

HARROGATE BOROUGH COUNCIL

AREA2 DEVELOPMENT CONTROL COMMITTEE

LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING SERVICES UNDER THE SCHEME OF DELEGATION

CASE NUMBER:	03/04741/FUL	WARD:	Falls Within 2 Or More
CASE OFFICER:	Mr A Hough	DATE VALID:	03.10.2003
GRID REF:	E 436300	TARGET DATE:	28.11.2003
	N 455800	DECISION DATE:	18.06.2004

APPLICATION NO: 6.100.946.E.FUL

LOCATION:

The Lido Caravan Park Wetherby Road Knaresborough North Yorkshire HG5 8LR

PROPOSAL:

Variation of Condition No.4 of Permission No.6.100.946.C.CO.U to allow revised parking arrangements, siting of 3 no static caravans, provision of land for the display of caravans for sale & installation of childrens play area.

APPLICANT:

Lido Leisure Parks Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 18.06.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 4 CL04 REPLANTING IF ANY TREES/SHRUBS DIE
- 5 The caravan sales area shall be limited to that area shaded green on the enclosed plan and no sales shall be permitted on any land outside the identified area unless otherwise agreed in writing by the local Planning Authority.
- 6 Details of the proposed play equipment shall be submitted for the written approval of the local planning authority . All such equipment shall be coloured in accordance with a scheme to be at first approved in writing by the local planning authority and thereafter retained as such unless otherwise agreed in writing by the local planning authority.
- 7 Within 2 months of the proposed play equipment being first installed the existing play equipment elsewhere on the premises (currently known as the Lido Caravan Park) shall be removed. Thereafter , no additional play equipment shall be introduced or erected anywhere on the site other than with the prior written agreement of the Local Planning Authority.

- 8 A hedgerow shall be planted along the north eastern boundary of the proposed caravan sales area the type and species shall at first have been agreed in writing by the local planning authority, thereafter the hedge shall be planted in the first available planting season following approval, unless otherwise agreed in writing by the Local Planning Authority.
- 9 There shall be no occupation of caravans within the sales area as identified in condition 5 above.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 4 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 5 In the interests of visual amenity
- 6 In the interests of visual amenity given the sites location within Knaresborough conservation area and special landscape area.
- 7 In the interests of visual amenity
- 8 In the interests of visual amenity
- 9 In the interests of amenity and to accord with other extant approvals.

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.

CASE NUMBER:	04/01204/FUL	WARD:	Knaresborough East
CASE OFFICER:	Mrs K Williams	DATE VALID:	04.03.2004
GRID REF:	E 435342	TARGET DATE:	29.04.2004
	N 457174	DECISION DATE:	28.04.2004

APPLICATION NO: 6.100.842.B.FUL

LOCATION:

8 Charlton Court Knaresborough North Yorkshire HG5 0BZ

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr R Hudson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.04.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR 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.

CASE NUMBER:	04/01206/COU	WARD:	Knaresborough East
CASE OFFICER:	Mrs K Williams	DATE VALID:	04.03.2004
GRID REF:	E 434932	TARGET DATE:	29.04.2004
	N 457167	DECISION DATE:	14.07.2004

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APPLICATION NO: 6.100.2207.A.COU

LOCATION:

82 High Street Knaresborough North Yorkshire HG5 0EA

PROPOSAL:

Change of use from retail to property letting and estate agency (Use Class A2).

APPLICANT:

D M Tomlin

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 14.07.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 This permission relates to the ground floor of the property only.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 For the avoidance of doubt.

INFORMATIVES

1. This consent allows the change of use of the property only and does not grant consent for any external or internal alterations which must still be the subject of planning approval and listed building consent as appropriate.

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.

CASE NUMBER: 04/01461/PNA
CASE OFFICER: Mrs K Williams
GRID REF: E 434248
N 456878

WARD: Knaresborough King James
DATE VALID: 04.05.2004
TARGET DATE: 01.06.2004
DECISION DATE: 12.07.2004

APPLICATION NO: 6.100.639.A.PNA

LOCATION:

Farm Buildings At Grid Ref 434248/456878 Harrogate Road Knaresborough North

Yorkshire

PROPOSAL:

Erection of agricultural storage building.

APPLICANT:

Mr C Hardisty

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.07.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 4 CL04 REPLANTING IF ANY TREES/SHRUBS DIE
- 5 CD09 ASBESTOS COLOURING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 4 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 5 CD09R 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.

CASE NUMBER: 04/01804/CMA
CASE OFFICER: Mrs K Williams
GRID REF: E 435965
N 456575

WARD: Knaresborough King Jamie
DATE VALID: 07.04.2004
TARGET DATE: 05.05.2004
DECISION DATE: 16.07.2004

APPLICATION NO: 6.100.197.L.CMA

LOCATION:

Aspin Park Primary School Gimbald Road Knaresborough North Yorkshire HG5 8HD

PROPOSAL:

Infilling of existing courtyard to provide teaching area.

APPLICANT:

NYCC Building Design & Management

Subject to NO OBJECTIONS

The Council has no objections to this proposal.

CASE NUMBER:	04/02088/FUL	WARD:	Knaresborough Scriven P
CASE OFFICER:	Mrs K Williams	DATE VALID:	13.05.2004
GRID REF:	E 433410	TARGET DATE:	08.07.2004
	N 457965	DECISION DATE:	25.06.2004

APPLICATION NO: 6.100.1774.A.FUL

LOCATION:

12 Appleby Way Knaresborough North Yorkshire HG5 9LX

PROPOSAL:

Erection of single storey rear extension and first floor extension over existing garage with 1no. front dormer window.

APPLICANT:

Mr & Mrs Schroder

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.06.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91 -94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR 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.

CASE NUMBER:	04/02141/FUL	WARD:	Knaresborough King James
CASE OFFICER:	Mrs K Williams	DATE VALID:	01.06.2004
GRID REF:	E 435131	TARGET DATE:	27.07.2004
	N 456969	DECISION DATE:	12.07.2004

APPLICATION NO: 6.100.1465.M.FUL

LOCATION:

Wintringham House High Street Knaresborough North Yorkshire HG5 0ET

PROPOSAL:

Erection of 1no satellite dish to side elevation.

APPLICANT:

Leeds Federated Housing Association Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.07.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS

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

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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.

CASE NUMBER:	04/02170/FUL	WARD:	Knarborough East
CASE OFFICER:	Mr M Parkes	DATE VALID:	27.04.2004
GRID REF:	E 435970	TARGET DATE:	22.06.2004
	N 456780	DECISION DATE:	02.07.2004

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APPLICATION NO: 6.100.2326.A.FUL

LOCATION:

1 The Paddock Knarborough North Yorkshire HG5 0SH

PROPOSAL:

Erection of two storey and first floor side extension and single storey rear extension (revised scheme).

APPLICANT:

Mr & Mrs L Parsons

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 02.07.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 CD15A NO FURTHER WINDOWS IN DEVELOPMENT ... south ... extension

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD13R 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.

CASE NUMBER:	04/02263/FUL	WARD:	Knarborough King James
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	25.05.2004
GRID REF:	E 435165	TARGET DATE:	20.07.2004
	N 456180	DECISION DATE:	15.07.2004

APPLICATION NO: 6.100.33.A.FUL

LOCATION:

Whitecroft 24 Abbey Road Knarborough North Yorkshire HG5 8HY

PROPOSAL:

Erection of two storey rear extension.

APPLICANT:

Mr And Mrs M Leigh

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 15.07.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 Notwithstanding the submitted details and the terms of condition 02 above the glazing to the french doors shall be sub divided with glazing bars to form a fenestration pattern to match that of other windows on the same elevation , unless otherwise agreed in writing with the Local planning Authority.
- 5 CD14 NO WINDOWS IN DEVELOPMENT ... south ... extension

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 CD07R VISUAL AMENITY
- 5 CD14R PRIVACY AND RESIDENTIAL 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.

CASE NUMBER:	04/02278/FUL	WARD:	Knaresborough Scriven P:
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	07.05.2004
GRID REF:	E 435022	TARGET DATE:	02.07.2004
	N 457827	DECISION DATE:	29.06.2004

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APPLICATION NO: 6.100.13.B.FUL

LOCATION:

28 Boroughbridge Road Knaresborough North Yorkshire HG5 0NJ

PROPOSAL:

Erection of detached double garage with new vehicular access from Blind Lane.

APPLICANT:

Dr A K C Smith

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 29.06.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 18.06.2004
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 No surface or roof water from the proposed development shall discharge onto the highway.

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 In the interests of highway safety

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.

CASE NUMBER:	04/02331/FUL	WARD:	Knaresborough Scriven P:
CASE OFFICER:	Mrs K Williams	DATE VALID:	21.05.2004
GRID REF:	E 435226	TARGET DATE:	16.07.2004
	N 457724	DECISION DATE:	28.06.2004

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APPLICATION NO: 6.100.1839.A.FUL

LOCATION:

1-3 Stockwell Place Knaresborough North Yorkshire HG5 0LJ

PROPOSAL:

Erection of single storey rear extension including formation of new rear entrance to flat 1A above and erection of new shop front.

APPLICANT:

Mr K Patel

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.06.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR 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.

CASE NUMBER:	04/02342/FUL	WARD:	Knaresborough King James
CASE OFFICER:	Mrs K Williams	DATE VALID:	03.06.2004
GRID REF:	E 436042	TARGET DATE:	29.07.2004
	N 455771	DECISION DATE:	05.07.2004

APPLICATION NO: 6.100.1455.B.FUL

LOCATION:

Priory Mill Abbey Road Knaresborough North Yorkshire HG5 8HX

PROPOSAL:

Erection of two storey front extension.

APPLICANT:

MR And Mrs T Cressey

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.07.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12X SAMPLES OF MATCHING MATERIALS
- 4 The lowest floor level in the completed building shall not be less than the floor level in the existing property.
- 5 The window frames and door of the development hereby permitted shall be constructed in timber and no other materials shall be used without the prior written consent of the Local Planning Authority.
- 6 CD04 STONWORK TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 4 To comply with the requirements of the Environment Agency, with regard to flood

- proofing measures.
- 5 CD13R VISUAL AMENITY
 - 6 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST

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.

