

**APPLICATION NO.:** 6.109.12.A.FUL

**LOCATION:**

Crib Cottage Ribston Park Little Ribston Wetherby North Yorkshire LS22 4EZ

**PROPOSAL:**

Erection of 1 no detached replacement dwelling (revised scheme, site area 0.467ha).

**APPLICANT:** Mr J G Dent

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 5 years
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 21.04.2004
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CD05 REVEALS: MM ... 75
- 5 CD13X TIMBER VERTICAL SLIDING SASH WINDOWS
- 6 The existing access track shall be retained in its current condition, and there shall be no upgrading or resurfacing of the track without the express consent of the local planning authority.
- 7 The garden of the converted dwelling shall not extend any further than the area shown in green on the attached plan. The garden area shall be enclosed by a timber post and rail fence unless otherwise agreed in writing by the local planning authority.
- 8 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 extensions, outbuildings, garden buildings or any other development normally permitted under Class A and Class E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995; other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.

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 CD05R VISUAL AMENITY
- 5 CD13XR DEV IN CHARACTER WITH LOCALITY
- 6 In the interests of protecting the character of the grade II registered park

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8 In order to protect the visual amenities of the surrounding area in view of the sensitive nature of this site.

**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 A C Long (for Applicant) attended the meeting and answered questions under the Council's Opportunity to Speak Scheme).

(UNANIMOUS DECISION)