

HARROGATE BOROUGH COUNCIL

AREA2 DEVELOPMENT CONTROL COMMITTEE

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

CASE NUMBER:	04/01709/LB	WARD:	Knaresborough King James
CASE OFFICER:	Mrs K Williams	DATE VALID:	14.04.2004
GRID REF:	E 434783	TARGET DATE:	09.06.2004
	N 457092	DECISION DATE:	10.08.2004

APPLICATION NO: 6.100.881.A.LB

LOCATION:

51 Kirkgate Knaresborough North Yorkshire HG5 8BZ

PROPOSAL:

Listed Building Application for the installation of internal staircase between 3rd & 4th floors, widening of 2 no windows to original size, replacement of 3 no windows, and installation of external doors to ground floor to replace window.

APPLICANT:

Brian Clarke

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.08.2009
- 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 09.08.2004 and 07.07.2004 and as modified by the conditions of this consent.
- 3 The window frames and french door 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.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 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:	04/02632/FUL	WARD:	Knaresborough King James
CASE OFFICER:	Miss S Taylor	DATE VALID:	24.06.2004
GRID REF:	E 435900	TARGET DATE:	19.08.2004
	N 456730	DECISION DATE:	17.08.2004

APPLICATION NO: 6.100.1909.A.FUL

LOCATION:

1 Wetherby Road Knaresborough North Yorkshire HG5 8LG

PROPOSAL:

Extension to roof to form 1 no. additional bedroom.

APPLICANT:

Mrs G Warner

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.08.2009
- 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 CD12 MATERIALS OF EXTN TO MATCH EXISTING

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:	04/02671/FUL	WARD:	Knarborough Scriven Park
CASE OFFICER:	Mrs K Williams	DATE VALID:	10.06.2004
GRID REF:	E 435114	TARGET DATE:	05.08.2004
	N 457957	DECISION DATE:	30.07.2004

APPLICATION NO: 6.100.1453.A.FUL

LOCATION:

40A Boroughbridge Road Knarborough North Yorkshire HG5 0NJ

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr And Mrs Hudson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 30.07.2009
- 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:	04/02732/FUL	WARD:	Knaresborough East
CASE OFFICER:	Mrs K Williams	DATE VALID:	21.06.2004
GRID REF:	E 436328	TARGET DATE:	16.08.2004
	N 457182	DECISION DATE:	03.08.2004

APPLICATION NO: 6.100.2376.FUL

LOCATION:

10 Farndale Road Knaresborough North Yorkshire HG5 0NY

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr And Mrs Waddington

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 03.08.2009
- 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:	04/02743/FUL	WARD:	Knaresborough King James
CASE OFFICER:	Mrs K Williams	DATE VALID:	01.06.2004
GRID REF:	E 434928	TARGET DATE:	27.07.2004
	N 456572	DECISION DATE:	27.07.2004

APPLICATION NO: 6.100.2368.FUL

LOCATION:

1 Claro Mews Knaresborough North Yorkshire HG5 8BU

PROPOSAL:

Erection of single storey front extension.

APPLICANT:

Mr & Mrs L Bond

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.07.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 26 July 2004
- 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:	04/02775/FUL	WARD:	Knaresborough East
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	09.06.2004
GRID REF:	E 436156	TARGET DATE:	04.08.2004
	N 456976	DECISION DATE:	27.07.2004

APPLICATION NO: 6.100.2259.A.FUL

LOCATION:

1 Garsdale Road Knaresborough North Yorkshire HG5 0LU

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr Harrison

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.07.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The bricks shall match the existing.
- 4 Notwithstanding the terms of condition 02 above, the windows to the east elevation shall be fitted with obscured glazing which shall thereafter be retained and maintained.
- 5 Notwithstanding the submitted details and the term of condition 02 above the west elevation shall be constructed of brickwork throughout from the ground floor to the roof junction, unless otherwise approved in writing by the Local Planning Authority.

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
- 5 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:	04/03011/FUL	WARD:	Knaresborough King James
CASE OFFICER:	Mr M Williams	DATE VALID:	21.06.2004
GRID REF:	E 435200	TARGET DATE:	16.08.2004
	N 455350	DECISION DATE:	13.08.2004

APPLICATION NO: 6.100.44.D.FUL

LOCATION:

Victoria Cottage Thistle Hill Knaresborough North Yorkshire HG5 8LS

PROPOSAL:

Raising roof height by 1.4m, re-roofing and raising of door heights of general storage building.

APPLICANT:

RS Bailey

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.08.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD09 ASBESTOS COLOURING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE 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:	04/03072/FUL	WARD:	Knareborough King James
CASE OFFICER:	Mrs K Williams	DATE VALID:	22.06.2004
GRID REF:	E 434435	TARGET DATE:	17.08.2004
	N 455750	DECISION DATE:	11.08.2004

APPLICATION NO: 6.100.1039.B.FUL

LOCATION:

White Croft Forest Moor Road Knareborough North Yorkshire HG5 8JP

PROPOSAL:

Erection of single storey rear extension and pitched roof over existing attached garage.

APPLICANT:

Mr Dodds

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 11.08.2009
- 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:	04/03099/FUL	WARD:	Knareborough King James
CASE OFFICER:	Mrs K Williams	DATE VALID:	17.06.2004
GRID REF:	E 435534	TARGET DATE:	12.08.2004
	N 456389	DECISION DATE:	06.08.2004

APPLICATION NO: 6.100.2375.FUL

LOCATION:

18 Aspin Park Crescent Knareborough North Yorkshire HG5 8EZ

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr & Mrs N Blackmore

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.08.2009
- 2 CD12A MATCHING MATERIALS
- 3 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

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

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:	04/03250/FUL	WARD:	Knareborough King James
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	05.07.2004

CASE OFFICER: Mrs N M Waddington **DATE VALID:** 05.07.2004
GRID REF: E 435899 **TARGET DATE:** 30.08.2004
N 455967 **DECISION DATE:** 11.08.2004

APPLICATION NO: 6.100.2274.A.FUL

LOCATION:

9 Abbey Mill View Knaresborough North Yorkshire

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mrs K Duffy

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 11.08.2009
- 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: 04/03270/FUL **WARD:** Knaresborough Scriven Park
CASE OFFICER: Mrs K Williams **DATE VALID:** 28.06.2004
GRID REF: E 432953 **TARGET DATE:** 23.08.2004
N 458506 **DECISION DATE:** 16.08.2004

APPLICATION NO: 6.100.2377.FUL

LOCATION:

7 Scotton Moor Ripley Road Knaresborough North Yorkshire HG5 9HG

PROPOSAL:

Erection of first floor rear extension and front porch.

APPLICANT:

Mr M Heap

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 16.08.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 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 east and west elevations of the first floor extension hereby approved, without the prior written approval of the Local Planning Authority.

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 CD14R PRIVACY AND RESIDENTIAL AMENITY

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 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:	04/03359/FUL	WARD:	Knareborough East
CASE OFFICER:	Mrs K Williams	DATE VALID:	03.07.2004
GRID REF:	E 435635	TARGET DATE:	28.08.2004
	N 457113	DECISION DATE:	12.08.2004

APPLICATION NO: 6.100.2379.FUL

LOCATION:

8 Manor Crescent Knareborough North Yorkshire HG5 0BD

PROPOSAL:

Erection of two storey side extension.

APPLICANT:

Mrs English

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.08.2009
- 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:	04/03393/FUL	WARD:	Knaresborough Scriven Park
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	06.07.2004
GRID REF:	E 435442	TARGET DATE:	31.08.2004
	N 457813	DECISION DATE:	11.08.2004

APPLICATION NO: 6.100.2378.FUL

LOCATION:

9 Pasture Crescent Knaresborough North Yorkshire HG5 0PF

PROPOSAL:

Retention of 1.35m high boundary wall and railings, with gate piers and vehicular and pedestrian gates.

APPLICANT:

Mr W Topham

APPROVED subject to the following conditions:-

1 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

1 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 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:	04/03618/CMA	WARD:	Ribston
CASE OFFICER:	Miss S Greaves	DATE VALID:	13.07.2004
GRID REF:	E 438010	TARGET DATE:	10.08.2004
	N 456230	DECISION DATE:	16.08.2004

APPLICATION NO: 6.101.82.E.CMA

LOCATION:

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

PROPOSAL:

Erection of single storey extension and railing to playground boundary.

APPLICANT:

Goldsborough School

Subject to NO OBJECTIONS with OBSERVATIONS as follows:-

- 1 The Borough Council has no objections to the proposed extension and railings however, the materials used in the construction of the extension should match those used in the existing principal school building and the colour of the proposed railings should be in keeping with the character and appearance of Goldsborough conservation area. There should also be measures taken to protect the trees on the front and south of the site.

CASE NUMBER:	04/02843/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	14.06.2004
GRID REF:	E 448700	TARGET DATE:	09.08.2004
	N 456950	DECISION DATE:	29.07.2004

APPLICATION NO: 6.104.17.O.FUL

LOCATION:

Carr House Farm Pool Lane Nun Monkton York North Yorkshire

PROPOSAL:

Erection of single storey front extension.

