

HARROGATE BOROUGH COUNCIL

**AREA2 DEVELOPMENT CONTROL COMMITTEE**

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

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<b>CASE NUMBER:</b>	04/03150/FUL	<b>WARD:</b>	Knareborough King James
<b>CASE OFFICER:</b>	Miss S Greaves	<b>DATE VALID:</b>	29.06.2004
<b>GRID REF:</b>	E 435826	<b>TARGET DATE:</b>	24.08.2004
	N 456217	<b>DECISION DATE:</b>	24.08.2004

**APPLICATION NO:** 6.100.1001.A.FUL

**LOCATION:**

9 Aspin Drive Knareborough North Yorkshire HG5 8HH

**PROPOSAL:**

Erection of single storey side extension.

**APPLICANT:**

B E Pell

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 24.08.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 16 August 2004 and titled proposed extension
- 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.

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<b>CASE NUMBER:</b>	04/03443/PNE	<b>WARD:</b>	Knarborough King James
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	06.07.2004
<b>GRID REF:</b>	E 436274 N 456086	<b>TARGET DATE:</b>	31.08.2004
		<b>DECISION DATE:</b>	31.08.2004

**APPLICATION NO:** 6.100.2380.PNE

**LOCATION:**

Land At Grid Reference 436274/456086 Wetherby Road Knarborough North Yorkshire

**PROPOSAL:**

Erection of short leg H pole substation.

**APPLICANT:**

NEDL

Subject to NO OBJECTIONS

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<b>CASE NUMBER:</b>	04/03508/FUL	<b>WARD:</b>	Knarborough East
<b>CASE OFFICER:</b>	Miss S Greaves	<b>DATE VALID:</b>	16.07.2004
<b>GRID REF:</b>	E 435569 N 456875	<b>TARGET DATE:</b>	10.09.2004
		<b>DECISION DATE:</b>	01.09.2004

**APPLICATION NO:** 6.100.2383.FUL

**LOCATION:**

2 York Close Knarborough North Yorkshire HG5 0AN

**PROPOSAL:**

Erection of single storey side and rear extensions and detached single garage.

**APPLICANT:**

Mr And Mrs J Balmforth

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.09.2009
- 2 CD12A MATCHING MATERIALS
- 3 No windows shall be inserted in the southwest side elevation (facing No.3) of the extension hereby approved without the prior consent in writing of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 3 To prevent overlooking or loss of privacy to adjacent occupiers and to accord with policies H15 and A1 of the Harrogate District Local Plan.

#### **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.

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<b>CASE NUMBER:</b>	04/03587/FUL	<b>WARD:</b>	Knarborough Scriven P
<b>CASE OFFICER:</b>	Miss S Taylor	<b>DATE VALID:</b>	14.07.2004
<b>GRID REF:</b>	<b>E</b> 433314	<b>TARGET DATE:</b>	08.09.2004
	<b>N</b> 457964	<b>DECISION DATE:</b>	01.09.2004

**APPLICATION NO:** 6.100.2382.FUL

#### **LOCATION:**

20 Appleby Gate Knarborough North Yorkshire HG5 9LY

#### **PROPOSAL:**

Erection of single storey rear extension and first floor side extension.

#### **APPLICANT:**

Mr And Mrs D Charters

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD14 NO WINDOWS IN DEVELOPMENT ... flank elevations ... first floor side extension and single storey rear extension

Reasons for Conditions:-

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

### JUSTIFICATION FOR GRANTING CONSENT:

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

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<b>CASE NUMBER:</b>	04/03686/FUL	<b>WARD:</b>	Knarborough Scriven P
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	22.07.2004
<b>GRID REF:</b>	<b>E</b> 435071	<b>TARGET DATE:</b>	16.09.2004
	<b>N</b> 458212	<b>DECISION DATE:</b>	06.09.2004

**APPLICATION NO:** 6.100.2386.FUL

**LOCATION:**

33 Park Way Knarborough North Yorkshire HG5 9DW

**PROPOSAL:**

Erection of first floor rear extension and new roof over existing attached garage.

**APPLICANT:**

Mr And Mrs N Day

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD15A NO FURTHER WINDOWS IN DEVELOPMENT ... extension ... side

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 CD15AR PRIVACY AND RESIDENTIAL AMENITY

### JUSTIFICATION FOR GRANTING CONSENT:

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

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<b>CASE NUMBER:</b>	04/03703/FUL	<b>WARD:</b>	Knaresborough Scriven P:
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	21.07.2004
<b>GRID REF:</b>	E 433359	<b>TARGET DATE:</b>	15.09.2004
	N 458312	<b>DECISION DATE:</b>	01.09.2004

**APPLICATION NO:** 6.100.2385.FUL

**LOCATION:**

16 Appleby Green Knaresborough North Yorkshire HG5 9NE

**PROPOSAL:**

Erection of single storey front and side extensions.

**APPLICANT:**

Mr And Mrs A J Wicken

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.09.2009
- 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.