CASE NUMBER:	04/02615/FUL	WARD:	Knarborough East
CASE OFFICER:	Mrs K Williams	DATE VALID:	03.06.2004
GRID REF:	E 436127	TARGET DATE:	29.07.2004
	N 457116	DECISION DATE:	06.07.2004

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APPLICATION NO: 6.100.2370.FUL

LOCATION:

32 Bardale Close Knarborough North Yorkshire HG5 0DZ

PROPOSAL:

Erection of side conservatory.

APPLICANT:

Mr And Mrs Rutledge

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.07.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR 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.

CASE NUMBER:	04/02654/FUL	WARD:	Knaresborough Scriven P
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	24.05.2004
GRID REF:	E 434260	TARGET DATE:	19.07.2004
	N 457860	DECISION DATE:	19.07.2004

APPLICATION NO: 6.100.961.F.FUL

LOCATION:

Pine Court Ripley Road Knaresborough North Yorkshire HG5 9BU

PROPOSAL:

Demolition of existing detached garage and conservatory and erection of attached gym/store, rear conservatory with balcony over and 1.1m high iron railings.

APPLICANT:

Mr & Mrs G Cuthbert

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.07.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R 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.

CASE NUMBER:	04/02742/FUL	WARD:	Knaresborough East
CASE OFFICER:	Mrs K Williams	DATE VALID:	01.06.2004
GRID REF:	E 435663	TARGET DATE:	27.07.2004
	N 457462	DECISION DATE:	05.07.2004

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APPLICATION NO: 6.100.2277.B.FUL

LOCATION:

17 Hambleton Close Knaresborough North Yorkshire HG5 0PY

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mrs Cook

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.07.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR 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.

CASE NUMBER:	04/02796/FUL	WARD:	Knarborough King Jam
CASE OFFICER:	Mrs K Williams	DATE VALID:	03.06.2004
GRID REF:	E 435877	TARGET DATE:	29.07.2004
	N 456022	DECISION DATE:	16.07.2004

APPLICATION NO: 6.100.2371.FUL

LOCATION:

6 Rievaulx Close Knarborough North Yorkshire HG5 8NG

PROPOSAL:

Erection of single storey side extension.

APPLICANT:

Mr R Smith

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.07.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91 -94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR 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.

CASE NUMBER:	04/02812/FUL	WARD:	Knaresborough East
CASE OFFICER:	Mrs K Williams	DATE VALID:	03.06.2004
GRID REF:	E 436157	TARGET DATE:	29.07.2004
	N 457294	DECISION DATE:	16.07.2004

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APPLICATION NO: 6.100.2372.FUL

LOCATION:

26 Malham Way Knaresborough North Yorkshire HG5 0HQ

PROPOSAL:

Erection of single storey side extension and front porch, and single storey rear extension.

APPLICANT:

Dr And Mrs Whyton

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 16.07.2009
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter and/or drawings received by the Council of the Borough of Harrogate on the 12.07.2004 and as modified by the conditions of this consent.
- 3 CD12A MATCHING MATERIALS
- 4 The hedge along the boundary with No. 24 Malham Way on the southern boundary of the site as shown on the submitted plan shall be retained. In the event that the hedge dies or it is removed it shall be replaced with a 1.8 metre high close boarded fence and thereafter retained as such.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 CL10R 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.

CASE NUMBER:	04/01247/TPO	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	02.04.2004
GRID REF:	E 437942	TARGET DATE:	28.05.2004
	N 455983	DECISION DATE:	12.07.2004

6.101/040
O/0
6.101/040
O/1

APPLICATION NO: 6.101.102.A.TPO

LOCATION:

Herons Midgeley Lane Goldsborough Knaresborough North Yorkshire HG5 8NN

PROPOSAL:

Fell and remove 5no Leylandii Trees within Area A1 of Tree Preservation Order No. 1/1952.

APPLICANT:

C/o Agent

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.07.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CL16 TREE WORK TO BS 3998

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91 -94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CL16R HEALTH AND AMENITY OF TREES

6.101/040
A/0

CASE NUMBER:	04/01713/CMA	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	01.04.2004
GRID REF:	E 438010	TARGET DATE:	29.04.2004
	N 456230	DECISION DATE:	16.07.2004

6.101/040
A/1

APPLICATION NO: 6.101.82.D.CMA

LOCATION:

Goldsborough C.E. Primary School Goldsborough Knaresborough North Yorkshire HG5 8NJ

PROPOSAL:

Retention of West Riding Prefabricated Unit No.1.

APPLICANT:

Goldsborough C Of E Primary School

Subject to NO OBJECTIONS

- 1 The Borough Council has no objections to the retention of this classroom unit in the short term, providing this is on a temporary basis and more permanent accommodation is sought in the near future.

CASE NUMBER:	04/02536/FUL	WARD:	Ouseburn
CASE OFFICER:	Mr A Hough	DATE VALID:	25.05.2004
GRID REF:	E 445950	TARGET DATE:	20.07.2004
	N 456819	DECISION DATE:	20.07.2004

6.103/040
L/0
6.103/040
L/1

APPLICATION NO: 6.103.7.AB.FUL

LOCATION:

Bay Horse Inn York Road Green Hammerton York North Yorkshire YO26 8BN

PROPOSAL:

Erection of 2no. detached dwellings with integral garages and formation of new vehicular accesses, site area 0.07ha (Amendment to Permission No. 6.103.7.Y.FUL).

APPLICANT:

Birkett Estates Limited

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.07.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Notwithstanding the submitted details, the siting of the proposed dwellings shall be in accordance with a scheme to be submitted for the written approval of the local planning authority (as indicated in the facsimile copy of the proposed site layout received by this department on 19 July 2004). Thereafter the development shall be carried out in accordance with the approved scheme unless otherwise agreed in writing by the local planning authority.
- 4 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 5 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:-

(i) the crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or Standard Detail number E6 and the Specification of the Local Highway Authority;

(ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall open into the site;

(iii) 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 E6 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.

- 6 HW09 CLOSING OF EXISTING ACCESS
- 7 HW10 VISIBILITY SPLAYS ... 2.0m x 50m ... a height of 1.0m above the adjoining carriageway
- 8 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING ... 130/1
- 9 HW20 PARKING FOR DWELLINGS (MORE THAN ONE)
- 10 HW28 COMPLETION OF WORKS IN HIGHWAY-COMMENCE ... being brought into use a kerbed footway 1.8m wide
- 11 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 12 No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority
- 13 CB26X NO SW/FOUL DISCHG UNTIL APP WRK COMPLETE
- 14 Details of the finished floor levels and existing ground levels shall be submitted for the written approval of the Local Planning Authority and thereafter the development shall be carried out in accordance with the approved details.
- 15 CD14 NO WINDOWS IN DEVELOPMENT ... eastern ... dwelling sited adjacent to No 41 New lane

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 To safeguard the rights of control of the local planning authority and in the interests of residential amenity.
- 4 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 5 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 6 HW09R ROAD SAFETY REQUIREMENTS
- 7 HW10R ROAD SAFETY REQUIREMENTS
- 8 HW17R ROAD SAFETY REQUIREMENTS
- 9 HW20R ROAD SAFETY REQUIREMENTS
- 10 HW28R ROAD SAFETY REQUIREMENTS
- 11 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 12 To ensure that the development can be properly drained
- 13 CB26XR TO ENSURE PROPER PROVISION IS MADE
- 14 To ensure that the development can be properly drained
- 15 CD14R PRIVACY AND RESIDENTIAL 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.

CASE NUMBER:	04/02362/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	18.05.2004
GRID REF:	E 444895	TARGET DATE:	13.07.2004
	N 454250	DECISION DATE:	25.06.2004

6.111/0402
L/0
6.111/0402
L/1

APPLICATION NO: 6.111.10.D.FUL

LOCATION:

Willow Ridge Station Road Cattal York North Yorkshire YO26 8DX

PROPOSAL:

Erection of single storey side/rear extension and replacement garage.

APPLICANT:

Mr And Mrs R Hall

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.06.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR 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.

CASE NUMBER:	04/02300/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs K Williams	DATE VALID:	07.05.2004
GRID REF:	E 451233	TARGET DATE:	02.07.2004
	N 454882	DECISION DATE:	25.06.2004

6.115/040
L/0
6.115/040
L/1

APPLICATION NO: 6.115.121.FUL

LOCATION:

Rosemeade Church Lane Moor Monkton York North Yorkshire

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr And Mrs Cocker

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.06.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

INFORMATIVES

1. COAL AUTHORITY STANDING ADVICE

'The proposed development lies within a coal mining area. In the circumstances Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Coal Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and adits and the implementation of site investigations or other works. Property specific summary information on any past, current and proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk'

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.

CASE NUMBER:	04/02564/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs K Williams	DATE VALID:	21.05.2004
GRID REF:	E 451164	TARGET DATE:	16.07.2004
	N 454866	DECISION DATE:	30.06.2004

APPLICATION NO: 6.115.14.D.FUL

LOCATION:

Pethia Moor Monkton York North Yorkshire YO26 8JJ

PROPOSAL:

Erection of single storey side and single storey side/rear extensions.

APPLICANT:

Mr And Mrs P J Myers

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 30.06.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 The lowest floor level in the completed building shall not be less than the floor level in the existing property.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91 -94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 To comply with the requirements of the Environment Agency, with regard to flood proofing measures.

INFORMATIVES

1. The proposed development lies within a coal mining area. In the circumstances Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Coal Authority before undertaking any operations that involves the entry into any coal or mines of coal, including coal mine shafts and adits and the implementation of site investigation or other works. Property specific summary information on any past, current and proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk.

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.

CASE NUMBER:	04/02593/FUL	WARD:	Spofforth With Lower Wharfedale	6.122/0402 L/0
CASE OFFICER:	Miss S Taylor	DATE VALID:	25.05.2004	6.122/0402 L/1
GRID REF:	E 436552	TARGET DATE:	20.07.2004	
	N 451100	DECISION DATE:	19.07.2004	

APPLICATION NO: 6.122.119.B.FUL

LOCATION:

Eastfield Farm Harrogate Road Spofforth Harrogate North Yorkshire HG3 1AE

PROPOSAL:

Conversion of garage to form additional living accommodation and erection of single storey rear extension.