APPLICANT:

Mr P Haigh

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 29.07.2009
- 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:	04/02147/CMA	WARD:	Ribston
CASE OFFICER:	Mr R N Watson	DATE VALID:	26.04.2004
GRID REF:	E 444633	TARGET DATE:	24.05.2004
	N 454027	DECISION DATE:	30.07.2004

APPLICATION NO: 6.111.40.CMA

LOCATION:

Land Comprising OS Field 6100 Ox Moor Lane Cattal York North Yorkshire

PROPOSAL:

Proposed Waste Water Treatment Works.

APPLICANT:

Yorkshire Water Services Ltd

Subject to NO OBJECTIONS

CASE NUMBER:	04/02196/CMA	WARD:	Ribston
CASE OFFICER:	Mr R N Watson	DATE VALID:	27.04.2004
GRID REF:	E 445008	TARGET DATE:	25.05.2004
	N 454168	DECISION DATE:	30.07.2004

APPLICATION NO: 6.111.41.CMA

LOCATION:

Land At Grid Ref OS 445008/454168 Chapel Street Cattal York North Yorkshire

PROPOSAL:

Proposed new Sewage Pumping Station.

APPLICANT:

Yorkshire Water Services Ltd

Subject to NO OBJECTIONS

CASE NUMBER:	04/03298/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	29.06.2004
GRID REF:	E 446657	TARGET DATE:	24.08.2004
	N 455636	DECISION DATE:	16.08.2004

APPLICATION NO: 6.113.160.A.FUL

LOCATION:

3 Stanyforth Crescent Kirk Hammerton York North Yorkshire YO26 8DF

PROPOSAL:

Erection of side conservatory (Revised Scheme).

APPLICANT:

Mr And Mrs Ward

APPROVED subject to the following conditions:-

1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 16.08.2009

- 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 29 June 2004 and 5 August 2004 and as modified by the conditions of this consent.
- 3 Prior to the conservatory hereby permitted being brought into use, a metre high close boarded fence shall be erected along the boundary with 5 Stanyforth Crescent for the full extent of the conservatory hereby permitted and shall thereafter be maintained and retained as such.
- 4 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 4 CD12AR IN THE INTERESTS OF VISUAL AMENITY

INFORMATIVES

1. Nothing in this decision notice grants approval for the erection of the fence to be erected. you are advised to agree this with the current occupier/owner of No.5 Stanyforth crescent if erected on their boundary or on the joint boundary.

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:	04/03341/FUL	WARD:	Ribston
CASE OFFICER:	Mr A Hough	DATE VALID:	30.06.2004
GRID REF:	E 445100	TARGET DATE:	25.08.2004
	N 455865	DECISION DATE:	09.08.2004

APPLICATION NO: 6.113.106.E.FUL

LOCATION:

Pig Environment & Equipment Specialists Gilsthwaite Lane Kirk Hammerton York North Yorkshire

PROPOSAL:

Erection of replacement two storey building to house offices and store.

APPLICANT:

Pig Environment Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 09.08.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD09 ASBESTOS COLOURING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE 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:	04/02800/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Miss S Taylor	DATE VALID:	03.06.2004
GRID REF:	E 436450	TARGET DATE:	29.07.2004
	N 450825	DECISION DATE:	23.07.2004

APPLICATION NO: 6.122.35.E.FUL

LOCATION:

Kew Cottage 11 High Street Spofforth Harrogate North Yorkshire HG3 1BQ

PROPOSAL:

Erection of first floor side extension.

APPLICANT:

Mr And Mrs Milner

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.07.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD04X SAMPLE STONework PANEL

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 CD04XR 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 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:	04/03175/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs K Williams	DATE VALID:	22.06.2004
GRID REF:	E 436504	TARGET DATE:	17.08.2004
	N 450829	DECISION DATE:	11.08.2004

APPLICATION NO: 6.122.275.FUL

LOCATION:

Well House High Street Spofforth Harrogate North Yorkshire HG3 1BQ

PROPOSAL:

Erection of single storey rear extension and rear bay window.

APPLICANT:

Mr And Mrs J Twizell

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 11.08.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 Notwithstanding the submitted details the following landfill gas mitigation measures that shall be incorporated in the proposed development shall comprise of:-
 - a) a concrete floor, and
 - b) gas proof membrane beneath the floor, and
 - c) sealing/protection of all services to the extension, and
 - d) adequate high level ventilation,as detailed in the Building Research Establishment report 1991 ref CI/SFB(L26)(A3j) in accordance with the Approved Document C2 Dangerous and Offensive Substances, and a verification report shall be submitted to the Local Planning Authority upon completion of any such works.

Alternatively a site investigation may be undertaken to assess for the presence of landfill gas in accordance with best practice (as for example described in CIRIA reports 149-152 or updated technical guidance). Such an investigation will provide information on soil gas composition, concentrations, pressures and or flow rates over a minimum period of eight weeks. The investigation should be carried out by a competent Environmental Consultant, and the investigation methods, including sampling and analytical strategy shall be approved by the Local Planning Authority. Details of such methodology should be agreed with the Council's Health Division prior to the commencement of the survey. Dependent on the outcome of the survey, gas mitigation measures may need to be incorporated as detailed in BRE report 1991 - ref CI/SFB(L26) (A3j) in accordance with the Approved Document C2 Dangerous and Offensive Substances. A verification report shall be submitted to the Local Planning Authority upon completion of any such works.

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 CQ04R TO PROVIDE A SAFE ENVIRONMENT FOR USERS

INFORMATIVES

1. Your site is within 250m of a landfill site categorised by the Council's Environmental Health Division as medium risk. It is recommended that prior to development a specific investigation

be commissioned to assess whether landfill gas is migrating onto the application site and should be completed in accordance with the requirements in Condition 4. However in light of new guidance and for this type of development the gas mitigation measures within condition 4 will suffice to prevent the ingress and build up of landfill gas.

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:	04/02978/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	14.06.2004
GRID REF:	E 447120	TARGET DATE:	09.08.2004
	N 452345	DECISION DATE:	09.08.2004

APPLICATION NO: 6.124.348.B.FUL

LOCATION:

Cromwell House 45 Marston Road Tockwith York North Yorkshire YO26 7PR

PROPOSAL:

Erection of 2 no side dormer windows.

APPLICANT:

Mr S Otley

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 09.08.2009
- 2 The roof lights hereby permitted shall be conservation type roof lights and shall not exceed the size of 550mm by 550mm unless otherwise approved in writing by the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94

- 2 In the interests of residential amenity and 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:	04/01923/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	27.04.2004
GRID REF:	E 450646	TARGET DATE:	22.06.2004
	N 450776	DECISION DATE:	10.08.2004

APPLICATION NO: 6.125.132.A.FUL

LOCATION:

Rectory Farm Hutton Street Hutton Wandesley York North Yorkshire YO26 7NB

PROPOSAL:

Erection of replacement agricultural livestock building.

APPLICANT:

Hutton Wandersley Estate

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.08.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD09 ASBESTOS COLOURING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD09R VISUAL AMENITY

INFORMATIVES

1. The proposed development lies within a coal mining area. In the circumstance 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 or 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:	04/02761/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	01.06.2004
GRID REF:	E 450115	TARGET DATE:	27.07.2004
	N 451292	DECISION DATE:	27.07.2004

APPLICATION NO: 6.125.49.F.FUL

LOCATION:

The Old Granary Tockwith Road Long Marston York North Yorkshire YO26 7PQ

PROPOSAL:

Erection of single storey extension to existing garages to form loose boxes and store.

APPLICANT:

Mr & Mrs C Rowbury

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.07.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The roof of the building hereby approved shall be covered using clay pantiles and the walls

- shall be constructed using bricks which match the existing building.
- 4 All waste from the loose boxes hereby permitted shall be stored in a manner which does not give rise to a nuisance and shall be disposed of in a suitable manner without burning.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 In the interests of amenity and to safeguard the character and appearance of The Old Granary, a grade II listed building.
- 4 In the interests of 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:	04/02765/LB	WARD:	Marston Moor
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	10.06.2004
GRID REF:	E 450115	TARGET DATE:	05.08.2004
	N 451292	DECISION DATE:	27.07.2004

APPLICATION NO: 6.125.49.G.LB

LOCATION:

The Old Granary Tockwith Road Long Marston York North Yorkshire YO26 7PQ

PROPOSAL:

Listed Building application for the erection of single storey extension to existing garages.

APPLICANT:

Mr & Mrs C Rowbury

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.07.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The roof of the building hereby approved shall be covered using clay pantiles and the walls shall be constructed using bricks which match the existing building.

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 In the interests of amenity and to safeguard the character and appearance of The Old Granary, a grade II listed building.

JUSTIFICATION FOR GRANTING CONSENT:

In granting Listed Building Consent the local planning authority has taken into account all material matters relating to the building's special architectural or historic interest, 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 special architectural or historic interest of the listed building.

CASE NUMBER:	04/02975/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	14.06.2004
GRID REF:	E 450217	TARGET DATE:	09.08.2004
	N 451105	DECISION DATE:	30.07.2004

APPLICATION NO: 6.125.135.FUL

LOCATION:

Hervodia York Road Marston York North Yorkshire YO26 7LN

PROPOSAL:

Erection of side conservatory.

APPLICANT:

Mr And Mrs Mortimer

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 30.07.2009

- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 The existing brick wall and hedge around the site boundary shall be retained at a minimum height of 2 metres.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 In the interests of visual amenity and to safeguard the character and appearance of the area.