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<b>CASE NUMBER:</b>	04/03708/FUL	<b>WARD:</b>	Knaresborough King James
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	23.07.2004
<b>GRID REF:</b>	<b>E</b> 435253	<b>TARGET DATE:</b>	17.09.2004
	<b>N</b> 456388	<b>DECISION DATE:</b>	06.09.2004

**APPLICATION NO:** 6.100.2117.A.FUL

### LOCATION:

12 St Roberts Road Knaresborough North Yorkshire HG5 8EQ

### PROPOSAL:

Erection of replacement detached garden store/music room.

### APPLICANT:

Mr H Corrin

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The external materials of the garden store/ music room hereby approved shall match the existing to the satisfaction of the Local Planning Authority.
- 4 CF06 IN CONJUNCTION WITH EXIST ACCOMMODATION ... garden store / music room ... 12 St Robert's Road, Knaresborough

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 residential amenity as the formation of a separate residential or business use would not be 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.

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<b>CASE NUMBER:</b>	04/03757/FUL	<b>WARD:</b>	Knaresborough Scriven P
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	23.07.2004
<b>GRID REF:</b>	<b>E</b> 433304	<b>TARGET DATE:</b>	17.09.2004
	<b>N</b> 458239	<b>DECISION DATE:</b>	01.09.2004

**APPLICATION NO:** 6.100.2388.FUL

**LOCATION:**

1 Appleby Green Knaresborough North Yorkshire HG5 9NE

**PROPOSAL:**

Erection of single storey rear extension.

**APPLICANT:**

Mr Brian McGeough

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.09.2009
- 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.

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<b>CASE NUMBER:</b>	04/03772/FUL	<b>WARD:</b>	Knaresborough East
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	26.07.2004
<b>GRID REF:</b>	<b>E</b> 435719	<b>TARGET DATE:</b>	20.09.2004
	<b>N</b> 456774	<b>DECISION DATE:</b>	01.09.2004

**APPLICATION NO:** 6.100.2271.A.FUL

**LOCATION:**

1 Princess Drive Knaresborough North Yorkshire HG5 0AG

**PROPOSAL:**

Demolition of existing garage/utility and erection of single storey side extension.

**APPLICANT:**

Mr And Mrs G Warhurst

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.09.2004



- 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.

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<b>CASE NUMBER:</b>	04/03776/FUL	<b>WARD:</b>	Knaresborough Scriven P:
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	29.07.2004
<b>GRID REF:</b>	E 435215	<b>TARGET DATE:</b>	23.09.2004
	N 457645	<b>DECISION DATE:</b>	10.09.2004

**APPLICATION NO:** 6.100.1881.A.FUL

### **LOCATION:**

2 Stockwell Crescent Knaresborough North Yorkshire HG5 0LD

### **PROPOSAL:**

Erection of first floor rear dormer extension.

### **APPLICANT:**

Mr And Mrs A Smithson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	04/03859/FUL	<b>WARD:</b>	Knaresborough King James
<b>CASE OFFICER:</b>	Mr M Parkes	<b>DATE VALID:</b>	03.08.2004
<b>GRID REF:</b>	<b>E</b> 435666	<b>TARGET DATE:</b>	28.09.2004
	<b>N</b> 456042	<b>DECISION DATE:</b>	10.09.2004

**APPLICATION NO:** 6.100.48.G.FUL

**LOCATION:**

Knaresborough Cricket Club Aspin Lane Knaresborough North Yorkshire HG5 8EP

**PROPOSAL:**

Formation of a two bay cricket practice area with synthetic playing surface and 4.2 metre high frames and netting positioned adjacent to the score board.

**APPLICANT:**

Knaresborough Cricket Club

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.09.2009
- 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.

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<b>CASE NUMBER:</b>	03/05698/LB	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Mr R N Watson	<b>DATE VALID:</b>	14.11.2003
<b>GRID REF:</b>	E 449943	<b>TARGET DATE:</b>	09.01.2004
	N 460049	<b>DECISION DATE:</b>	08.09.2004

**APPLICATION NO:** 6.104.93.B.LB

### **LOCATION:**

Linton Lock, Nun Monkton Harrogate District YO30 2AZ

### **PROPOSAL:**

Listed Building application for the erection of retaining wall abutting salmon ladder, together with the erection of hydropower plant, switchgear house inc inlet channel and tailrace with assoc landscaping work as approved by 6.104.93.A.FUL.

### **APPLICANT:**

JR And K Throup & Sons

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 08.09.2009
- 2 CD03 SAMPLES OF MATERIALS TO BE APPROVED

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS

## **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.

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<b>CASE NUMBER:</b>	04/01257/FUL	<b>WARD:</b>	Ribston
<b>CASE OFFICER:</b>	Mr R N Watson	<b>DATE VALID:</b>	05.03.2004
<b>GRID REF:</b>	<b>E</b> 433400	<b>TARGET DATE:</b>	30.04.2004
	<b>N</b> 453160	<b>DECISION DATE:</b>	18.08.2004

**APPLICATION NO:** 6.121.18.AJ.FUL

### **LOCATION:**

Rudding House And Park Hotel Rudding Lane Follifoot Harrogate North Yorkshire

### **PROPOSAL:**

Erection of single storey side extension including conservatory to south elevation to provide additional restaurant space.

