

16/04(03)

CASE NUMBER: 04/03004/RG4
GRID REF: EAST 435945 NORTH 468401

APPLICATION NO.: 6.46.28.B.RG4

LOCATION:

Land To The Rear Of 21-26 Crow Garth Skelton On Ure Ripon North Yorkshire

PROPOSAL:

Outline application for the erection of 2 no dwellings including siting (revised scheme, site area 0.099ha).

APPLICANT: Harrogate Borough Council

APPROVED subject to the following conditions:-

- 1 CA06 OUTLINE/RESERVED MATTERS ... 3 years ... 5 years
- 2 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:-
 - I. The design and external appearance of each building including a schedule of external materials to be used.
 - II. The landscaping of the site.
 - III. The means of sewage and surface water disposal.
 - IV. The means of access to the site.

Thereafter the development shall not be carried out otherwise than in strict accordance with the approved details.
- 3 CL01 LANDSCAPING AS PART OF RESERVED MATTERS
- 4 CL01X RETAINED TREES AS PART OF RESRVD MATTERS
- 5 The application for Reserved Matters shall include either:
 - i) Full details of open space to serve the development in accordance with Policy R4 of the Harrogate District Local Plan to be submitted to and approved by the Local Planning Authority and agreement has been reached with the Local Planning Authority as to provision of the same and its subsequent management and maintenance.
 - ii) Alternative arrangements for the provision of open space have been submitted to and approved in writing by the Local Planning Authority.
- 6 CI02Z PD RESTRICTION, NO ... extensions, dormer windows, garden structures
- 7 HW07 PRVTE ACCESS/VERGE CROS'NGS CONSTCT REQM ... 4.5m
- 8 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN ... Ref: Parking Area

- dated 19.11.02 _submitted plan received14.
- 9 No development approved by this permission shall be commenced until:
- a) the application site has been subjected to a detailed scheme for the investigation and recording of contamination and a report has been submitted to and approved in writing by the Local Planning Authority
 - b) Detailed proposals in line with current best practice for the removal, containment or otherwise rendering harmless such contamination (the "Contamination Proposal") have been submitted to and approved by the Local Planning Authority.
 - c) For each part of the development contamination proposal relevant to that part (or any part that would be affected by the development) shall be carried out either before or during such development as appropriate.
- 10 If during development any contamination should be encountered which was not previously identified as is derived from a different source and/or of a different type to those included in the "Contamination proposal", work shall cease until a revised contamination proposal has been submitted and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.
- 11 Prior to the commencement of development there shall be submitted to the Local Planning Authority for approval a scheme for the provision of affordable housing on the application site in accordance with Policy H5 of the Harrogate District Local Plan (adopted 2001, altered 2004) (or any subsequent Local Plan policy superseding that policy) setting out the means whereby it can be ensured that initial and successive occupancy of the unit is restricted to members of the local community in housing need. The affordable housing units to be thereafter provided in accordance with the approved scheme.

Reasons for Conditions:-

- 1 CA06R TO COMPLY WITH SECTIONS 91-94
- 2 CA01R SAFEGUARD RIGHTS OF CONTROL
- 4 CL01XR SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 5 CL01R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 6 CI02ZR PROTECT VISUAL AMENITY
- 7 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 8 HW18R ROAD SAFETY REQUIREMENTS
- 9 To provide a safe environment for the users of the development.
- 10 To provide a safe environment for the users of the development.
- 11 To ensure that the dwellings provided are affordable and not for open market housing.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

(Mr Brookes (objector on behalf of Skelton on Ure Parish Council) and Mr Clarke (objector) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(Six Members voted for the motion, two voted against and there was one abstention).