INFORMATIVES

1. From the 1st April 2004 the Coal Authority have informed Harrogate Borough Council that planning applications which are not to win or work minerals will be subject to the following 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 involve entry into any coal 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.'

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:	04/03140/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	21.06.2004
GRID REF:	E 440139	TARGET DATE:	16.08.2004
	N 450105	DECISION DATE:	05.08.2004

APPLICATION NO: 6.136.169.FUL

APPLICATION NO: 6.136.169.FUL

LOCATION:

6 Scriftain Lane Kirk Deighton Wetherby North Yorkshire LS22 4DT

PROPOSAL:

Erection of two storey side and single storey rear extension and pitched roof over existing detached garage.

APPLICANT:

Mr N Baldwin

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.08.2009
- 2 CD12A MATCHING MATERIALS
- 3 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 4 Notwithstanding the submitted details, the first storey above the ground floor of the northern elevation of the two-storey side extension shall be set back from the face of the existing building by 200ml unless otherwise agreed in writing by the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 3 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 4 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:	04/03183/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	18.06.2004
GRID REF:	E 442741	TARGET DATE:	13.08.2004
	N 450103	DECISION DATE:	06.08.2004

N 450103

DECISION DATE: 06.08.2004

APPLICATION NO: 6.136.165.A.FUL

LOCATION:

Lambs Acre (Formerly The Paddocks), Ingmanthorpe Hall Farm York Road Ingmanthorpe
Wetherby North Yorkshire LS22 5EQ

PROPOSAL:

Demolition of existing single storey side extension and erection of replacement single storey side extension and rear conservatory (amendment to permission no. 6.136.165.A.FUL).

APPLICANT:

Sir C & Lady O'Donnell

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.08.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12X SAMPLES OF MATCHING MATERIALS
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no further windows shall be inserted in the elevations of the conservatory or the side extension hereby approved, without the prior written approval of the Local Planning Authority.

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 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:	04/02626/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Miss S Taylor	DATE VALID:	01.06.2004
GRID REF:	E 432560	TARGET DATE:	27.07.2004
	N 449395	DECISION DATE:	27.07.2004

APPLICATION NO: 6.141.37.D.FUL

LOCATION:

Kirkby Cottage Main Street Kirkby Overblow Harrogate North Yorkshire HG3 1HD

PROPOSAL:

Erection of rear infill conservatory to facilitate the amalgamation of Kirby Cottage and Holly Cottage to form 1 no dwelling.

APPLICANT:

Mr & Mrs J Hill-Baker

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.07.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD16 NATURAL STONE HEADS AND CILLS
- 4 CD12X SAMPLES OF MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD16R VISUAL AMENITY
- 4 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:	04/02613/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mr R Mowat	DATE VALID:	28.05.2004
GRID REF:	E 428446	TARGET DATE:	23.07.2004
	N 446976	DECISION DATE:	03.08.2004

APPLICATION NO: 6.147.247.FUL

LOCATION:

Croft House Weeton Lane Weeton Leeds North Yorkshire LS17 0AW

PROPOSAL:

Erection of two storey side extension.

APPLICANT:

A Kenny Esq

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 03.08.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD04 STONWORK TO MATCH EXISTING
- 4 CD16 NATURAL STONE HEADS AND CILLS
- 5 CD12A MATCHING MATERIALS
- 6 HW23 GARAGE CONVERSION TO HABITABLE ROOM

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST
- 4 CD16R VISUAL AMENITY
- 5 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 6 HW23R ROAD SAFETY REQUIREMENTS

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:	04/03086/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Miss S Taylor	DATE VALID:	17.06.2004
GRID REF:	E 428651	TARGET DATE:	12.08.2004
	N 446863	DECISION DATE:	06.08.2004

APPLICATION NO: 6.147.59.A.FUL

LOCATION:

Yew Tree Cottage Gallowgate Lane Weeton Leeds North Yorkshire LS17 0AZ

PROPOSAL:

Raising of roof height of existing two storey side extension.

APPLICANT:

Mr Lawson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.08.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE 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:	04/02985/FUL	WARD:	Newby
CASE OFFICER:	Mr R Mowat	DATE VALID:	14.06.2004
GRID REF:	E 432180	TARGET DATE:	09.08.2004
	N 472040	DECISION DATE:	11.08.2004

APPLICATION NO: 6.32.12.D.FUL

LOCATION:

Greystones Sharow Lane Sharow Ripon North Yorkshire HG4 5BG

PROPOSAL:

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

APPLICANT:

Mr And Mrs S Hall

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 11.08.2009
- 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 10th August 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

INFORMATIVES

1. There is a history of ground instability in the area. This sometimes arises from the presence of peat, sometimes from gypsum and sometimes a combination. You are advised to satisfy yourself that there is no such problem on this site, or that any problem can be overcome by taking appropriate measures, before works commence.

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:	04/03348/FUL	WARD:	Newby
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	01.07.2004
GRID REF:	E 439011	TARGET DATE:	26.08.2004
	N 468189	DECISION DATE:	11.08.2004

APPLICATION NO: 6.47.72.FUL

LOCATION:

7 St Johns Walk Kirby Hill York North Yorkshire YO51 9DJ

PROPOSAL:

Erection of two storey side extension.

APPLICANT:

Mr And Mrs Ward

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 11.08.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 Notwithstanding the details shown on the submitted plans and the terms of condition 02 above this consent does not convey approval for the glass bricks in the gable elevation.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 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:	04/02947/FUL	WARD:	Newby
CASE OFFICER:	Mr R Mowat	DATE VALID:	14.06.2004
GRID REF:	E 437471	TARGET DATE:	09.08.2004
	N 465811	DECISION DATE:	10.08.2004

APPLICATION NO: 6.63.64.A.FUL

LOCATION:

The Lilacs Barrowgates Roecliffe York North Yorkshire YO51 9NA

PROPOSAL:

Erection of single storey side extension and replacement double garage.

APPLICANT:

Mrs J Crozier

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.08.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 CI06 DOMESTIC USE ONLY
- 5 HW23 GARAGE CONVERSION TO HABITABLE ROOM

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 CI06R DOMESTIC USE ONLY
- 5 HW23R ROAD SAFETY REQUIREMENTS

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:	04/01003/TPO	WARD:	Boroughbridge
CASE OFFICER:	Mr R Mowat	DATE VALID:	26.02.2004
GRID REF:	E 439435	TARGET DATE:	22.04.2004
	N 466435	DECISION DATE:	17.08.2004

APPLICATION NO: 6.64.617.TPO

LOCATION:

2 Mallard Walk Boroughbridge York North Yorkshire YO51 9LQ

PROPOSAL:

Removal of branches to 1no Sycamore tree within Group G2 of Tree Preservation Order 49/1994.

APPLICANT:

Mr I Campbell

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.08.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The work hereby granted consent shall be carried out in accordance with British Standard 3998 (1989) Works to Trees by a competent person, with no cuts exceeding 75mm in diameter and thereafter there shall be strict compliance with any further directions given by the Councils Arboricultural Officer or his representative.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
 - 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
 - 3 In the interests of the health and amenity of the tree.
-

CASE NUMBER:	04/02908/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	17.06.2004
GRID REF:	E 439319	TARGET DATE:	12.08.2004
	N 465914	DECISION DATE:	03.08.2004

APPLICATION NO: 6.64.622.FUL

LOCATION:

20 Lawson Avenue Boroughbridge York North Yorkshire YO51 9UU

PROPOSAL:

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

APPLICANT:

Mr And Mrs P Weinhardt

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 03.08.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 20.07.2004
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CI06 DOMESTIC USE ONLY
- 5 CD14 NO WINDOWS IN DEVELOPMENT ... south ... extension

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 CI06R DOMESTIC USE ONLY
- 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:	04/02941/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mr R Mowat	DATE VALID:	14.06.2004
GRID REF:	E 439574	TARGET DATE:	09.08.2004
	N 466475	DECISION DATE:	27.07.2004

APPLICATION NO: 6.64.623.FUL

LOCATION:

3 East Gate Boroughbridge York North Yorkshire YO51 9AY

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr And Mrs Leonard

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.07.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

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

INFORMATIVES

1. The stitches within the Indicative Floodplain and the Environment Agency recommend that flood proofing measures are incorporated into the design and construction of the development.. These include barriers on ground floor doors, windows and access points and bringing electrical services into the building at high level so that plugs are located above possible flood levels.

Additional guidance can be found in the Environment Agency Floodline Publication 'Damage Limitation'. A free copy of this is available by telephoning 0845 988 1188. Reference should also be made to the Office of the Deputy Prime Minister publication 'Preparing for Floods'.

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:	04/01664/FUL	WARD:	Claro
CASE OFFICER:	Mr R Mowat	DATE VALID:	30.03.2004
GRID REF:	E 437050	TARGET DATE:	25.05.2004
	N 461450	DECISION DATE:	29.07.2004

APPLICATION NO: 6.70.71.F.FUL

LOCATION:

Loftus Hill Ferrensby Knaresborough North Yorkshire HG5 9JT

PROPOSAL:

Erection of rear orangery.