APPLICANT:

Mrs F Lee

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.07.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R 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.

CASE NUMBER:	04/02241/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	18.05.2004
GRID REF:	E 447429	TARGET DATE:	13.07.2004
	N 452327	DECISION DATE:	28.06.2004

6.124/0402
L/0
6.124/0402
L/1

APPLICATION NO: 6.124.165.B.FUL

LOCATION:

75 Marston Road Tockwith York North Yorkshire YO26 7PR

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr And Mrs A Scott

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.06.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR 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.

CASE NUMBER:	04/02656/LB	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	25.05.2004
GRID REF:	E 447200	TARGET DATE:	20.07.2004
	N 454150	DECISION DATE:	12.07.2004

6.124/040:
0

6.124/040:
1

APPLICATION NO: 6.124.272.E.LB

LOCATION:

Skewkirk Hall Tockwith York North Yorkshire YO5 8QL

PROPOSAL:

Renewal of unimplemented permission no. 6.124.272.C.LBDEM Listed Building app for the partial demolition of the existing single storey extension, the erection of a new single storey extension with raised glass roof with ext and int alts.

APPLICANT:

Mr D W Fattorini

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.07.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12X SAMPLES OF MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12XR 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.

CASE NUMBER:	04/02658/RENEW	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	25.05.2004
GRID REF:	E 447200	TARGET DATE:	20.07.2004
	N 454150	DECISION DATE:	12.07.2004

6.124/040:
NEW/0
6.124/040:
NEW/1

APPLICATION NO: 6.124.272.D.RENEW

LOCATION:

Skewkirk Hall Tockwith York North Yorkshire YO5 8QL

PROPOSAL:

Renewal of unimplemented permission no. 6.124.272.B.FUL for the partial demolition of existing single storey extension, erection of new single storey extension with raised glass roof and external alterations.

APPLICANT:

Mr D W Fattorini

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.07.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12X SAMPLES OF MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12X SAMPLES OF MATCHING MATERIALS

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.

CASE NUMBER:	04/02946/CMA	WARD:	Marston Moor
CASE OFFICER:	Mr R N Watson	DATE VALID:	16.06.2004
GRID REF:	E 445723	TARGET DATE:	14.07.2004
	N 452582	DECISION DATE:	01.07.2004

6.124/040:
A/0
6.124/040:
A/1

APPLICATION NO: 6.124.388.A.CMA

LOCATION:

Unit 13 Marston Business Park Rudgate Tockwith York North Yorkshire

PROPOSAL:

Erection of prefabricated unit.

APPLICANT:

Biffa Waste Ltd

Subject to NO OBJECTIONS

CASE NUMBER:	04/02332/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	13.05.2004
GRID REF:	E 450229	TARGET DATE:	08.07.2004
	N 450962	DECISION DATE:	25.06.2004

6.125/040:
L/0
6.125/040:
L/1

APPLICATION NO: 6.125.134.FUL

LOCATION:

8 Angram Road Long Marston York North Yorkshire YO26 7LP

PROPOSAL:

Formation of new vehicular access.

APPLICANT:

Mr And Mrs M S Bond

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.06.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 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:-

(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.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS

INFORMATIVES

1. COAL AUTHORITY STANDING ADVICE

'The proposed development lies within a coal mining area. In the circumstances Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Coal Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and adits and the implementation of site investigations or other works. Property specific summary information on any past, current and proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk'

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.

CASE NUMBER:	04/02153/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	07.05.2004
GRID REF:	E 439161	TARGET DATE:	02.07.2004
	N 451518	DECISION DATE:	25.06.2004

6.135/0402
L/0
6.135/0402
L/1

APPLICATION NO: 6.135.22.B.FUL

LOCATION:

1 Knaresborough Road North Deighton Wetherby North Yorkshire LS22 4EL

PROPOSAL:

Erection of two storey rear extension and side conservatory.

APPLICANT:

Mr P Yates

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.06.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR 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.

CASE NUMBER:	04/01621/FUL	WARD:	Ribston
CASE OFFICER:	Miss S Taylor	DATE VALID:	29.03.2004
GRID REF:	E 440479	TARGET DATE:	24.05.2004
	N 450564	DECISION DATE:	01.07.2004

APPLICATION NO: 6.136.166.FUL

LOCATION:

Marvin Loshpot Lane Kirk Deighton Wetherby North Yorkshire LS22 5HJ

PROPOSAL:

Erection of two storey front, side and rear extensions, single storey side extension and rear conservatory.

APPLICANT:

Mr Hearn

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.07.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 23 June 2004
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 The attached garage shall be maintained as a garage unless planning permission is granted otherwise by the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12R 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.

CASE NUMBER:	04/02302/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Miss S Taylor	DATE VALID:	06.05.2004
GRID REF:	E 432540	TARGET DATE:	01.07.2004
	N 449450	DECISION DATE:	25.06.2004

APPLICATION NO: 6.141.128.A.FUL

LOCATION:

C Of E School Main Street Kirkby Overblow Harrogate North Yorkshire HG3 1HD

PROPOSAL:

Erection of single storey infill extension.

APPLICANT:

The School Governors

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.06.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 14.06.2004
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12R 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.

CASE NUMBER:	04/02287/FUL	WARD:	Spofforth With Lower Wharfedale ^{6.147/040} _{L1}
CASE OFFICER:	Miss S Taylor	DATE VALID:	06.05.2004
GRID REF:	E 427487	TARGET DATE:	01.07.2004
	N 447443	DECISION DATE:	30.06.2004

APPLICATION NO: 6.147.246.FUL

LOCATION:

Westroyd Weeton Lane Huby Leeds North Yorkshire

PROPOSAL:

Erection of two storey rear extension.

APPLICANT:

Mr & Mrs Barton

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 30.06.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD14 NO WINDOWS IN DEVELOPMENT ... west elevation at first floor ... two storey rear extension

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL 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.

CASE NUMBER:	04/02419/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mr M Williams	DATE VALID:	19.05.2004
GRID REF:	E 436000	TARGET DATE:	14.07.2004
	N 446270	DECISION DATE:	09.07.2004

APPLICATION NO: 6.149.97.A.FUL

LOCATION:

Carlston Hill Farm Paddock House Lane Sicklinghall Wetherby North Yorkshire LS22 4BN

PROPOSAL:

Conversion of former agricultural buildings to form educational facility, canteen and workshops and installation of new package treatment plant.

APPLICANT:

Gareth Gaunt

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 09.07.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CI03 SPECIFIED USE ONLY
- 4 Samples of the materials it is intended shall be used externally in the construction of the roof of the development hereby approved, shall be submitted for the written approval of the Local Planning Authority and the development shall not be started before any such approval.
- 5 The use hereby approved shall not be carried out other than between the hours of 0830 - 1700, Monday to Fridays and shall not be carried out on Saturdays, Sundays and Public Bank Holidays.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CI03R SPECIFIED USE ONLY
- 4 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 5 CN01R AMENITIES OF NEIGHBOURS

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.

CASE NUMBER:	04/02394/PDU CO	WARD:	Newby
CASE OFFICER:	Mr M Parkes	DATE VALID:	10.05.2004
GRID REF:	E 437100	TARGET DATE:	05.07.2004
	N 470410	DECISION DATE:	25.06.2004

6.34./0402
UCO/0
6.34./0402
UCO/1

APPLICATION NO: 6.34.48.PDU CO

LOCATION:

1 Tithe Way Marton Le Moor Ripon North Yorkshire HG4 5AN

PROPOSAL:

Conversion of attached garage into additional living accommodation and erection of single storey side extension.

APPLICANT:

Mr And Mrs Lee

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.06.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 All new doors and windows shall be set be back from the external face of the walls to form reveals which match those of the existing doors and windows.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD05R 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.

CASE NUMBER:	04/02268/FUL	WARD:	Newby
CASE OFFICER:	Mrs K Williams	DATE VALID:	07.05.2004
GRID REF:	E 437759 N 469271	TARGET DATE:	02.07.2004
		DECISION DATE:	25.06.2004

6.46./0402
/0
6.46./0402
/1

APPLICATION NO: 6.46.56.FUL

LOCATION:

Fairfield Ripon Road Kirby Hill York North Yorkshire YO5 9DP

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr T Cussons

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.06.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91 -94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR 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.

CASE NUMBER:	04/02402/CLOPUD	WARD:	Ouseburn
CASE OFFICER:	Karen Moulson	DATE VALID:	13.05.2004
GRID REF:	E 448715	TARGET DATE:	08.07.2004
	N 456005	DECISION DATE:	14.07.2004

6.500/040:
OPUD/0
6.500/040:
OPUD/1

APPLICATION NO: 6.500.195.B.CLOPUD

LOCATION:

Gowlands Farm York Road Green Hammerton York North Yorkshire YO26 8EZ

PROPOSAL:

Certificate of Lawfulness for proposed detached double garage.

APPLICANT:

Mrs E North

APPROVED subject to the following conditions:-

- 1 The proposed development falls within Part1 Class E of the General Permitted Development order.

CASE NUMBER:	04/02407/FUL	WARD:	Falls Within 2 Or More
CASE OFFICER:	Ms Sara Purvis	DATE VALID:	11.05.2004
GRID REF:	E 448715	TARGET DATE:	06.07.2004
	N 456005	DECISION DATE:	18.06.2004

6.500/040:
L/0

6.500/040:

APPLICATION NO: 6.500.195.A.FUL

LOCATION:

Gowlands Farm York Road Green Hammerton York North Yorkshire YO26 8EZ

PROPOSAL:

Alterations to vehicular access from A59.

APPLICANT:

Mrs E North

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 18.06.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Samples of the materials it is intended shall be used externally in the construction of the new wall and the new driveway hereby approved, shall be submitted for the written approval of the Local Planning Authority and the development shall not be started before any such approval.
- 4 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 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.

