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**Minute 107/03(02)**

**CASE NUMBER:**

**04/01620/FUL**

**GRID REF: EAST 434949 NORTH 463143**

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**APPLICATION NO.:** 6.69.6.P.FUL

**LOCATION:**

Jubilee Court (formerley Jubilee Mills) Copgrove Harrogate North Yorkshire HG3 3TB

**PROPOSAL:**

Erection of workshop and storage building (Use Class B2 & B8).

**APPLICANT:** Houseman & Falshaw Limited

APPROVED subject to the following conditions:-

- CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 4 CL04 REPLANTING IF ANY TREES/SHRUBS DIE
- 5 CD09 ASBESTOS COLOURING
- 6 CN01 HOURS OF WORKING ... 0730-1900 ... 0730-1700
- 7 Before the development hereby permitted commences, a scheme shall be approved in writing with the local planning authority which specifies the provision to be made for the control of noise emanating from any fixed mechanical plant, including those for heating, cooling, extraction and ventilation on the site. The plant shall be installed and operated in accordance with the approved scheme before the development is first brought into use.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 4 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 5 CD09R VISUAL AMENITY
- 6 CN01R AMENITIES OF NEIGHBOURS
- 7 CN03XR IN THE INTERESTS OF 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.

(Mr T Axe (Agent) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme)

(UNANIMOUS DECISION)