APPLICANT:

Mr Richard Jackson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 29.07.2009
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter drawings received by the Council of the Borough of Harrogate on the 28th July 2004; and as modified by the conditions of this consent.
- 3 CD12A MATCHING MATERIALS
- 4 CD03 SAMPLES OF MATERIALS 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 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS

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:	04/01665/LB	WARD:	Claro
CASE OFFICER:	Mr R Mowat	DATE VALID:	30.03.2004
GRID REF:	E 437050	TARGET DATE:	25.05.2004
	N 461450	DECISION DATE:	29.07.2004

APPLICATION NO: 6.70.71.G.LB

LOCATION:

Loftus Hill Ferrensby Knaresborough North Yorkshire HG5 9JT

PROPOSAL:

Listed Building application for the demolition of existing rear pergola and erection of rear orangery, and formation of 1no. internal and 1no. external doorway to replace 2no. existing windows.

APPLICANT:

Mr Richard Jackson

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 29.07.2009
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter drawings received by the Council of the Borough of Harrogate on the 28th July 2004; and as modified by the conditions of this consent.
- 3 CD12A MATCHING MATERIALS
- 4 CD03 SAMPLES OF MATERIALS TO BE APPROVED

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS

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:	04/02676/FUL	WARD:	Claro
CASE OFFICER:	Mrs K Williams	DATE VALID:	10.06.2004
GRID REF:	E 436678	TARGET DATE:	05.08.2004
	N 462730	DECISION DATE:	30.07.2004

APPLICATION NO: 6.70.112.A.FUL

LOCATION:

Lantern Cottage Main Street Staveley Knaresborough North Yorkshire HG5 9JY

PROPOSAL:

Erection of single storey rear extension, two storey rear extension over existing utility room and 1 No. rear dormer window.

APPLICANT:

Mr And Mrs Best

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 30.07.2009
- 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 21 July 2004 and as modified by the conditions of this consent.
- 3 CD12A MATCHING MATERIALS
- 4 The materials to be used in the construction of the external surfaces of the dormer window hereby permitted shall match those used on the existing roof of the building. This shall also include the cheeks of the dormer windows.

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 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:	04/02900/FUL	WARD:	Claro
CASE OFFICER:	Mrs K Williams	DATE VALID:	14.06.2004
GRID REF:	E 437070	TARGET DATE:	09.08.2004
	N 463035	DECISION DATE:	03.08.2004

APPLICATION NO: 6.70.91.A.FUL

LOCATION:

Wayside Farm Minskip Road Staveley Knaresborough North Yorkshire HG5 9LQ

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr And Mrs J A Hartley

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 03.08.2009
- 2 CD12A MATCHING MATERIALS
- 3 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 3 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 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:	04/03022/RENEW	WARD:	Claro
CASE OFFICER:	Mr A Hough	DATE VALID:	15.06.2004
GRID REF:	E 441730	TARGET DATE:	10.08.2004
	N 463270	DECISION DATE:	23.07.2004

APPLICATION NO: 6.71.106.D.RENEW

LOCATION:

Barn To East Of Majestic House Grafton York North Yorkshire

PROPOSAL:

Renewal of Permission No 6.71.106.C.RENEW for the conversion of barn to form 1 no dwelling (Site Area 0.13 ha).

APPLICANT:

Mrs R A H Sutcliffe

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.07.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 26.04.1994
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CD05 REVEALS: MM ... 100mm
- 5 CD13 WINDOW FRAME MATERIALS ... timber
- 6 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS
- 7 Prior to the first occupation of the dwelling hereby approved , the first floor ensuite window on the southern elevation of the building shall be obscurely glazed and be of a fixed light, thereafter the window shall at all times be maintained and retained as such unless otherwise approved in writing by the Local Planning Authority.
- 8 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 existing access shall be improved so as to give a minimum carriageway width of 4.5metres, and that part of the access road extending 6; metres into the site shall be constructed in accordance with Standard Detail number E6c and B4 and the Specification of the Local Highway Authority;

(ii) 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 E6c and B4and 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.

- 9 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING ... s.154a.4.REV A
- 10 HW29 DOORS/WINDOWS OPENING OVER THE HIGHWAY
- 11 CB02 NO SURFACE WATER DISCHARGE TO FOUL SEWER
- 12 CB23 WKS FOR FOUL AND SW DISCHARGES TO BE APP
- 13 CB25 NO DISCHARGE UNTIL APPRVD WRKS COMPLETED
- 14 Prior to the commencement of the development hereby-approved details of the proposed roof lights and window types shall be submitted for the written approval of the local planning authority. Thereafter the approved details shall be implemented and retained as such 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 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 CD05R VISUAL AMENITY
- 5 CD13R VISUAL AMENITY
- 6 CI02YR PROTECT VISUAL AMENITY
- 7 In the interests of residential amenity
- 8 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 9 HW17R ROAD SAFETY REQUIREMENTS
- 10 HW29R ROAD SAFETY REQUIREMENTS
- 11 CB02R DRAINAGE REQUIREMENTS
- 12 CB23R TO ENSURE PROPER DRAINAGE
- 13 CB25R TO ENSURE SITE PROPERLY DRAINED
- 14 In the interests of visual amenity

INFORMATIVES

1. This permission relates solely to the conversion of the existing buildings; any demolition and rebuilding (other than as may be approved in writing by the Local Planning Authority) would

render the permission inoperable and invalid.

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:	04/03115/COU	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	18.06.2004
GRID REF:	E 438711	TARGET DATE:	13.08.2004
	N 460957	DECISION DATE:	03.08.2004

APPLICATION NO: 6.78.84.COU

LOCATION:

Land At Grid Reference 438711/460957 West Of Graveyard Arkendale Knaresborough North Yorkshire

PROPOSAL:

Change of use from agricultural field to form extension to adjacent graveyard.

APPLICANT:

H Houseman Esq

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 03.08.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Notwithstanding the submitted details and the terms of condition 02 above, the new hedge to the western boundary of the graveyard shall be planted with a mixture of holly and hawthorn only and shall be planted prior to the use commencing.
- 4 No development approved by this permission shall be commenced until the applicant has undertaken an investigation to assess the impact of the site on the water environment; identify the risk of pollution and specify any remedial measures required; and a report detailing these measures has been submitted to, and approved, by the Local Planning Authority. Thereafter, the development shall then proceed in strict accordance with the measures approved.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 In the interest of visual amenity.
- 4 To assess the risks to the water environment; to prevent pollution of the water environment.

CASE NUMBER:	04/02840/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs K Williams	DATE VALID:	10.06.2004
GRID REF:	E 445210	TARGET DATE:	05.08.2004
	N 461495	DECISION DATE:	03.08.2004

APPLICATION NO: 6.80.140.D.FUL

LOCATION:

Starra Cottage Main Street Great Ouseburn York North Yorkshire YO26 9RQ

PROPOSAL:

Formation of new vehicular access, conversion of garage to form additional living accommodation, erection of front boundary wall, single storey rear extension, rear bay extension, first floor rear extension & front door canopy.

APPLICANT:

Mr And Mrs D Meakin

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 03.08.2009
- 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 02.08.2004 and as modified by the conditions of this consent.
- 3 CD12A MATCHING MATERIALS
- 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/or Standard Detail number E6a and the Specification of the Local Highway Authority;
 - (iii) that part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 12;
 - (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;

(iv) The footpath either side of the access shall be graded out so as not to have a gradient exceeding 1 in 15.

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 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 2793-01]. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 6 The building hereby approved shall be used for domestic purposes only, in association and ancillary with the dwelling.
- 7 Prior to the commencement of the development a sectional plan shall be submitted at a scale of 1:50 to show the detail and proposed materials of the railings.
- 8 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the wall hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved 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 HW07R VEHICLE AND PEDESTRIAN SAFETY REQUIREMENTS
- 5 HW17R ROAD SAFETY REQUIREMENTS
- 6 CI06R DOMESTIC USE ONLY
- 7 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 8 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:	04/02862/FUL	WARD:	Claro
CASE OFFICER:	Mrs K Williams	DATE VALID:	07.06.2004
GRID REF:	E 437190	TARGET DATE:	02.08.2004
	N 460830	DECISION DATE:	30.07.2004

APPLICATION NO: 6.85.46.I.FUL

LOCATION:

Sunnydale Arkendale Road Ferrensby Knaresborough North Yorkshire HG5 0QA

PROPOSAL:

Erection of detached garage block.

APPLICANT:

Mr D Ratcliffe

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 30.07.2009
- 2 CD12A MATCHING MATERIALS
- 3 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 4 Prior to the commencement of the development the existing shed, stables and garage to the northwest and the existing garage and stables to the north identified for demolition on Plan No. 1.17, shall be entirely demolished and removed from the site.
- 5 CB09 SOAKAWAYS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 3 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 4 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 5 CB09R POLLUTION PREVENTION

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:	04/03112/FUL	WARD:	Knaresborough Scriven Park
CASE OFFICER:	Mrs K Williams	DATE VALID:	25.06.2004
GRID REF:	E 435071	TARGET DATE:	20.08.2004
	N 458409	DECISION DATE:	11.08.2004

APPLICATION NO: 6.94.39.A.FUL

LOCATION:

7 Greengate Drive Scriven Knaresborough North Yorkshire HG5 9EN

PROPOSAL:

Erection of single storey side extension.