- 5 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING ... W1563(00)11
- 6 The replacement tree of a size and species and in a position to be approved in writing by the Local Planning Authority, shall be planted during the first available planting season following the removal of the tree hereby approved.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 5 HW17R ROAD SAFETY REQUIREMENTS
- 6 CL14R MAINTAIN TREED APPEARANCE OF AREA

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.

CASE NUMBER:	04/02525/FUL	WARD:	Newby
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	19.05.2004
GRID REF:	E 438968	TARGET DATE:	14.07.2004
	N 467220	DECISION DATE:	14.07.2004

6.56./0402
/0
6.56./0402
/1

APPLICATION NO: 6.56.135.FUL

LOCATION:

The Poplars Langthorpe Boroughbridge York North Yorkshire YO51 9BZ

PROPOSAL:

Erection of two storey side extension including replacement attached garage and erection of rear conservatory.

APPLICANT:

Mr And Mrs Arnold

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 14.07.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 13.07.2004
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 Notwithstanding the details shown on the submitted plans received on 13 July 2004 and the terms of condition 02 above, the canopy roof to the garage and its associated guttering shall not project in front of the existing dwelling in either a forwards or sideways direction.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 CD08R 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.

CASE NUMBER:	04/01135/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mr A Hough	DATE VALID:	27.02.2004
GRID REF:	E 439706	TARGET DATE:	23.04.2004
	N 466600	DECISION DATE:	01.07.2004

6.64/0401
/0
6.64/0401
/1

APPLICATION NO: 6.64.595.B.FUL

LOCATION:

Buildings Adjacent To The Malt Shovel St James Square Boroughbridge York North
Yorkshire YO51 9BA

PROPOSAL:

Erection of one pair of semi detached dwellings with new vehicular access, site area 0.019 ha.

APPLICANT:

City Wall Estates

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.07.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 19 May 2004
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CD13 WINDOW FRAME MATERIALS ... timber
- 5 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING ... 100 - 001
- 6 HW20 PARKING FOR DWELLINGS (MORE THAN ONE)
- 7 HW26 PRECAUTIONS TO PREVENT MUD ON HIGHWAY
- 8 HW29 DOORS/WINDOWS OPENING OVER THE HIGHWAY
- 9 No builders vehicles, plant, materials, stockpiles, or accommodation shall be parked or placed on the public highway adjacent to the site.
- 10 CB05A BUNDING OF TANKS
- 11 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 12 No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters, including details of any balancing works and off site works, have been submitted to and approved by the Local Planning Authority.
- 13 CB26X NO SW/FOUL DISCHG UNTIL APP WRK COMPLETE
- 14 CP02 ARCHAEOLOGICAL INVESTIGATION REQUIRED ... in the application area

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 CD13R VISUAL AMENITY
- 5 HW17R ROAD SAFETY REQUIREMENTS
- 6 HW20R ROAD SAFETY REQUIREMENTS
- 7 HW26 PRECAUTIONS TO PREVENT MUD ON HIGHWAY
- 8 HW29R ROAD SAFETY REQUIREMENTS
- 9 In the interests of highway safety and to prevent damage occurring to the footway.
- 10 CB05R IN THE INTERESTS OF POLLUTION PREVENTION
- 11 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 12 CB26R TO ENSURE DEV CAN BE PROPERLY DRAINED
- 13 CB26XR TO ENSURE PROPER PROVISION IS MADE
- 14 CP02R THE SITE IS OF ARCHAEOLOGICAL IMPORTANCE

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.

CASE NUMBER:	04/01136/CON	WARD:	Boroughbridge
CASE OFFICER:	Mr A Hough	DATE VALID:	27.02.2004
GRID REF:	E 439706	TARGET DATE:	23.04.2004
	N 466600	DECISION DATE:	01.07.2004

6.64/0401
N/0
6.64/0401
N/1

APPLICATION NO: 6.64.595.C.CON

LOCATION:

Buildings Adjacent To The Malt Shovel St James Square Boroughbridge York North
Yorkshire YO51 9BA

PROPOSAL:

Conservation area application for the demolition of 2 no. outbuildings. (Revised Scheme)

APPLICANT:

City Wall Estates

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.07.2009
- 2 CM01 NO DEMOLITION BEFORE CONTRACT FOR REDEV

Reasons for Conditions:-

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

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.

CASE NUMBER:	04/01610/CMA	WARD:	Ouseburn
CASE OFFICER:	Mrs K Williams	DATE VALID:	26.03.2004
GRID REF:	E 445090	TARGET DATE:	23.04.2004
	N 461520	DECISION DATE:	16.07.2004

6.80./0401
A/0
6.80./0401
A/1

APPLICATION NO: 6.80.114.G.CMA

LOCATION:

Great Ouseburn Community Primary School Main Street Great Ouseburn York North
Yorkshire YO26 9RG

PROPOSAL:

Retention of West Riding Prefabricated Unit No.1.

APPLICANT:

Great Ouseburn Community Primary School

Subject to NO OBJECTIONS

- 1 The Borough Council has no objections to the retention of this classroom unit in the short term, providing this is on a temporary basis and more permanent accommodation is sought in the near future.

CASE NUMBER:	03/01204/FUL	WARD:	Claro
CASE OFFICER:	Mr A Hough	DATE VALID:	14.03.2003
GRID REF:	E 432490	TARGET DATE:	09.05.2003
	N 459030	DECISION DATE:	01.07.2004

6.83./0301
/0
6.83./0301
/1

APPLICATION NO: 6.83.80.G.FUL

LOCATION:

Scotton Lodge Mire Syke Lane Scotton Knaresborough North Yorkshire HG5 9HW

PROPOSAL:

Conversion of outbuilding to form 1 no. dwelling (Site Area: 0.15 Hectares).

APPLICANT:

Mr & Mrs J H Watson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.07.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 20.06.2003
- 3 CD13 WINDOW FRAME MATERIALS ... timber
- 4 Prior to the commencement of the development hereby permitted visibility splays providing clear visibility of 2m x 25m measured down the centre line of the access road and the nearside channel line of the major road shall be provided at the junction of the access road with the county highway. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 5 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 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.
- 6 CI02Z PD RESTRICTION, NO ... extensions, garages, and roof dormer windows
 - 7 CI02Z PD RESTRICTION, NO ... garden walls or outbuildings
 - 8 CL11 FENCE TO PROTECT TREES/SHRUBS DURING DEV
 - 9 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 further windows shall be inserted in the elevations of the development hereby approved, without the prior written approval of the Local Planning Authority.
 - 10 Prior to the commencement of the development hereby approved details of the proposed roof light shall be submitted for the written approval of the local planning authority, such detail shall also include a cross sectional plan to indicate the height of the windows in relation to floor level. The approved details shall thereafter be implemented unless otherwise agreed in writing by the local planning authority.
 - 11 HW23 GARAGE CONVERSION TO HABITABLE ROOM
 - 12 Prior to the commencement of the development hereby approved details of the proposed hoop and rail metal fence shall be submitted for the written approval of the local planning authority. Such detail shall also include the proposed finished colour and shall thereafter be implemented in accordance with the approved scheme unless otherwise agreed in writing by the local planning authority.
 - 13 The proposed garage doors shall be timber vertically boarded unless otherwise agreed in writing by the local planning authority.

Reasons for Conditions :-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD13R VISUAL AMENITY
- 4 HW10R ROAD SAFETY REQUIREMENTS
- 5 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 6 CI02ZR PROTECT VISUAL AMENITY
- 7 CI02ZR PROTECT VISUAL AMENITY
- 8 CL11R PROTECTION OF TREES DURING DEVELOPMENT
- 9 CD15AR PRIVACY AND RESIDENTIAL AMENITY
- 10 In the interests of visual and residential amenity
- 11 HW23R ROAD SAFETY REQUIREMENTS
- 12 In the interests of visual amenity and setting of the listed building
- 13 In the interests of visual amenity

INFORMATIVES

1. Buildings of this type may well provide roosting sites for bats and nesting sites for birds.

The wildlife and Countryside Act 1981 (as amended) provides special protection for all species of bat and for the barn owl. Additionally, bats are protected under Regulation 3991 of the Conservation (Natural Habitats) regulations 1994. This means it is illegal to ;

- * Intentionally kill, injure or take bats
- * Intentionally or recklessly damage or destroy bat roosts or disturb bats in their roosts

If any evidence of bats is found in the building prior to or during works, English Nature should be contacted at the earliest opportunity at the following address: English Nature, North & East Yorkshire Team, Genesis 1, University road Heslington York YO10 5Zq. Where it is proposed to carry out works which will affect a bat roost, whether or not bats are present, a licence must at first be obtained from the Department of the Environment , Food and Rural Affairs (DEFRA).

2. Any subsequent application for the sub-division of the property into smaller units should take account of Policy H5 of the Harrogate District Local Plan for affordable housing (or any subsequent policy which re-enacts or amends that policy).

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.

CASE NUMBER:	04/02237/FUL	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	20.05.2004
GRID REF:	E 435914	TARGET DATE:	15.07.2004
	N 460436	DECISION DATE:	12.07.2004

6.84/0402
/0
6.84/0402
/1

APPLICATION NO: 6.84.49.G.FUL

LOCATION:

Farnham Livery, Larkfield Farnham Lane Farnham Knaresborough North Yorkshire

PROPOSAL:

Erection of detached storage building.

APPLICANT:

Miss L Hood

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.07.2009
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter and/or drawings received by the Council of the Borough of Harrogate on the 07.06.04 and as modified by the conditions of this consent.
- 3 Notwithstanding the submitted details the sheeting used in the external cladding of the building shall be either through-coloured or alternatively shall be factory treated with colour the type and shade of the colour shall be approved in writing by the Local Planning Authority prior to the commencement of development.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91 -94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD09R 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.

CASE NUMBER:	04/02216/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs K Williams	DATE VALID:	18.05.2004
GRID REF:	E 445005	TARGET DATE:	13.07.2004
	N 460793	DECISION DATE:	25.06.2004

6.88./0402
/0
6.88./0402
/1

APPLICATION NO: 6.88.38.B.FUL

LOCATION:

Plantation House Back Lane Little Ouseburn York North Yorkshire

PROPOSAL:

Erection of single storey rear conservatory.

