conditions:-**

- 1 CA05R TO COMPLY WITH SECTIONS 91-94  
2 CC01R ACCORDANCE WITH DRAWINGS  
3 CI02YR PROTECT VISUAL AMENITY  
4 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS  
5 CD05R VISUAL AMENITY  
6 In the interests of visual amenity and the character of the conservation area.  
7 CD13R VISUAL AMENITY  
8 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT  
9 CB27R TO ENSURE SITE IS PROPERLY DRAINED  
10 CL14R MAINTAIN TREED APPEARANCE OF AREA  
11 CL04XR SAFEGUARD RIGHTS OF CONTROL/AMENITY  
12 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS  
13 HW17R ROAD SAFETY REQUIREMENTS  
14 In the interests of visual amenity.  
15 CL11R PROTECTION OF TREES DURING DEVELOPMENT  
16 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.

(UNANIMOUS DECISION)

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**Minute 100/03(07)**

**CASE NUMBER: 04/00777/CON**  
**GRID REF: EAST 444668 NORTH 460676**

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**APPLICATION NO.:** 6.88.71.A.CON

**LOCATION:**

Village Bungalow Main Street Little Ouseburn York North Yorkshire YO5 9TD

**PROPOSAL:**

Conservation Area application for the demolition of 1no detached dwelling and 1no detached garage.

**APPLICANT:** R B D A Ltd

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CM01 NO DEMOLITION BEFORE CONTRACT FOR REDEV
- 4 Prior to the demolition work commencing, trees on the site which are to be retained, (including the tree within the verge to the site frontage and those overhanging the western boundary of the site) in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority, shall be protected at the edge of their canopies by chestnut paling or other approved fencing and no materials shall be stored or the existing level of the ground altered, within the protected area.

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CM01R VISUAL AMENITY
- 4 CM02R HEALTH AND AMENITY OF THE TREE(S)

**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.

(UNANIMOUS DECISION)

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**Minute 100/03(08)**

**CASE NUMBER: 03/02970/FUL**  
**GRID REF: EAST 434971 NORTH 460592**

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**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)

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**Minute 100/03(09)**

**CASE NUMBER: 03/03771/CON**  
**GRID REF: EAST 434971 NORTH 460592**

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**APPLICATION NO.:** 6.84.67.B.CON

**LOCATION:**

Manor Farm Farnham Knaresborough North Yorkshire HG5 9JE

**PROPOSAL:**

Conservation area application for the demolition of redundant farm buildings and barns.

**APPLICANT:** Farnham Venture Partnership

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.04.2009
- 2 CM01 NO DEMOLITION BEFORE CONTRACT FOR REDEV

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CM01R VISUAL AMENITY

(UNANIMOUS DECISION)

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**Minute 100/03(10)**

**CASE NUMBER: 03/02977/COUMAJ**  
**GRID REF: EAST 432600 NORTH 450320**

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**APPLICATION NO.:** 6.122.64.B.COUMAJ

**LOCATION:**

Hillside Farm Follifoot Lane Kirkby Overblow Harrogate North Yorkshire HG3 1HA

**PROPOSAL:**

Change of use of 3 no. existing agricultural buildings for use as storage units (Use Class B8). (Amended Scheme)

**APPLICANT:** DN Yeadon

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.04.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 27.01.2004
- 3 This consent allows the change of use of the property only and does not grant consent for any external alterations, which must still be the subject of planning approval as appropriate.
- 4 The use hereby approved shall not be carried out other than between the hours of 8 - 6pm, Monday to Fridays and 8 - 1pm on Saturdays and shall not be carried on at all on Sundays and Public Bank Holidays.
- 5 CI08 NO OUTSIDE STORAGE

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CG01R SAFEGUARD RIGHTS OF CONTROL
- 4 CN01R AMENITIES OF NEIGHBOURS
- 5 CI08R GENERAL AMENITY

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

(UNANIMOUS DECISION)



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**Minute 100/03(11)**

**CASE NUMBER: 03/04021/FULMAJ**  
**GRID REF: EAST 433260 NORTH 452830**

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**APPLICATION NO.:** 6.121.42.Y.FULMAJ

**LOCATION:**

Rudding Caravan Park Rudding Park Follifoot Harrogate North Yorkshire

**PROPOSAL:**

Extension to existing holiday park for siting of 20 no. additional self catering timber lodges, extension to existing access road and provision of hardstanding and parking areas.