APPLICANT:

Mr & Mrs B Stockburn

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 11.08.2009
- 2 CD12A MATCHING MATERIALS
- 3 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS

Reasons for Conditions:-

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

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:	04/02766/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	02.06.2004
GRID REF:	E 444545	TARGET DATE:	28.07.2004
	N 456866	DECISION DATE:	27.07.2004

APPLICATION NO: 6.96.167.FUL

LOCATION:

46 Gilsforth Lane Whixley York North Yorkshire YO26 8BF

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr M J Caidan

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.07.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

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

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:	04/02930/FUL	WARD:	Ouseburn
CASE OFFICER:	Miss S Taylor	DATE VALID:	25.06.2004
GRID REF:	E 444248	TARGET DATE:	20.08.2004
	N 458013	DECISION DATE:	17.08.2004

APPLICATION NO: 6.96.169.FUL

LOCATION:

5 Stonegate Whixley York North Yorkshire YO26 8AJ

PROPOSAL:

Erection of single storey rear extension and raising of roof height over existing two storey side extension.

APPLICANT:

Mr G Jones

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.08.2009
- 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:	04/03089/FUL	WARD:	Ouseburn
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CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	17.06.2004
GRID REF:	E 443000	TARGET DATE:	12.08.2004
	N 458815	DECISION DATE:	06.08.2004

APPLICATION NO: 6.96.168.FUL

LOCATION:

High Farm West Lane Whixley York North Yorkshire YO26 8AX

PROPOSAL:

Erection of two storey side extension and single storey rear extension.

APPLICANT:

Mr & Mrs R Henley

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.08.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

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

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:	04/00613/FUL	WARD:	Knaresborough East
CASE OFFICER:	Mrs K Williams	DATE VALID:	08.06.2004
GRID REF:	E 436045	TARGET DATE:	03.08.2004
	N 457250	DECISION DATE:	02.08.2004

APPLICATION NO: 6.100.1795.A.FUL

LOCATION:

3 Malham Way Knaresborough North Yorkshire HG5 0HQ

PROPOSAL:

Retention of attached wooden garage to side elevation.

APPLICANT:

Mr Lumley

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 02.08.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
JUS001 GENERAL DEVELOPMENT NOT HGTE

JUSTIFICATION FOR GRANTING CONSENT:

CASE NUMBER:	04/02736/COU	WARD:	Knaresborough King James
CASE OFFICER:	Mrs L Drake	DATE VALID:	22.06.2004
GRID REF:	E 436260	TARGET DATE:	17.08.2004

N 456660

DECISION DATE: 09.08.2004

APPLICATION NO: 6.100.1183.C.CO

LOCATION:

Diesel LPG Limited (Formerley Wrays Coaches - Harrogate District Travel) Manse Lane
Knaresborough North Yorkshire HG5 8LF

PROPOSAL:

Change of use from coach depot to allow the sale and repair of motor vehicles.

APPLICANT:

Simon York

REFUSED. Reason(s) for refusal:-

- 1 The majority of the site would be used for the retail of cars which is not an employment use and therefore would be contrary to Policy E2 of the Harrogate District Local Plan that seeks to retain employment premises.
- 2 Inadequate information has been provided to show that the proposed use would not have a detrimental impact on highway safety from private and commercial vehicles visiting the site. The visibility at the entrance is not acceptable for such a use and the application is therefore contrary to policy T1 of the Harrogate District Local Plan.

CASE NUMBER:	04/02984/FUL	WARD:	Knaresborough King James
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	24.06.2004
GRID REF:	E 434990	TARGET DATE:	19.08.2004
	N 456031	DECISION DATE:	16.08.2004

APPLICATION NO: 6.100.475.D.FUL

LOCATION:

The Old Church Calcutt Knaresborough North Yorkshire HG5 8JF

PROPOSAL:

Erection of two storey side extension.

APPLICANT:

Mark Davis

REFUSED. Reason(s) for refusal:-

- 1 The proposal by reason of its scale, design, height, bulk and mass is considered harmful to the character and appearance of the dwelling and the streetscene. The proposal is therefore

contrary to the provisions of Policies A1, H15 and HD20 of the Harrogate District Local Plan.

CASE NUMBER:	04/03154/FUL	WARD:	Knarborough King James
CASE OFFICER:	Mr M Parkes	DATE VALID:	21.06.2004
GRID REF:	E 434800	TARGET DATE:	16.08.2004
	N 455970	DECISION DATE:	09.08.2004

APPLICATION NO: 6.100.1897.B.FUL

LOCATION:

2 Cass Lane Knarborough North Yorkshire HG5 8JZ

PROPOSAL:

Erection of 1no. rear dormer window (revised scheme).

APPLICANT:

Mr B Townend

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 09.08.2009
- 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 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:	04/02952/FUL	WARD:	Ribston
CASE OFFICER:	Mrs L Drake	DATE VALID:	13.07.2004
GRID REF:	E 434935	TARGET DATE:	07.09.2004
	N 454170	DECISION DATE:	16.08.2004

APPLICATION NO: 6.108.29.C.FUL

LOCATION:

Land Comprising Part Of Field No. 8925 Wingate Farm Plompton Plompton Knaresborough North Yorkshire

PROPOSAL:

Conversion of agricultural building to form 13no. stables to allow for livery of horses and creation of 10no. car parking spaces (revised scheme).

APPLICANT:

Mr N P Addyman

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 16.08.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 09.06.2004 and 12.07.2004
- 3 HW08 ACCESS FROM SPECIFIED ROAD ONLY ... north-western
- 4 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING ... 413/6
- 5 HW32 PUBLIC RIGHTS OF WAY
- 6 No development shall be commenced until a scheme for the disposal of drainage has been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into used until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.
- 7 Roof drainage downwater pipes shall at all times be sealed at ground level to prevent the ingress of any contaminated water/run-off.
- 8 CB17X SITE DRAINAGE, OIL INTERCEPTOR

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 HW08R ROAD SAFETY REQUIREMENTS
- 4 HW17R ROAD SAFETY REQUIREMENTS
- 5 HW32 PUBLIC RIGHTS OF WAY
- 6 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 7 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 8 CB17XR TO PREVENT POLLUTION OF WATER ENVIRONMNT

INFORMATIVES

1. This site is within 250m of a landfill site categorised by the Department of Health and Housing as low risk. In accordance with practice notes for such a development, a site specific investigation is not necessary, but it is recommended that certain precautions are taken with the conversion to prevent ingress of landfill gas to the building; namely:

- A concrete floor.
- Gas proof membrane beneath any new floor.
- Sealing/protection of any services to the building.
- Adequate high ventilation.

A verification statement should be submitted upon completion of any works.

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:	04/02981/PNT56	WARD:	Ribston
CASE OFFICER:	Miss S Taylor	DATE VALID:	14.06.2004
GRID REF:	E 434250	TARGET DATE:	08.08.2004
	N 454300	DECISION DATE:	04.08.2004

APPLICATION NO: 6.108.3.G.PNT56

LOCATION:

Rudfarlington Farm Plompton Knaresborough North Yorkshire HG5 8LX

PROPOSAL:

Installation of new head frame consisting of 9 no antennae, mounted on existing monopole.

APPLICANT:

O2 & Vodafone

APPROVED subject to the following conditions:-

1 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

1 CC02R COMPLIANCE WITH DRAWINGS

CASE NUMBER:	04/02572/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Miss S Taylor	DATE VALID:	29.06.2004
GRID REF:	E 433938	TARGET DATE:	24.08.2004
	N 450167	DECISION DATE:	02.08.2004

APPLICATION NO: 6.122.276.FUL

LOCATION:

Land Comprising Part OS Field No.'s 0034, 0047, 0002 And 6874, North Of Parks Farm Park Lane Spofforth Harrogate North Yorkshire

PROPOSAL:

Formation of new access track to serve farm.

APPLICANT:

Mr & Mrs F N Addyman

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 02.08.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Details of the surface materials shall be submitted and approved by the Local Planning Authority prior to the commencement of the development hereby approved.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 To maintain the visual amenity of the countryside and the Green Belt.

INFORMATIVES

1. Please note, planning permission is required for an equine centre. Please submit an planning application form within 28 days of this notice.

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:	04/02597/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs K Williams	DATE VALID:	01.06.2004
GRID REF:	E 436071 N 451177	TARGET DATE:	27.07.2004
		DECISION DATE:	26.07.2004

APPLICATION NO: 6.122.273.FUL

LOCATION:

33 Castle Street Spofforth Harrogate North Yorkshire HG3 1AR

PROPOSAL:

Erection of single storey side/rear extension.

APPLICANT:

Mr And Mrs N Kitchen

REFUSED. Reason(s) for refusal:-

- 1 The proposal would have a harmful effect on the character and appearance of the original dwelling by reason of its design and scale, which is not sympathetic with the original property. The proposal would therefore have a detrimental impact upon the visual amenity of the area and character of the Spofforth Conservation Area, which is exacerbated by its elevated and prominent location. The proposal is contrary to Harrogate District Local Plan Policies A1, H15, HD3, HD20, and the Council's adopted Supplementary Planning Guidance on House Extensions.
-

CASE NUMBER:	04/02934/FUL	WARD:	Spofforth With Lower
CASE OFFICER:	Miss S Taylor	DATE VALID:	11.06.2004
GRID REF:	E 436488 N 450728	TARGET DATE:	06.08.2004
		DECISION DATE:	02.08.2004

N 450728

DECISION DATE: 02.08.2004

APPLICATION NO: 6.122.274.FUL

LOCATION:

4 Station Court Park Road Spofforth Harrogate North Yorkshire HG3 1BF

PROPOSAL:

Erection of two storey side extension including replacement integral garage.