APPLICANT:

Mr And Mrs Gawthorpe

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.06.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR 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.

CASE NUMBER:	04/01608/TPO	WARD:	Knaresborough Scriven P;
CASE OFFICER:	Mrs K Williams	DATE VALID:	26.03.2004
GRID REF:	E 434580	TARGET DATE:	21.05.2004
	N 458450	DECISION DATE:	23.06.2004

APPLICATION NO: 6.94.17.I.TPO

LOCATION:

Old Charm Cottage Scriven Knaresborough North Yorkshire HG5 9DY

PROPOSAL:

Felling of 1no. Alder Tree, Tree T1 of Tree Preservation Order No. 4/2004.

APPLICANT:

Dr Tovey

APPROVED subject to the following conditions:-

- 1 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CL16 TREE WORK TO BS 3998
- 4 During the first planting season (October-March) following the felling of the tree(s) hereby granted consent, replacement tree planting shall take place as follows:-

No. of trees	one
Species of trees	Rowan
Height on planting	8 - 10 cm Stock Size (6 Foot)
Location of planting	In front of shed in accordance with information submitted in this application

No later than two weeks following the carrying out of the above required replacement tree planting, notice shall be provided, in writing, to the Local Planning Authority, confirming completion of the required works.

Reasons for Conditions:-

- 1 CC02R COMPLIANCE WITH DRAWINGS
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CL16R HEALTH AND AMENITY OF TREES
- 4 CL18AR MAINTAIN AMENITY/INSPECT PLANTING

CASE NUMBER:	04/02833/FUL	WARD:	Knareborough Scriven P
CASE OFFICER:	Mrs K Williams	DATE VALID:	04.06.2004
GRID REF:	E 434920	TARGET DATE:	30.07.2004
	N 458430	DECISION DATE:	12.07.2004

6.94/0402
/0

6.94/0402

APPLICATION NO: 6.94.73.FUL

LOCATION:

Barberry Lodge 3 The Gables Scriven Knareborough North Yorkshire

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr J R Gascoyne

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.07.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91 -94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR 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.

HARROGATE BOROUGH COUNCIL

AREA2 DEVELOPMENT CONTROL COMMITTEE

LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING SERVICES AFTER CONSULTATION WITH THE CHAIRMAN or VICE CHAIRMAN OF AREA2 DEVELOPMENT CONTROL COMMITTEE

CASE NUMBER:	03/06330/FULMAJ	WARD:	Knareborough King James
CASE OFFICER:	Mr R N Watson	DATE VALID:	20.01.2004
GRID REF:	E 436695	TARGET DATE:	20.04.2004
	N 456271	DECISION DATE:	12.07.2004

APPLICATION NO: 6.100.2338.FULMAJ

LOCATION:

Land At GR 436695/456271, NE Of Volvo Dealership St James Retail, Business And Industrial Park Knareborough North Yorkshire

PROPOSAL:

Erection of 2 no car showrooms, 2 no valetting buildings, with associated access, car

parking, and hard and soft landscaping works.

APPLICANT:

Sytner Group PLC

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.07.2009
- 2 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 3 Within three years of the date of the first occupation of either unit hereby approved the estate road, Grimbald Crag Road, shall be extended to meet Grimbald Crag Close all in accordance with details approved under permission 6.100.2312.FULMAJ
- 4 Notwithstanding any existing infrastructure already in place the development hereby approved shall not be commenced prior to the submission to and approval of the Local Planning Authority in writing the full engineering details to provide for the extension and where appropriate amendment of the existing estate road for the full frontage of the site including any amendment to the existing street lighting and drainage. These details shall include proposed levels for the perimeter boundary of the site where it abuts the estate road. Thereafter the estate road and boundary features shall be constructed in full accordance with the details so approved.
- 5 HW10 VISIBILITY SPLAYS ... 4.5m x 90m, Grimblad Crag Road ... Grimbald Crag Road
- 6 Each franchise shall provide, install and retain a minimum of 2no. Sheffield Cycle Stands for customer/staff use
- 7 CB18X NO BLDG OVER/WITHIN 3M OF SEWER
- 8 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 9 CB26 MEANS OF FOUL AND SW DRAINAGE TO BE APP
- 10 CB26X NO SW/FOUL DISCHG UNTIL APP WRK COMPLETE
- 11 CB17X SITE DRAINAGE, OIL INTERCEPTOR
- 12 CB05A BUNDING OF TANKS
- 13 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order) the car showrooms hereby approved shall not be converted to Class A1 retail uses without the formal approval in writing of the Local Planning Authority
- 14 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 15 CL04 REPLANTING IF ANY TREES/SHRUBS DIE

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91 -94
- 2 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 3 To ensure the satisfactory development of the site.
- 4 To ensure the satisfactory provision of the estate road.
- 5 HW10R ROAD SAFETY REQUIREMENTS
- 6 To cater for the needs of cyclists
- 7 CB18XR TO ALLOW SUFFICIENT ACCESS FOR MAINT/RPR
- 8 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 9 CB26R TO ENSURE DEV CAN BE PROPERLY DRAINED
- 10 CB26XR TO ENSURE PROPER PROVISION IS MADE

- 11 CB17XR TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 12 CB05AR PREVENT POLLUTION OF WATER ENVIRONMENT
- 13 To retain control by the Local Planning Authority in this respect.
- 14 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 15 CL04R SAFEGUARD RIGHTS OF CONTROL/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.

CASE NUMBER:	04/01296/LB	WARD:	Knaresborough King James
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	25.05.2004
GRID REF:	E 434775	TARGET DATE:	20.07.2004
	N 456830	DECISION DATE:	19.07.2004

APPLICATION NO: 6.100.1888.A.LB

LOCATION:

6 Castle Mills Waterside Knaresborough North Yorkshire HG5 8DE

PROPOSAL:

Listed Building application for the erection of front porch canopy, and the enlargement of first floor window opening and the installation of doors to replace window and the erection of ballustrading to form balcony above.

APPLICANT:

Jim Tennant

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.07.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12X SAMPLES OF MATCHING MATERIALS
- 4 All rainwater goods shall match the existing.

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD12R VISUAL AMENITY

CASE NUMBER:	04/02309/FUL	WARD:	Knaresborough Scriven P
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	10.05.2004
GRID REF:	E 434550	TARGET DATE:	05.07.2004
	N 457720	DECISION DATE:	05.07.2004

6.100/0402

L/O

6.100/0402

6.100/0402

APPLICATION NO: 6.100.1240.D.FUL

LOCATION:

Coverdale House 8 High Bond End Knaresborough North Yorkshire HG5 9BS

PROPOSAL:

Erection of 1.45m high stone boundary wall with 1.85m high piers and 1.5m high entrance gates (revised scheme).

APPLICANT:

Mr B Entwistle

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.07.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 A sample panel of the type of stone to be used showing the proposed coursing, pointing and cappings shall be erected on site for the written approval of the Local Planning Authority prior to the commencement of development.
- 4 CL02 LANDSCAPING: DETAILS TO BE APPROVED

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD04YR CONFORM TO REQUIREMENTS OF LOCALITY
- 4 CL02R SAFEGUARD RIGHTS OF CONTROL/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.

CASE NUMBER:	04/02444/FUL	WARD:	Knareborough East
CASE OFFICER:	Mrs K Williams	DATE VALID:	18.05.2004
GRID REF:	E 436154	TARGET DATE:	13.07.2004
	N 457241	DECISION DATE:	28.06.2004

6.100/0402
L/0
6.100/0402
L/1

APPLICATION NO: 6.100.1156.A.FUL

LOCATION:

39 Littondale Avenue Knareborough North Yorkshire HG5 0BQ

PROPOSAL:

Erection of two storey side extension and rear conservatory.

APPLICANT:

Mr J Shaw

REFUSED. Reason(s) for refusal:-

- 1 The proposed two-storey side extension is contrary to the Harrogate District Local Plan adopted supplementary planning guidance on two storey house extensions. The design of the two-storey side extension is not subservient to the original dwelling which is harmful to the character and appearance of the existing dwelling and the streetscene and contrary to Harrogate District Local Plan Policies A1, H15 and HD20. The proposal would also lead to a significant terracing effect, which would be harmful to the streetscene and character of the area if other properties were to erect two-storey side extensions.
 - 2 The proposed conservatory is contrary to the Harrogate District Local Plan adopted supplementary planning guidance on single storey rear extensions on the joint boundary, which states that rear extensions should be no longer than 2.5 metres if located on the joint boundary. The proposal is therefore harmful to neighbouring residential amenity and contrary to Harrogate District Local Plan Policies A1, H15 and HD20.
-

CASE NUMBER:	04/02665/FUL	WARD:	Knarborough King James
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	25.05.2004
GRID REF:	E 434775	TARGET DATE:	20.07.2004
	N 456830	DECISION DATE:	19.07.2004

APPLICATION NO: 6.100.1888.B.FUL

LOCATION:

6 Castle Mills Waterside Knarborough North Yorkshire HG5 8DE

PROPOSAL:

Erection of front entrance porch canopy with ballustrading to form balcony above.

APPLICANT:

Mr & Mrs J Tennant

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.07.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12X SAMPLES OF MATCHING MATERIALS
- 4 All rainwater goods shall match the existing.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD12R 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.

CASE NUMBER:	04/02741/FUL	WARD:	Knaresborough Scriven P
CASE OFFICER:	Mrs K Williams	DATE VALID:	01.06.2004
GRID REF:	E 435149	TARGET DATE:	27.07.2004
	N 458348	DECISION DATE:	19.07.2004

APPLICATION NO: 6.100.2369.FUL

LOCATION:

29 Greengate Lane Knaresborough North Yorkshire HG5 9EL

PROPOSAL:

Erection of single storey rear and single storey side extensions.

APPLICANT:

Mr & Mrs T Balguy

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.07.2009
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter and/or drawings received by the Council of the Borough of Harrogate on the 07.07.2004 and as modified by the conditions of this consent.
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12AR 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.

