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CASE NUMBER: 04/02041/FUL
GRID REF: EAST 441460 NORTH 465750

APPLICATION NO.: 6.64.608.A.FUL

LOCATION:

Keepers House Aldborough York North Yorkshire YO51 9HB

PROPOSAL:

Erection of 1 no. replacement dwelling with new package treatment plant. (Site Area 0.065 ha) (Revised Scheme)

APPLICANT: Trustees Of The Aldborough 1997 Settlement

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.06.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 21.05.2004
- 3 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:-

(ib) the existing access shall be reconstructed over a minimum carriageway width of 5 metres and for a distance of 10 metres back into the site in accordance with Standard Detail number E7e Rev 1 and the Specification of the Local Highway Authority.

NOTE:

You are advised that a separate licence will be required from the Local Highways 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.

- 4 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING ... (Ref:G/09/05/ST04)
- 5 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 6 CD05 REVEALS: MM ... 75mm
- 7 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 8 CL04X REPLANTING IF TREES DIE
- 9 HW23 GARAGE CONVERSION TO HABITABLE ROOM
- 10 CI02X PD RESTRICTION,NO EXTENSIONS AND GARAGES

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94

- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED
- 3 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 4 HW17R ROAD SAFETY REQUIREMENTS
- 5 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 6 CD05R VISUAL AMENITY
- 7 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 8 CL04XR SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 9 HW23R ROAD SAFETY REQUIREMENTS
- 10 CI02XR PROTECT 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.