APPLICANT:

Mr And Mrs Greenwood

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 02.08.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD14 NO WINDOWS IN DEVELOPMENT ... flank elevation ... two storey side extension
- 5 The front wall of the extension hereby approved shall be set back behind the existing brick quoins as the existing garage and prior to the commencement of development drawings showing this detail shall be submitted for the written approval of the Local Planning Authority and no development shall take place in advance of this approval.
- 6 The development hereby approved shall be constructed incorporating measures to prevent the ingress of landfill gas unless a site investigation is carried out to demonstrate that in landfill gas is mitigated onto the site of the proposed development. The landfill gas mitigation measures that shall be incorporated in the proposed development shall comprise of:
 - a) a concrete floor
 - b) a gas proof membrane beneath the floor
 - c) sealing/protection of any services to the Building
 - d) adequate high level ventilation.

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
- 5 In the interests of visual amenity.
- 6 To prevent the spread/build up of landfill gas.

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:	04/03141/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	18.06.2004
GRID REF:	E 439856	TARGET DATE:	13.08.2004
	N 450177	DECISION DATE:	09.08.2004

APPLICATION NO: 6.136.56.G.FUL

LOCATION:

The Barn Main Street Kirk Deighton Wetherby North Yorkshire LS22 4DZ

PROPOSAL:

Erection of first floor extension over existing garage (revised scheme).

APPLICANT:

Mr & Mrs M Asgha

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 09.08.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12X SAMPLES OF MATCHING MATERIALS
- 4 The rooflights in the proposed development hereby approved shall be Conservation type rooflights.
- 5 The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Barn, Main Street Kirk Deighton.

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
- 5 CF06XR SEPARATE RESIDENTIAL USE NOT ACCEPTABLE

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:	04/02722/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	24.06.2004
GRID REF:	E 432566	TARGET DATE:	19.08.2004
	N 449362	DECISION DATE:	16.08.2004

APPLICATION NO: 6.141.133.D.FUL

LOCATION:

Old Village Post Office Main Street Kirkby Overblow Harrogate North Yorkshire HG3 1HD

PROPOSAL:

Formation of new vehicular access.

APPLICANT:

Mrs P Cook

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 16.08.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Prior to the access hereby permitted being first brought into use, timber boarded gates shall be erected in strict accordance with the submitted details and thereafter maintained and retained as such.
- 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/or the Specification of the Local Highway Authority;
 - (ii) any gates, barriers or other means of enclosure shall be erected a minimum distance

of 4.5 metres back from the carriageway of the existing highway and shall open into the site;

(iii) that part of the access(es) extending 4.5 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10

(iv) that part of the access(es) extending 4.5 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 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.

5 HW09 CLOSING OF EXISTING ACCESS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 In order to safeguard the character and appearance of the conservation area.
- 4 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 5 HW09R ROAD SAFETY REQUIREMENTS

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:	04/01659/FUL	WARD:	Marston Moor
CASE OFFICER:	Miss S Taylor	DATE VALID:	01.04.2004
GRID REF:	E 447537	TARGET DATE:	27.05.2004
	N 449989	DECISION DATE:	02.08.2004

N 449989

DECISION DATE: 02.08.2004

APPLICATION NO: 6.142.59.B.FUL

LOCATION:

The Granary Bilton In Ainsty York North Yorkshire YO26 7NN

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr & Mrs Paul

REFUSED. Reason(s) for refusal:-

- 1 The rear conservatory due to its design and appearance is considered to be inappropriate development on a converted rural building, which would appear alien to the traditional appearance of the building contrary to policies A01, HD03, HD20, C16 and H15 of the Harrogate District Local Plan. (Adopted 2001, altered 2004).
- 2 The use of polycarbonate is considered to be an unacceptable material to use on a traditional rural building and within the Conservation Area in general as it is considered to have an adverse impact on the character and appearance of the building and hence the local area. Contrary to policies A01, HD03 and C16 of the Harrogate District Local Plan. (Adopted 2001, altered 2004)

CASE NUMBER:	04/02401/FUL	WARD:	Newby
CASE OFFICER:	Mr M A Warden	DATE VALID:	17.05.2004
GRID REF:	E 433080	TARGET DATE:	12.07.2004
	N 471750	DECISION DATE:	26.07.2004

APPLICATION NO: 6.32.129.C.FUL

LOCATION:

Land Comprising OS Field 0974 Back Lane Sharow Ripon North Yorkshire

PROPOSAL:

Substitution of house type of Plot A of planning permission 6.32.129.B.REM.

APPLICANT:

Mr And Mrs Bramley

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.07.2009

- 2 The development hereby approved shall incorporate the mitigation measures recommended in the ground stability report prepared by GH Saul Consulting Engineers received on 28.02.2003 unless the Local Planning Authority give written consent to any variation.
- 3 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 21.07.2004 and as modified by the conditions of this consent.
- 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;
 - (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) that part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1:20
 - (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 6m 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 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 Prior to the commencement of the development hereby permitted visibility splays providing clear visibility of 2.0m x 45m (westerly direction) 2.0m x30m (easterly direction) 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 time.
- 6 CD04Y SAMPLE STONWORK PANEL

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CQ02R IN THE INTERESTS OF PUBLIC SAFETY
- 3 CC01R ACCORDANCE WITH DRAWINGS
- 4 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 5 HW10R ROAD SAFETY REQUIREMENTS
- 6 CD04YR CONFORM TO REQUIREMENTS OF LOCALITY

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:	04/02746/FUL	WARD:	Newby
CASE OFFICER:	Mr A Hough	DATE VALID:	04.06.2004
GRID REF:	E 440169	TARGET DATE:	30.07.2004
	N 467566	DECISION DATE:	26.07.2004

APPLICATION NO: 6.57.15.C.FUL

LOCATION:

Crown Dairy Farm Milby York North Yorkshire YO5 9HQ

PROPOSAL:

Conversion of redundant farm buildings to form 2 no. dwellings and erection of 2 no. detached double garages with new package treatment plant and altered vehicular access. (Site Area 0.234 ha)

APPLICANT:

Mr And Mrs A Newman

REFUSED. Reason(s) for refusal:-

- 1 The proposal fails to provide a satisfactory element of affordable housing for local needs and is therefore contrary to the Harrogate District Local Plan (Selective Alteration) Policy H5 and Harrogate District Local Plan Policy C16.
- 2 The proposed development would by reason of its detailed design have an adverse impact upon the character and appearance of these rural buildings in a manner contrary to Harrogate District Local Plan Policies C16(A) and HD20.
- 3 It has not been demonstrated that an acceptable access to the classified highway can be provided and maintained within land under the applicants control. In the absence of such confirmation the proposal would be contrary to the requirements of Harrogate District Local

Plan Policy A1.

- 4 The proposed development would in the absence of a completed flood risk assessment be contrary to the provisions of Harrogate District Local Plan Policy A5.

CASE NUMBER:	04/03271/FUL	WARD:	Newby
CASE OFFICER:	Mrs K Williams	DATE VALID:	28.06.2004
GRID REF:	E 437650	TARGET DATE:	23.08.2004
	N 466030	DECISION DATE:	16.08.2004

APPLICATION NO: 6.63.91.B.FUL

LOCATION:

Holmside Farm Roecliffe York North Yorkshire YO51 9LY

PROPOSAL:

Erection of single storey side extension.

APPLICANT:

Mr And Mrs G Hawkrige

REFUSED. Reason(s) for refusal:-

- 1 The extension would detract from the original dwelling by reason of it's design and scale and its position on the dwelling and therefore due to the location of the property the extension would have a detrimental impact upon the character and appearance of the Conservation Area contrary to Policy E4 of the North Yorkshire County Council and Policies A1, HD20, H15 and HD3 of the Harrogate District Local Plan.

CASE NUMBER:	03/02446/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	02.06.2003
GRID REF:	E 440832	TARGET DATE:	28.07.2003
	N 466494	DECISION DATE:	02.08.2004

APPLICATION NO: 6.64.139.C.FUL

LOCATION:

Dormer Lodge Dunsforth Road Aldborough York North Yorkshire YO51 9EY

PROPOSAL:

Erection of single storey extension to north elevation, steps to east elevation, and detached double

garage (Revised scheme).