CASE NUMBER:	04/02827/FUL	WARD:	Knarborough King Jame
CASE OFFICER:	Mrs K Williams	DATE VALID:	04.06.2004
GRID REF:	E 434999	TARGET DATE:	30.07.2004
	N 456265	DECISION DATE:	19.07.2004

APPLICATION NO: 6.100.332.A.FUL

LOCATION:

11 Whiteway Head Calcutt Knarborough North Yorkshire HG5 8LE

PROPOSAL:

Erection of first floor side extension, rear conservatory and rear porch.

APPLICANT:

Mr And Mrs Ralph

REFUSED. Reason(s) for refusal:-

- 1 The proposed first floor extension would harm the level of residential amenity currently enjoyed by the occupiers of No.9 Whiteway Head, by reason of the increased height and the close proximity of the extension to a habitable room window. This is contrary to Harrogate District local plan Policies A1, H15 and Hd20 and the Council's adopted Supplementary Planning Guidance on House extensions.
- 1 The erection of a first floor extension would result in the loss of an attractive gap between dwellings harming the spatial quality of the street contrary to Harrogate District Local Plan (as amended) Policies A1, H15 and HD20.

CASE NUMBER:	04/02874/DVCON	WARD:	Knarborough King Jame
CASE OFFICER:	Mrs L Drake	DATE VALID:	03.06.2004
GRID REF:	E 434945	TARGET DATE:	29.07.2004
	N 457080	DECISION DATE:	19.07.2004

APPLICATION NO: 6.100.2373.DVCON

LOCATION:

10 Jockey Lane Knarborough North Yorkshire HG5 0HF

PROPOSAL:

Deletion of condition no.4 of permission no. 6.100.1289.PA to allow infilling of arched opening to front elevation.

APPLICANT:

Mr Robert Goldsborough

REFUSED. Reason(s) for refusal:-

- 1 The conversion of the garage to domestic use would result in the loss of a parking space in an area with no on-street parking and would restrict the amount of space available for vehicles to be manoeuvred at that address, given the narrowness of Jockey Lane, contrary to policies A1 and T9 of the Harrogate District Local Plan.
- 2 The filling in of the archway would have a detrimental effect on the character and appearance of the terrace and the conservation area, contrary to policies HD3 and HD20 of the Harrogate District Local Plan.

CASE NUMBER:	04/02310/FUL	WARD:	Ribston
CASE OFFICER:	Miss S Taylor	DATE VALID:	10.05.2004
GRID REF:	E 434250	TARGET DATE:	05.07.2004
	N 454300	DECISION DATE:	05.07.2004

6.108/040
L/0
6.108/040
L/1

APPLICATION NO: 6.108.3.F.FUL

LOCATION:

Rudfarlington Farm Plompton Knaresborough North Yorkshire HG5 8LX

PROPOSAL:

Erection of 7 no stables and tack shop, and formation of 6 no car parking places.

APPLICANT:

Mr Mike Reynolds

REFUSED. Reason(s) for refusal:-

- 1 The intensification of the livery business and erection of a tack shop is considered to be inappropriate within the Green Belt and would lead to an unacceptable level of traffic waiting in the carriageway and leaving and rejoining the traffic stream. Therefore the development would fail to comply with policies S1, S4, GB2, A01 and T1 of the Harrogate Local Plan.

CASE NUMBER:	04/01963/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs K Williams	DATE VALID:	14.05.2004
GRID REF:	E 451199	TARGET DATE:	09.07.2004
	N 456909	DECISION DATE:	05.07.2004

6.115/040
L/0
6.115/040
L/1

APPLICATION NO: 6.115.122.FUL

LOCATION:

Deighton House East Lane Moor Monkton York North Yorkshire

PROPOSAL:

Erection of greenhouse.

APPLICANT:

Chris Horner

REFUSED. Reason(s) for refusal:-

- 1 Due to the prominent position of the garden and the contribution it makes to the character of the area, the position of the greenhouse in this prominent location is considered to be obtrusive and harmful to the character and visual amenity of the area, contrary to Harrogate District Local Plan Policies A1, H15 and HD20.

CASE NUMBER:	04/02071/REM	WARD:	Ouseburn
CASE OFFICER:	Mr A Hough	DATE VALID:	01.06.2004
GRID REF:	E 450988	TARGET DATE:	27.07.2004
	N 454070	DECISION DATE:	19.07.2004

6.115/040:
M0

6.115/040:
M1

APPLICATION NO: 6.115.43.J.REM

LOCATION:

Land Comprising Part Of OS Field No. 0005 White Syke Farm Moor Monkton York North Yorkshire

PROPOSAL:

Reserved Matters application for the erection of pig breeding unit and 1no agricultural workers residential caravan with installation of new septic tank Relaxation of condition 8 of Planning Consent 6.115.43.I.OUT to allow a relocated access

APPLICANT:

JK Wilkin

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.07.2006
- 2 CD09 ASBESTOS COLOURING
- 3 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 4 CL04 REPLANTING IF ANY TREES/SHRUBS DIE

- 5 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:-
- (ia) the access shall be formed with 10 metre radius kerbs, to give a minimum carriageway width of 6 metres, and that part of the access road extending 20 metres into the site shall be constructed in accordance with Standard Detail number E7d and the Specification of the Local Highway Authority;
- (ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 20 metres back from the carriageway of the existing highway and shall open into the site;
- (iii) 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 E7d 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.
- 6 Prior to the commencement of any other part of the development (or prior to the formation of the new access), the surface water drainage ditch shall be piped at in across the access width in accordance with the approved details and the Specification of the Local Highway Authority.
- 7 A vehicular parking and turning area shall at all times , be provided and maintained within the site so as to ensure that vehicles visiting the site can enter and leave the public highway in a forward gear.
- 8 CB04A SEPTIC TANK AND SOAKAWAY
- 9 CF01 AGRICULTURAL WORKER OCCUPANCY ONLY ... residential caravan
- 10 So far as it relates to the mobile home , the permission hereby granted shall be for a limited period to expire in 3 years (19.07.2005) and on the expiration of this period the caravan shall be wholly removed and the site restored in accordance with a scheme to be agreed in writing with the local planning authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD09R VISUAL AMENITY
- 3 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 4 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 5 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 6 HW13R HIGHWAY DRAINAGE REQUIREMENTS
- 7 To ensure appropriate on-site vehicle parking facilities with associated access and manoeuvring areas, in the interests of highway safety and the general amenity of the development.

- 8 CB04AR POLLUTION PREVENTION
- 9 CF01R AGRICULTURAL WORKER ONLY JUSTIFIED
- 10 The local planning authority wishes to reserve its rights to review the situation, particularly the viability of the pig multiplication unit because otherwise the site is unsuitable for an unlimited consent.

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.

CASE NUMBER:	04/02685/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	26.05.2004
GRID REF:	E 434430	TARGET DATE:	21.07.2004
	N 452700	DECISION DATE:	05.07.2004

6.121/0402
L/0

6.121/0402
L/1

APPLICATION NO: 6.121.80.H.FUL

LOCATION:

The Old Chapel Plompton Road Follifoot Harrogate North Yorkshire HG3 1DT

PROPOSAL:

Erection of single storey rear extension. (Revised Scheme)

APPLICANT:

Dr And Mrs P Chetcuti

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.07.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12X SAMPLES OF MATCHING MATERIALS
- 4 The roof of the extension hereby approved shall not be used as a terrace or balcony.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91 -94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 4 To protect the residential amenity of neighbours.

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.

CASE NUMBER:	04/02265/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Miss S Taylor	DATE VALID:	19.05.2004
GRID REF:	E 436503	TARGET DATE:	14.07.2004
	N 451036	DECISION DATE:	12.07.2004

6.122/040:
L/0
6.122/040:
L/1

APPLICATION NO: 6.122.271.FUL

LOCATION:

Granary Cottage 6 Massey Fold Spofforth Harrogate North Yorkshire HG3 1WG

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr & Mrs Alexander

REFUSED. Reason(s) for refusal:-

- 1 The rear conservatory is considered to be an unacceptable addition to this property in this location due to the design of the conservatory and inappropriate materials and therefore fails to comply with policies A01, HD03, HD20 and H15 of the Local Plan and the Supplementary Planning Guidance - Spofforth Conservation Area.

CASE NUMBER:	04/02609/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Miss S Taylor	DATE VALID:	24.05.2004
GRID REF:	E 436226 N 451068	TARGET DATE:	19.07.2004
		DECISION DATE:	19.07.2004

APPLICATION NO: 6.122.272.FUL

LOCATION:

Long Memorial Hall Castle Street Spofforth Harrogate North Yorkshire

PROPOSAL:

Erection of single storey side extension to accommodate doctors surgery, and formation of 2 no disabled accesses including ramp and railings.

APPLICANT:

Spofforth With Stockeld Parish Council

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.07.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R 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.

CASE NUMBER:	04/02684/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	26.05.2004
GRID REF:	E 438635	TARGET DATE:	21.07.2004
	N 453237	DECISION DATE:	05.07.2004

6.123/0402
L/0
6.123/0402
L/1

APPLICATION NO: 6.123.21.A.FUL

LOCATION:

5 North View Little Ribston Wetherby North Yorkshire LS22 4ES

PROPOSAL:

Erection of two storey rear extension.

APPLICANT:

Miss A A Franklin

REFUSED. Reason(s) for refusal:-

- 1 The proposal by reason of its height and length would be oppressive for the occupiers of neighbouring properties and would have an unacceptable impact upon the neighbouring residential amenity contrary Harrogate District Local Plan Policies A1, H15 and HD20 and the Council's adopted Supplementary Planning Guidance on House extensions.
- 2 The Design by reason of the unequal roof pitch, and the size and scale by reason of the length of the proposal is harmful to the character and appearance of the existing property and the row of terraced properties and is therefore harmful to the character and visual amenity of the area contrary Harrogate District Local Plan Policies A1, H15 and HD20 and the Council's adopted Supplementary Planning Guidance on House extensions.