**APPLICANT:** Rudding Park Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.04.2009
- 2 CI01 HOLIDAY USE ONLY

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CI01R PERMANENT RESIDENTIAL USE UNACCEPTABLE

**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.

(Councillors Smith and Mrs Smith both declared prejudicial interests in relation to this item and left the room before the discussion and vote thereon. Councillor Bean therefore assumed the Chair for this item).

(Mr J Goodwin (Agent) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(UNANIMOUS DECISION)

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**Minute 100/03(12)**

**CASE NUMBER: 03/04535/FUL**  
**GRID REF: EAST 434750 NORTH 457100**

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**APPLICATION NO.:** 6.100.108.O.FUL

**LOCATION:**

Da Mario Restaurant 15 Waterside Knaresborough North Yorkshire HG5 9AZ

**PROPOSAL:**

Demolition of restaurant and cottage, and erection of 3 no houses and 2 no apartments with various tree works including felling within the Knaresborough Conservation Area (revised scheme, site area 0.114ha).

**APPLICANT:** Mr Leo Campagna

REFUSED. Reason(s) for refusal:-

- 1 The proposed development by virtue of its scale design, form and massing would be intrusive and overbearing alien to the surrounding form of development in Waterside and would detract from rather than preserve or enhance the conservation area and would adversely affect the setting of the listed viaduct and would therefore conflict with policy HD3 and HD1 of the Harrogate District Local Plan.

(Councillor M Smith (Knaresborough Town Council), Mrs M de Jager (Knaresborough Civic Society and Action Group), Ms L Potter (for Applicant who answered questions), Ms S Amaku (Agent who answered questions) and Mr I Fozard (for Applicant) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(UNANIMOUS DECISION)

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**Minute 100/03(13)**

**CASE NUMBER: 03/04540/CON**  
**GRID REF: EAST 434750 NORTH 457100**

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**APPLICATION NO.:** 6.100.108.P.CON

**LOCATION:**

Da Mario Restaurant 15 Waterside Knaresborough North Yorkshire HG5 9AZ

**PROPOSAL:**

Conservation Area application for the demolition of restaurant and cottage.

**APPLICANT:** Mr Leo Campagna

REFUSED. Reason(s) for refusal:-

- 1 In the absence of an acceptable scheme for the redevelopment of the site, the loss of the buildings would adversely affect the character of the Conservation Area and would therefore conflict with Policy HD3 of the Harrogate District Local Plan.

(UNANIMOUS DECISION)

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**Minute 100/03(14)**

**CASE NUMBER: 04/00088/FUL**  
**GRID REF: EAST 451180 NORTH 457920**

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**APPLICATION NO.:** 6.104.15.P.FUL

**LOCATION:**

The Priory Estate Nun Monkton York North Yorkshire YO26 8ES

**PROPOSAL:**

Erection of replacement main entrance gates and gate piers, pedestrian gate and wall with railings.

**APPLICANT:** Mr And Mrs AE Shelley

The Committee were minded to REFUSE the application on the following basis:-

The very high ornate gates and pillars will impact on the character of the Conservation Area and the setting/vista of the Grade 1 listed church. The security issues are met by other measures in place around the estate and do not

override the harm to the listed building and conservation area that would arise from the erection of the wall/gates;  
and

it be DEFERRED for further consultation with the CM(P), Chief Solicitor and (if there is a costs issue)DF and brought back to another meeting of the Committee for decision.

(Mr T C Ashby (Nun Monkton Parish Council), Mr Armitage (Objector) and North Yorkshire County Councillor J Savage who shared the allotted time and Mr J Dunbavin (Agent) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(Six Members voted in favour of the Motion, with one voting against and two abstaining).

101/03 – **PLANNING APPLICATIONS:** The Head of Planning Services submitted a list of planning applications dealt with under delegated powers and those delegated to himself in consultation with the Chair or Vice-Chair and also those determined by the Solicitor following consultation with the Head of Planning Services, which had been approved since the last meeting of the Committee.

**RESOLVED (UNANIMOUSLY):**

That the report be received.

(D)