APPLICANT:

Mr And Mrs Hickie

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 02.08.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 All new rooflights shall be of the conservation type no more than 550mm wide and fitted flush with the roofslope.
- 5 The garage doors shall be of vertically timber boarded design and material, unless otherwise agreed in writing with the Local Planning Authority.
- 6 No development shall take place until the following mitigation measures have been complied with:-
 1. In order to secure the implementation of a suitable scheme of foundation and design mitigation the submission of a schedule of foundation details is required to demonstrate how the archaeological remains in the area of the proposed extension at or below 15.94m AOD are to be preserved in situ. The schedule should be submitted to and approved in writing by the Local Planning Authority.
 2. Securing the implementation of an appropriate scheme of archaeological mitigation recording in the in the areas of the extension and garage, including a watching brief to be carried out during the foundation and service trench excavations associated with the development.
- 7 No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
- 8 No development shall take place until the following measures have been put in place to protect the retained trees by the proposed garage from unnecessary damage and disturbance:-
 1. Protective fencing shall be erected around the drip line of the canopies or at a distance specified in BS5837 Guide for Trees in Relation to Construction, whichever is the greatest. The fencing should be sufficiently strong to withstand impacts likely to be caused during any building operations undertaken in the vicinity. BS5827 Guide for Trees in Relation to Construction should be used when required. Standards indicate that the minimum recommended fencing erected is to be at least 1.2m in height, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting either cleft chestnut pail fencing or chain link. Signs should also be affixed to the fencing at regular intervals stating " PROTECTED AREA NO OPERATIONS WITHIN FENCED AREA".
 2. Services onto or out of the site should be routed so as to avoid damaging the expected root areas of the retained trees. Should this not always be possible there are specialist techniques that can be used so as to minimise or prevent damage, and these are detailed in BS5837 Guide for Trees in Relation to Construction or NJUC Guidelines.

3. Care should be taken to ensure that oil, bitumen, cement or other material likely to be injurious to a tree should not be stacked or discharged within 10m of the trunk. Concrete mixing should also not be carried out within a similar distance.
4. Material should not be stacked or discharged within at least 5m of the trunks.
5. Prior to development a member of the arboricultural section should be informed and will carry out an inspection of the erected fencing.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 CD12R VISUAL AMENITY
- 5 CD09R VISUAL AMENITY
- 6 The site is of archaeological importance
- 7 The site is of archaeological importance.
- 8 CM02R HEALTH AND AMENITY OF THE TREE(S)

INFORMATIVES

1. The application site lies within a scheduled ancient monument. The proposed works may not proceed unless the developer obtains Scheduled Monument Consent from the Secretary of State for Culture, Media and Sport, as well as planning permission, in advance of commencement of the works.

Applications for scheduled monument consent to carry out works to scheduled monuments are made directly to the Secretary of State for Culture Media and Sport who is advised by English Heritage. You should in the first instance contact Keith Emerick of English Heritage at York (telephone (01904) 601901).

Secretary of State for National Heritage,
2-4 Cockspur Street
London SW1Y 5DH

Tel: 0171 211 6347

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:	04/00379/LB	WARD:	Boroughbridge
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	05.03.2004
GRID REF:	E 439620	TARGET DATE:	30.04.2004
	N 466905	DECISION DATE:	16.08.2004

APPLICATION NO: 6.64.512.A.LB

LOCATION:

The Sweet Shop Bridge Street Boroughbridge York North Yorkshire YO51 9LA

PROPOSAL:

Listed Building application for the retention of 3 no. boundary walls and piers to the front of The Sweet Shop and the property adjoining known as The Cottage.

APPLICANT:

Mr Graham Heatley

REFUSED. Reason(s) for refusal:-

- 1 The proposal by reason of its detailed design and use of materials is considered harmful to the character and appearance of the Grade II Listed Building and this part of the Conservation Area and streetscene. The proposal is therefore contrary to the provisions of Policies A1, HD20, HD01 and HD03 of the Harrogate District Local Plan and Policy E4 of the North Yorkshire County Structure Plan.

CASE NUMBER:	04/03079/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mrs K Williams	DATE VALID:	23.06.2004
GRID REF:	E 441286	TARGET DATE:	18.08.2004
	N 465004	DECISION DATE:	16.08.2004

APPLICATION NO: 6.64.620.A.FUL

LOCATION:

Heaton House Lodge Boroughbridge York North Yorkshire YO51 9HE

PROPOSAL:

Erection of two storey side and rear extensions and front porch (revised scheme).

APPLICANT:

Ms L Beeford

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 16.08.2009
- 2 CD12X SAMPLES OF MATCHING MATERIALS
- 3 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 elevations of the side extension and rear extension hereby approved, without the prior written approval of the Local Planning Authority.
- 6 The external materials to be used on the front elevation of the side extension hereby approved shall be constructed from reclaimed bricks from the existing property to match the existing building unless otherwise approved in writing by the Local Planning Authority. Any new brickwork shall match the brickwork of the original building in type, size, colour, bond and pointing and prior to the commencement of development a sample panel of the type of brick to be used showing the bond and pointing shall be erected on site for the written approval of the local planning authority. Thereafter development shall be carried out as approved.
- 7 No development approved by this permission shall be commenced until hydrological tests area carried out which show that any soakaway will be effective and has been submitted to and approved in writing by the Local Planning Authority.
- 8 If ground conditions are shown to be unsuitable for the disposal of surface water by soakaways full details of an alternative method of surface water drainage shall be submitted to and agreed in writing by the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 3 CD13R VISUAL AMENITY
- 4 CD13X TIMBER VERTICAL SLIDING SASH WINDOWS
- 4 CD13XR DEV IN CHARACTER WITH LOCALITY
- 5 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 6 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST
- 7 CB16R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 8 CB09R POLLUTION PREVENTION

INFORMATIVES

1. The Environment Agency has no objections to the proposed development but wishes to make the following comments:

Under the terms of the Water Resources Act 1991, the prior written consent of the Agency is normally required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of surface water to such controlled waters. Such consent may be withheld. (Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters). Failure to obtain Consent may result in enforcement action being taken by the Agency.

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:	04/03119/TPO	WARD:	Boroughbridge
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	18.06.2004
GRID REF:	E 439821	TARGET DATE:	13.08.2004
	N 466413	DECISION DATE:	02.08.2004

APPLICATION NO: 6.64.624.TPO

LOCATION:

23 St James Meadow Boroughbridge York North Yorkshire YO51 9NW

PROPOSAL:

Felling of 1no Oak tree within Group G1 of Tree Preservation Order 21/1990.

APPLICANT:

Mr Ian Paffett

Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:

Crown thinning, crown lifting and minor reduction of lateral branches of oak tree

Subject to the following Conditions;

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 02.08.2009
- 2 CL16 TREE WORK TO BS 3998
- 3 The consent conveys approval for crown thinning to 10%, crown lifting to 2.5m and minor reduction of lateral branches away from the property. No wounds over 50mm are to be created during the course of these works.

Reasons for Conditions:

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

PART TO BE REFUSED:

Felling 1 no oak tree within Group G1 of Tree Preservation Order No 21/1990

- 1 The tree is a healthy specimen of high amenity value contributing to the character of the locality. The removal of the tree is contrary to the provisions of Policies A1 and HD13 of the Harrogate District Local Plan.

CASE NUMBER:	04/03207/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mr A Hough	DATE VALID:	06.07.2004
GRID REF:	E 439675	TARGET DATE:	31.08.2004
	N 466440	DECISION DATE:	16.08.2004

APPLICATION NO: 6.64.400.N.FUL

LOCATION:

The Old Coach House Church Lane Boroughbridge York North Yorkshire YO51 9BA

PROPOSAL:

Conversion of ancillary accommodation to form 1no. dwelling (site area 0.005 ha).

APPLICANT:

FJ Shevill

REFUSED. Reason(s) for refusal:-

- 1 The proposed development would represent an over-intensive development of the site having a detrimental impact upon the living conditions of the occupiers of adjacent residential property and future occupiers of the proposed unit, in a manner contrary to the provision of Harrogate District Local Plan Policies H6, HD20 and A1.

CASE NUMBER:	04/02508/FUL	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	16.06.2004
GRID REF:	E 436785	TARGET DATE:	11.08.2004
	N 462915	DECISION DATE:	09.08.2004

APPLICATION NO: 6.70.94.C.FUL

LOCATION:

Ceres House Minskip Road Staveley Knaresborough North Yorkshire HG5 9LQ

PROPOSAL:

Erection of attached garage and formation of new driveway (Revised Scheme).

APPLICANT:

Mr And Mrs Simmons

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 09.08.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 The development hereby permitted shall include measures to prevent the ingress of landfill gas comprising a) a concrete floor, b) gas proof membrane beneath the floor, c) sealing/protection of any services to the building and d) Adequate high level ventilation. A verification statement should be completed upon completion of the works

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 To ensure safe development .

INFORMATIVES

1. The site is within 250 metres of a landfill site. The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land is free from contamination. The responsibility for safe development and secure occupancy of the site rests with the developer and not the Borough Council.

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:	04/02773/FUL	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	01.06.2004
GRID REF:	E 432115	TARGET DATE:	27.07.2004
	N 460950	DECISION DATE:	02.08.2004

APPLICATION NO: 6.76.14.E.FUL

LOCATION:

Brearton Hall Brearton Harrogate North Yorkshire HG3 3BX

PROPOSAL:

Erection of detached triple garage, alterations to existing garden wall, widening of existing vehicular access and erection of replacement 1.8m high entrance gate, gate posts and boundary fence.