CASE NUMBER:	04/02647/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	24.05.2004
GRID REF:	E 446653	TARGET DATE:	19.07.2004
	N 452392	DECISION DATE:	05.07.2004

6.124/0402
L/0
6.124/0402
L/1

APPLICATION NO: 6.124.58.A.FUL

LOCATION:

Ivy Cottage 43 Westfield Road Tockwith York North Yorkshire YO26 7PY

PROPOSAL:

Demolition of existing single storey rear extension and erection of two storey rear extension.

APPLICANT:

Miss H Wilkinson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.07.2009
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter and/or drawings received by the Council of the Borough of Harrogate on the 1 July 2004 and as modified by the conditions of this consent.
- 3 CD12X SAMPLES OF MATCHING MATERIALS
- 4 The window frames of the development hereby permitted shall be constructed in timber and no other materials shall be used without the prior written consent of the Local Planning Authority.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no windows shall be inserted in the eastern and western elevations of the extension hereby approved, without the prior written approval of the Local Planning Authority.
- 6 CD16 NATURAL STONE HEADS AND CILLS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD13R VISUAL AMENITY
- 5 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 6 CD16R 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.

CASE NUMBER:	04/02346/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	07.05.2004
GRID REF:	E 449867	TARGET DATE:	02.07.2004
	N 451512	DECISION DATE:	28.06.2004

6.125/040
L/0
6.125/040
L/1

APPLICATION NO: 6.125.111.B.FUL

LOCATION:

Langsett Tockwith Road Long Marston York North Yorkshire YO26 7PQ

PROPOSAL:

Erection of front dormer extension, single storey side extension and pitched roof over existing detached garage.

APPLICANT:

Mr And Mrs M Sugden

REFUSED. Reason(s) for refusal:-

- 1 The proposed front dormer windows are harmful to the existing dwelling by reason of their size, design and position on the front of the house. The proposal therefore has a detrimental impact upon the visual amenity of the area, and as such the proposal is contrary to Harrogate District Local plan Policies A1, H15, HD20 and the Council adopted Supplementary Planning Guidance on House Extensions.

CASE NUMBER:	04/02750/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	02.06.2004
GRID REF:	E 439915	TARGET DATE:	28.07.2004
	N 450110	DECISION DATE:	19.07.2004

6.136/040
L/0
6.136/040
L/1

APPLICATION NO: 6.136.168.FUL

LOCATION:

Low Orchard Ashdale Lane Kirk Deighton Wetherby North Yorkshire LS22 4FH

PROPOSAL:

Erection of first floor side extension, single storey side extension and canopy over front entrance door.

APPLICANT:

Mr And Mrs P Smith

REFUSED. Reason(s) for refusal:-

- 1 The proposals are harmful to the original character of the existing dwelling by reason of their design and scale, which is not subservient to the original property. The extensions result in the house being too dominant in the street scene which is harmful to the visual amenity of the locality. The proposal is therefore contrary to Harrogate District Local Plan Policies A1, H15, HD20 and the Councils adopted Supplementary Planning Guidance on house Extensions and Garages.

CASE NUMBER:	04/02236/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	30.04.2004
GRID REF:	E 445117	TARGET DATE:	25.06.2004
	N 450587	DECISION DATE:	12.07.2004

6.142/0402
L/0
6.142/0402
L/1

APPLICATION NO: 6.142.94.B.FUL

LOCATION:

Honeysuckle Cottage Main Street Bickerton Wetherby North Yorkshire LS22 5ER

PROPOSAL:

Erection of a two storey side extension (Revised Scheme).

APPLICANT:

Mr M Allen

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.07.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 CL03 TREES NOT TO BE FELLED

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CL03R SAFEGUARD RIGHTS OF CONTROL/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.

CASE NUMBER:	04/01979/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Ms Sara Purvis	DATE VALID:	20.05.2004
GRID REF:	E 433722	TARGET DATE:	15.07.2004
	N 447981	DECISION DATE:	28.06.2004

6.148/0401
L/0

6.148/0401
L/1

APPLICATION NO: 6.148.71.B.FUL

LOCATION:

Land Comprising Part Of OS Field No. 7000 Kirkby Lane Kirkby Overblow Harrogate North Yorkshire

PROPOSAL:

Conversion of redundant agricultural building to form 1no. dwelling for use as tourist accommodation, including erection of single storey lean-to extension and installation of package treatment plant (revised scheme), site area 0.006ha.

APPLICANT:

DL & DM Wallbank

REFUSED. Reason(s) for refusal:-

- 1 The proposed development by reason of its extension and changes to the external appearance of the building, in this very exposed and elevated location will be detrimental to the character and appearance of the barn and countryside contrary to Harrogate District Local Plan Policy C16.
- 2 The Local Planning Authority considers the proposal to be inappropriate development in the Green Belt, detracting from the openness, purposes and visual amenity of the Green Belt in this location, contrary to North Yorkshire County Structure Plan Policy E9 and Policies GB2 and GB4 of the Harrogate District Local Plan.
- 3 The existing access by which vehicles associated with this proposal would leave and rejoin the county highway is unsatisfactory since the required visibility of 2m x 90m cannot be achieved at the junction with the County Highway and therefore, in the opinion of the Local Planning Authority the intensification of use which would result from the proposed development is unacceptable in terms of highway safety, contrary

to Policy A1 of the Harrogate District Local Plan.

CASE NUMBER:	04/02301/FULMAJ	WARD:	Newby
CASE OFFICER:	Mrs L Drake	DATE VALID:	24.05.2004
GRID REF:	E 440840	TARGET DATE:	23.08.2004
	N 470415	DECISION DATE:	28.06.2004

6.36/0402
MAJ/0
6.36/0402
MAJ/1

APPLICATION NO: 6.36.2.B.FULMAJ

LOCATION:

Broom Close Farm Norton Le Clay York North Yorkshire YO6 2RT

PROPOSAL:

Erection of detached general purpose agricultural building.

APPLICANT:

Crown Estate

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.06.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 13.05.2004

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS

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.

CASE NUMBER:	04/01198/FUL	WARD:	Newby
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	17.05.2004
GRID REF:	E 439009	TARGET DATE:	12.07.2004
	N 467819	DECISION DATE:	05.07.2004

APPLICATION NO: 6.56.134.FUL

LOCATION:

15 East View Boroughbridge York North Yorkshire YO51 9DG

PROPOSAL:

Erection of two storey rear extension.

APPLICANT:

Mr A Blacker

REFUSED. Reason(s) for refusal:-

- 1 The extension by reason of its size and massing represents an overintensive development of the site in a manner harmful to the character and appearance of the original dwelling and the surrounding area. The proposal is therefore contrary to the provisions of Policies A1, H15 and HD20 of the Harrogate District Local Plan which seek to ensure development proposals do not result in harm to the character or appearance of the original dwelling or surrounding area.
- 2 The proposal by reason of its relationship with surrounding dwellings is considered to have an overbearing and overshadowing effect on the attached dwelling, and would unacceptably reduce the separation distance with the dwellings to the rear of the site. The proposal is therefore harmful to the level of residential amenity currently afforded to the occupants of near by dwellings, and is contrary to the provisions of policies A1, H15 and HD20 of the Harrogate District Local Plan .

CASE NUMBER:	04/02619/FUL	WARD:	Newby
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	20.05.2004
GRID REF:	E 438873	TARGET DATE:	15.07.2004
	N 467354	DECISION DATE:	05.07.2004

APPLICATION NO: 6.56.136.FUL

LOCATION:

5 Langthorpe Park Langthorpe York North Yorkshire YO51 9BF

PROPOSAL:

Erection of side conservatory.

APPLICANT:

Mrs Proud

REFUSED. Reason(s) for refusal:-

- 1 The proposed conservatory would result in the caravan being extended in such a manner that it would no longer be capable of being moved and could no longer be considered to be a caravan. The accommodation provided would be substandard for a permanent dwelling, and a permanent dwelling in this location would be contrary to Housing Policies contained within the Harrogate District Local Plan.
- 2 The extension to the caravan would be detrimental to visual amenity and character of the area by virtue of its incongruous appearance on the side of the caravan and would be contrary to Harrogate District Local plan policies A1 and HD20.

CASE NUMBER:	04/00594/CON	WARD:	Boroughbridge
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	21.04.2004
GRID REF:	E 439740	TARGET DATE:	16.06.2004
	N 466575	DECISION DATE:	19.07.2004

6.64/0400
N/0
6.64/0400
N/1

APPLICATION NO: 6.64.354.G.CON

LOCATION:

Church Lane Surgery Church Lane Boroughbridge York North Yorkshire YO5 9BD

PROPOSAL:

Conservation Area application for the demolition of detached single storey outbuildings.

APPLICANT:

Church Lane Surgery

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.07.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
 - 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
-

CASE NUMBER:	04/00733/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mr R Mowat	DATE VALID:	10.02.2004
GRID REF:	E 439455	TARGET DATE:	06.04.2004
	N 467010	DECISION DATE:	12.07.2004

APPLICATION NO: 6.64.8.J.FUL

LOCATION:

Battle Court Mill Lane Boroughbridge York North Yorkshire YO51 9LH

PROPOSAL:

Erection of detached single garage with store above and external staircase to side elevation.

APPLICANT:

Mr M Henry

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.07.2009
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by drawings received by the Council of the Borough of Harrogate on the 30th March 2004; and as modified by the conditions of this consent.
- 3 CD12A MATCHING MATERIALS
- 4 HW23 GARAGE CONVERSION TO HABITABLE ROOM
- 5 CI06 DOMESTIC USE ONLY
- 6 To ensure sufficient access to the flood defences by the Environment Agency, a gap of 2.5 metres shall be provided between the double garage hereby approved and the existing dwelling and maintained thereafter unless otherwise agreed in writing by the Local Planning Authority.
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), all electrical sockets and switches shall be located 1.5 metres or higher above the approved floor level unless otherwise agreed in writing with the Local Planning Authority.
- 8 CB13 S W DRAINAGE WORKS TO BE APPROVED

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 HW23R ROAD SAFETY REQUIREMENTS
- 5 CI06R DOMESTIC USE ONLY
- 6 To enable operation and future maintenance, including emergency repairs of the flood defences.
- 7 In the interests of safety

8 CB13R TO PREVENT INCREASED RISK OF FLOODING

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.

