

115/03(17)

17/6.100/02  
55REMMA,  
17/6.100/02  
55REMMA.

---

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

---

**APPLICATION NO.:** 6.100.1685.G.REMMAJ

**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 175 dwellings with associated hard and soft landscaping, new vehicular access and diversion of Public Right Of Way..(AMENDED SCHEME)

**APPLICANT:** Halfpenny Lane

Determined at appeal and the Secretary of State be notified that the local planning authority were minded to Refuse. Reason(s) for refusal:-

- 1 The proposed development by virtue of its design, layout form and massing would be inappropriate in this location on the edge of Knaresborough and would therefore conflict with Policy HD20 of the Harrogate District Local Plan.
- 2 The proposed residential estate layout would be prejudicial to the safety and convenience of highway users and would result in unsafe movements of vehicles and pedestrians, obstruction of the highway and damage to the highway. The proposal would therefore conflict with Policy A1 of the Harrogate District Local Plan and the North Yorkshire County Council Residential Highway Design Guide.