APPLICANT:

Mr & Mrs S Pugh

REFUSED. Reason(s) for refusal:-

- 1 The proposed alterations to the garden wall to the rear of the property and the alterations to the vehicular access including gate, gateposts and railings are considered harmful to the character and setting of the Grade II listed building and the character of the streetscene. The proposal is therefore contrary to the provisions of Policies A1, HD20 and HD01 of the Harrogate District Local Plan.
- 2 The proposed extension to the domestic curtilage and siting, design and materials of the triple garage is considered harmful to the character and appearance of the landscape and contrary to the provisions of Policies C2, C18 HD20 and A1 of the Harrogate District Local Plan.

CASE NUMBER:	04/02777/LB	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	01.06.2004
GRID REF:	E 432115	TARGET DATE:	27.07.2004
	N 460950	DECISION DATE:	02.08.2004

APPLICATION NO: 6.76.14.F.LB

LOCATION:

Brearton Hall Brearton Harrogate North Yorkshire HG3 3BX

PROPOSAL:

Listed Building application for alterations to existing garden wall, widening of existing vehicular access and erection of replacement 1.8m high entrance gate, gate posts and boundary fence.

APPLICANT:

Mr & Mrs S Pugh

REFUSED. Reason(s) for refusal:-

- 1 The proposed alterations to the garden wall to the rear of the property and the alterations to the vehicular access including gate, gateposts and railings are considered harmful to the character and setting of the Grade II listed building and the character of the streetscene. The proposal is therefore contrary to the provisions of Policies A1, HD20 and HD01 of the Harrogate District Local Plan.

CASE NUMBER:	04/02780/FUL	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	09.06.2004
GRID REF:	E 432115	TARGET DATE:	04.08.2004
	N 460950	DECISION DATE:	02.08.2004

APPLICATION NO: 6.76.14.G.FUL

LOCATION:

Brearton Hall Brearton Harrogate North Yorkshire HG3 3BX

PROPOSAL:

Extension of domestic curtilage, formation of tennis court with 4m high perimeter fencing, and repositioning of existing stables in paddock.

APPLICANT:

Mr & Mrs S Pugh

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension to the domestic curtilage and formation of tennis court with 4m high fencing is considered harmful to the character and appearance of the landscape contrary to the provisions of policies A1, C2 and C18 of the Harrogate District Local Plan which seek to protect the character and appearance of the landscape.
- 2 The proposed resiting of the existing stables further into the paddock is harmful to landscape character and premature in the absence of authorised boundaries and land use. The proposal is contrary to the provisions of policies A1 and C2 of the Harrogate District Local Plan.

CASE NUMBER:	04/01043/FUL	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	03.03.2004
GRID REF:	E 437990	TARGET DATE:	28.04.2004

GRID REF: E 437990 **TARGET DATE:** 28.04.2004
N 460900 **DECISION DATE:** 09.08.2004

APPLICATION NO: 6.78.51.H.FUL

LOCATION:

Moor House Farm Moor Lane Arkendale Knaresborough North Yorkshire HG5 0RQ

PROPOSAL:

Conversion including extension, of flight simulators with 1 no overnight stay suite, to form 7no. short stay units for balloon clients and alterations to existing vehicular access.

APPLICANT:

Mr & Mrs JM Stables

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 09.08.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 10.06.2004
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 The rooflights shall be no more than 550mm wide and shall be of the conservation range lying flush with the roof slope.
- 5 Prior to the commencement of the development hereby permitted full details of the height and siting of any external flue pipes and the sun pipe shall be submitted for the written approval of the Local Planning Authority . Once agreed development shall be carried out strictly in accordance with the approved details.
- 6 The units shall not be used for any other purpose than holiday accommodation in association with the ballooning activities at Moor House Farm Arkendale, and shall not be occupied for periods exceeding one calendar month at a time by the same occupant and shall not be occupied as permanent residential accommodation.
- 7 No development shall take place until details of the height of the fences and walls have been submitted to and approved in writing with the Local Planning Authority. Thereafter development shall be carried out in accordance with the approved details.
- 8 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN ... Ref: 031001/7 Site Plan Proposed

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 CD09R VISUAL AMENITY
- 5 CD07R VISUAL AMENITY
- 6 CI01R PERMANENT RESIDENTIAL USE UNACCEPTABLE
- 7 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 8 HW18R ROAD SAFETY REQUIREMENTS

INFORMATIVES

1. The following comments have been received from the Claro Internal Drainage Board:-

There must be no direct or indirect connection with Arkendale Moor Dyke or any watercourse without the Boards prior 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:	03/05092/FUL	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	27.10.2003
GRID REF:	E 435970	TARGET DATE:	22.12.2003
	N 460625	DECISION DATE:	16.08.2004

APPLICATION NO: 6.84.16.C.FUL

LOCATION:

Tillage Farnham Knaresborough North Yorkshire HG5 9JG

PROPOSAL:

Variation of condition 08 of 6.84.16.B.FUL to allow limited retail sales to the public, erection of canopy on existing glasshouse to form covered plant area, outdoor plant selling area, open display and sales area and 20 no parking spaces.

APPLICANT:

Mr Keith Batchelor

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 16.08.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 04.02.2004,17.03.2004 and 10.08.04, 12.08.2004
- 3 The retail operations shall take place wholly in conjunction with and in addition to the existing horticultural enterprise at the site.
- 4 The retail area shall extend only to include those areas shown edged red on the attached plan.
- 5 The area of non plant garden sundries shall not exceed 240 square meters as detailed on the

plan received on and the non sundry items shall be only as listed on the details received on 10.08.2004.

- 6 Full details of the design and colour of the fence shall be submitted for the written approval of the Local Planning Authority prior to the commencement of the development hereby permitted. Once approved development shall be carried out strictly in accordance with those details unless otherwise agreed in writing with the Local Planning Authority.
- 7 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN ... Ref CO314 - 01B
- 8 The use hereby approved shall not be carried out other than between the hours of 9.00am to 5.30pm Monday to Fridays with two weekday late nights to 7.00pm, and shall be closed on Saturdays and Sundays, 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 The formation of a separate unit would not be acceptable in this location.
- 4 The site is not within an area intended for general retail use.
- 5 To safeguard the rights of control by the Local planning Authority and in the interests of general amenity
- 6 CD09R VISUAL AMENITY
- 7 HW18R ROAD SAFETY REQUIREMENTS
- 8 The site is not within an area intended for general retail use.

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:	04/02995/FUL	WARD:	Knaresborough Scriven Park
CASE OFFICER:	Mrs K Williams	DATE VALID:	14.06.2004
GRID REF:	E 434810	TARGET DATE:	09.08.2004
	N 458530	DECISION DATE:	09.08.2004

APPLICATION NO: 6.94.61.B.FUL

LOCATION:

Primrose Hill The Green Scriven Knaresborough North Yorkshire HG5 9EA

PROPOSAL:

Erection of two storey and single storey front extension.

APPLICANT:

Mr & Mrs D Gillies

REFUSED. Reason(s) for refusal:-

- 1 The proposals would harm the existing character of the original building by overlapping both the original building and existing two storey side extension, and by reason of not using traditional proportions which creates an incongruous feature on the front of the property. The proposal does not accord with Harrogate District Local Plan Policies A1, H15 and HD3, HD20 and the Councils adopted Supplementary Planning Guidance on House Extensions and Garages, which seeks to preserve the character of existing buildings.
 - 2 The proposal would harm the character and visual amenity of the Scriven Conservation Area, and would also have a detrimental impact upon the setting of a Grade II Listed Building (Pear Tree Cottage) due to the design and siting of the proposed extension. The proposal is contrary to Harrogate District Local Plan Policies A1, H15, HD1, HD3, HD20, the Councils adopted Supplementary Planning Guidance on House Extensions and Garages, and the Scriven Conservation Area Statement, which seeks to protect the existing character and seeks the use of traditional materials, proportions, styles and details for new buildings within the Conservation Area.
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HARROGATE BOROUGH COUNCIL

AREA2 DEVELOPMENT CONTROL COMMITTEE

LIST OF APPLICATIONS DETERMINED BY THE SOLICITOR OF THE COUNCIL AFTER CONSULTATION WITH THE HEAD OF PLANNING SERVICES

CASE NUMBER:	04/02677/CLEUD	WARD:	Ribston
CASE OFFICER:	Mr R N Watson	DATE VALID:	28.05.2004
GRID REF:	E 442216	TARGET DATE:	23.07.2004
	N 450074	DECISION DATE:	23.07.2004

APPLICATION NO: 6.136.1.P.CLEUD

LOCATION:

Sugden Wood House, Ingmanthorpe Hall York Road Ingmanthorpe Wetherby North Yorkshire
LS22 5HL

PROPOSAL:

Application for a Certificate of Lawfulness for an existing use as a dwelling house.

APPLICANT:

K M Norris Ltd

APPROVED

CASE NUMBER:	04/02964/CLEUD	WARD:	Claro
CASE OFFICER:	Mrs L Drake	DATE VALID:	11.06.2004
GRID REF:	E 433610	TARGET DATE:	06.08.2004
	N 460200	DECISION DATE:	02.08.2004

APPLICATION NO: 6.83.115.A.CLEUD

LOCATION:

Elm Lodge Moor Lane Scotton Knaresborough North Yorkshire HG5 9JB

PROPOSAL:

Application for a Certificate of Lawfulness for an existing use as a dwelling house in breach of agricultural occupancy condition (condition no 2 of planning permission NI/2022A).

APPLICANT:

Mrs E A Peate

APPROVED