CASE NUMBER:	04/02139/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	21.04.2004
GRID REF:	E 439740	TARGET DATE:	16.06.2004
	N 466575	DECISION DATE:	19.07.2004

6.64/0402
/0
6.64/0402
/1

APPLICATION NO: 6.64.354.F.FUL

LOCATION:

Church Lane Surgery Church Lane Boroughbridge York North Yorkshire YO5 9BD

PROPOSAL:

Erection of two storey extension to existing doctors surgery (revised scheme).

APPLICANT:

Chruch Lane Surgery

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.07.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 30.6.2004
- 3 CD12A MATCHING MATERIALS
- 4 The ground floor window proposed in the eastern elevation serving room number 42 and the first floor windows in the northern elevation serving rooms 1.11 and 1.12 shall be obscure glazed and shall thereafter be maintained and retained as such unless otherwise approved in writing by the Local Planning Authority.
- 5 HW14 DETAILS OF ACCESS, TURNING AND PARKING
- 6 HW26 PRECAUTIONS TO PREVENT MUD ON HIGHWAY
- 7 Notwithstanding the submitted drawings and the terms of condition 02 above, six cycle parking units shall be provided and thereafter maintained and retained for the

intended purpose unless otherwise approved in writing by the Local Planning Authority.

- 8 The finished floor level of the development hereby permitted shall be no lower than the ground floor level of the existing surgery.
- 9 Prior to the extension hereby permitted being first brought into use a new brick wall with cast iron railings shall be erected along the Church Lane frontage and the site shall be landscaped, in strict accordance with drawing no. 00-06A received by the Local Planning Authority on 30.6.2004. Thereafter these areas shall be maintained and retained in strict accordance with such details.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91 -94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 5 HW14R ROAD SAFETY REQUIREMENTS
- 6 HW26R ROAD SAFETY REQUIREMENTS
- 7 To comply with guidance on reducing dependency on the private car as a primary means of transport.
- 8 In the interests of flood defence
- 9 In order to safeguard the character and appearance of the conservation area.

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.

CASE NUMBER:	04/02557/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	28.05.2004
GRID REF:	E 439751	TARGET DATE:	23.07.2004
	N 466384	DECISION DATE:	19.07.2004

APPLICATION NO: 6.64.411.B.FUL

LOCATION:

41 St James Meadow Boroughbridge York North Yorkshire YO51 9NW

PROPOSAL:

Erection of single storey rear and first floor side extension.

APPLICANT:

Mr D Boddy

REFUSED. Reason(s) for refusal:-

- 1 The first floor side extension would reduce the separation gap between the application site and No 39 St James Meadow and create the potential for the formation of an almost unbroken frontage in the street resulting in a visually cramped and terraced effect harmful to the character and appearance of the dwelling and the streetscene, and would be likely to overshadow the rear of No 39 harmful to the level of residential amenity currently afforded to the occupants of that dwelling. The proposal is therefore contrary to the provisions of Policies A1, H15 and HD20 of the Harrogate District Local Plan

CASE NUMBER:	04/01793/TPO	WARD:	Claro
CASE OFFICER:	Miss S Taylor	DATE VALID:	07.04.2004
GRID REF:	E 436870	TARGET DATE:	02.06.2004
	N 462675	DECISION DATE:	01.07.2004

6.70/0401
O/0

6.70/0401
O/1

APPLICATION NO: 6.70.118.TPO

LOCATION:

Hedge End 13 Pinfold Green Staveley Knaresborough North Yorkshire HG5 9LR

PROPOSAL:

Removal of 1no Ash tree, T4 of Tree Preservation Order No. 04/1999.

APPLICANT:

Mr Hales

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.07.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 During the first planting season (October-March) following the felling of the tree(s) hereby granted consent, replacement tree planting shall take place as follows:-

No. of trees	one
Species of trees	Ash

Height on planting 2.6m
Location of planting approximately the same location in a prepared pit measuring 1 cubic metre and backfilled with organic matter and topsoil

No later than two weeks following the carrying out of the above required replacement tree planting, notice shall be provided, in writing, to the Local Planning Authority, confirming completion of the required works.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CL18AR MAINTAIN AMENITY/INSPECT PLANTING

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.

CASE NUMBER:	04/01234/FUL	WARD:	Claro
CASE OFFICER:	Mrs K Williams	DATE VALID:	08.03.2004
GRID REF:	E 441673	TARGET DATE:	03.05.2004
	N 462843	DECISION DATE:	21.06.2004

6.71.0401
/0
6.71.0401
/1

APPLICATION NO: 6.71.109.E.FUL

LOCATION:

Dew House Marton Marton Cum Grafton York North Yorkshire YO51 9QY

PROPOSAL:

Erection of rear conservatory and store.

APPLICANT:

Mr And Mrs K Robinson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 21.06.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The building(s) hereby approved shall closely reflect and complement the older traditional buildings in the locality, with particular regard to materials, fenestration and detailing.
- 4 CD12X SAMPLES OF MATCHING MATERIALS
- 5 The window frames and the roof frame of the conservatory hereby permitted shall all be constructed timber and no other materials or design shall be used without the prior written approval of the Local Planning Authority.
- 6 The window frames of the store hereby permitted shall be constructed in timber and no other materials shall be used without the prior written consent of the Local Planning Authority.
- 7 All external stonework of the proposed development shall match the stonework of the original building in type, size, colour, mix, dressing and coursing.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD02R IN CHARACTER WITH TRADITIONAL BLDG
- 4 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 5 CD13R VISUAL AMENITY
- 6 CD13R VISUAL AMENITY
- 7 CD05R VISUAL AMENITY

INFORMATIVES

1. Listed Building Consent is also required in respect of this development. You are advised not to start work until such time as an appropriate Notice of Listed Building Consent has been granted and you should ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of such a Listed Building Consent.

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.

CASE NUMBER:	04/02651/COU	WARD:	Ouseburn
CASE OFFICER:	Mrs K Williams	DATE VALID:	24.05.2004
GRID REF:	E 444929	TARGET DATE:	19.07.2004
	N 461556	DECISION DATE:	28.06.2004

APPLICATION NO: 6.80.156.COU

LOCATION:

Land To The Rear Of No.'s 2 To 6 Townend Court Great Ouseburn York North Yorkshire

PROPOSAL:

Change of use of agricultural land to form extensions to the domestic curtilages of No.'s 2, 3, 4 and 6 Townend Court.

APPLICANT:

Mr&Mrs R Jackson,Mr&Mrs R Lever,Mr M Gath,Mr&Mrs T Harvey

REFUSED. Reason(s) for refusal:-

- 1 The proposal would harm the landscape character of the area and the character and setting of Great Ouseburn the proposal is contrary to Local Plan Policies A1, C2, C15, C18 and the adopted Landscape character assessment, which aims to preserve the existing setting and character of the village, in particular the control of change of use of field to gardens.

CASE NUMBER:	04/02682/FUL	WARD:	Claro
CASE OFFICER:	Mrs K Williams	DATE VALID:	26.05.2004
GRID REF:	E 432610	TARGET DATE:	21.07.2004
	N 459302	DECISION DATE:	19.07.2004

APPLICATION NO: 6.83.151.A.FUL

LOCATION:

Honeysuckle Cottage 1 Main Street Scotton Knaresborough North Yorkshire HG5 9HU

PROPOSAL:

Formation of new vehicular access onto Main Street.

APPLICANT:

Mr & Mrs Carpenter

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.07.2009
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter and/or drawings received by the Council of the Borough of Harrogate on the 15 July 2004 and as modified by the conditions of this consent.
- 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:-

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

(ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall open into the site;

(iv) that part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be made up and surfaced in accordance with the approved details and/or Standard Details number 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 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.

- 4 Prior to the first use of the development the vehicular access, parking and turning facilities shall be formed in accordance with the submitted drawing [Reference ML00747/02 Site Plan). Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 4 HW17R ROAD SAFETY REQUIREMENTS

INFORMATIVES

1. Nothing in this decision notice grants approval for any part of the development, to which this permission relates, to project beyond the curtilage of the property shown on the amended location plan received on 15 July 2004. Unless you are the owner of the strip of land the adjacent to the church hall, you will need the written agreement of the owner to create the area hard standing on this piece of land.

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 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.

CASE NUMBER:	04/02274/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs K Williams	DATE VALID:	10.05.2004
GRID REF:	E 444625	TARGET DATE:	05.07.2004
	N 457543	DECISION DATE:	28.06.2004

6.96/0402
/0
6.96/0402
/1

APPLICATION NO: 6.96.91.A.FUL

LOCATION:

Mistletoe Cottage (Formerly The Cottage) Station Road Whixley York North Yorkshire YO26 8AH

PROPOSAL:

Erection of two storey rear extension.

APPLICANT:

Mr & Mrs Sweet

REFUSED. Reason(s) for refusal:-

- 1 The proposed two-storey rear extension by reason of its design and scale is not a subservient addition to the property. The proposal is therefore harmful to the existing character and appearance of the dwelling and to the visual amenity of the area, which is contrary to Harrogate District Local Plan Policies A1, H15 and Hd20 and the Council's supplementary Planning Guidance.

CASE NUMBER:	04/02714/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	27.05.2004
GRID REF:	E 444629	TARGET DATE:	22.07.2004

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GRID REF: E 444629 **TARGET DATE:** 22.07.2004
N 457717 **DECISION DATE:** 19.07.2004

APPLICATION NO: 6.96.163.A.FUL

LOCATION:

4 Vine Farm Close Whixley York North Yorkshire

PROPOSAL:

Erection of single and two storey rear extension (revised scheme).

APPLICANT:

Ian Marshall & Lesley Dunlop

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.07.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 CD15A NO FURTHER WINDOWS IN DEVELOPMENT ... side (first floor) ... development

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD15AR PRIVACY AND RESIDENTIAL 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.