### **APPLICANT:**

Rudding House And Park Hotel

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 18.08.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 21.6.04
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED

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

## **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.

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<b>CASE NUMBER:</b>	04/01260/LB	<b>WARD:</b>	Ribston
<b>CASE OFFICER:</b>	Mr R N Watson	<b>DATE VALID:</b>	16.03.2004
<b>GRID REF:</b>	<b>E</b> 433400	<b>TARGET DATE:</b>	11.05.2004
	<b>N</b> 453160	<b>DECISION DATE:</b>	10.09.2004

**APPLICATION NO:** 6.121.18.AK.LB

**LOCATION:**

Rudding House And Park Hotel Rudding Lane Follifoot Harrogate North Yorkshire

**PROPOSAL:**

Listed Building Application for the erection of single storey extension and conservatory to south elevation.

**APPLICANT:**

Rudding House And Park Hotel

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.09.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 21.6.04
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS

**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.

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<b>CASE NUMBER:</b>	04/03623/PROWNY	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Miss S Taylor	<b>DATE VALID:</b>	15.07.2004
<b>GRID REF:</b>	<b>E</b>	<b>TARGET DATE:</b>	26.08.2004
	<b>N</b>	<b>DECISION DATE:</b>	23.08.2004

**APPLICATION NO:** 6.122.PROWNY

**LOCATION:**

Footpath No. 11, Whin Lane Farm, Spofforth Harrogate District

**PROPOSAL:**

NYCC Consultation on proposed diversion of footpath No 11.

**APPLICANT:**

C/o Agent

Subject to NO OBJECTIONS

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<b>CASE NUMBER:</b>	04/03235/CLOPUD	<b>WARD:</b>	Ribston
<b>CASE OFFICER:</b>	Karen Moulson	<b>DATE VALID:</b>	28.06.2004
<b>GRID REF:</b>	<b>E</b> 438640	<b>TARGET DATE:</b>	23.08.2004
	<b>N</b> 453240	<b>DECISION DATE:</b>	06.09.2004

**APPLICATION NO:** 6.123.46.CLOPUD

**LOCATION:**

4 North View Little Ribston Wetherby North Yorkshire LS22 4ES

**PROPOSAL:**

Application for a Certificate of Lawfulness for a proposed single storey rear extension.

**APPLICANT:**

Mrs Bartle

APPROVED subject to the following conditions:-

- 1 The certificate of lawful development should be granted for this proposal on the basis that the proposal falls within the requirements of the General Permitted Development Order 1995 schedule 2 Part1 Class A.

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<b>CASE NUMBER:</b>	04/03719/FUL	<b>WARD:</b>	Ribston
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	21.07.2004
<b>GRID REF:</b>	<b>E</b> 438561	<b>TARGET DATE:</b>	15.09.2004
	<b>N</b> 453473	<b>DECISION DATE:</b>	07.09.2004

**APPLICATION NO:** 6.123.5.B.FUL

**LOCATION:**

Hillcrest Knaresborough Road Little Ribston Wetherby North Yorkshire LS22 4ET

**PROPOSAL:**

Formation of new vehicular access.

**APPLICANT:**

Mr & Mrs D Lucking

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 07.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements:-
  - (i) 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 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 made up and surfaced in accordance with the approved details and/or and the Specification of the Local Highway

**Authority;**

- (iv) 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.
- 4 Prior to the bringing into use of the access hereby approved the visibility splays as shown on the submitted drawing shall be provided and thereafter retained.
  - 5 The existing access shall be permanently closed off and the footway/verge made good in accordance with the specification of the Local Highway Authority prior to the bringing into use of the new access hereby approved. After such closure no new access shall be created without the prior approval of the Local Planning Authority.

**Reasons for Conditions:-**

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 HW07AR VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 4 In the interests of road safety.
- 5 In the interests of road safety.

**JUSTIFICATION FOR GRANTING CONSENT:**

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

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<b>CASE NUMBER:</b>	04/03656/LB	<b>WARD:</b>	Marston Moor
<b>CASE OFFICER:</b>	Miss S Taylor	<b>DATE VALID:</b>	19.07.2004
<b>GRID REF:</b>	<b>E</b> 446539	<b>TARGET DATE:</b>	13.09.2004
	<b>N</b> 452414	<b>DECISION DATE:</b>	07.09.2004

**APPLICATION NO:** 6.124.384.B.LB

**LOCATION:**

The Lodge 61 Westfield Road Tockwith York North Yorkshire YO5 8PY

**PROPOSAL:**

Listed Building application for the demolition of single storey outbuilding.



**APPLICANT:**

Mr & Mrs Whitworth

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 07.09.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 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.

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<b>CASE NUMBER:</b>	04/04098/CMA	<b>WARD:</b>	Marston Moor
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	13.08.2004
<b>GRID REF:</b>	<b>E</b> 446765	<b>TARGET DATE:</b>	10.09.2004
	<b>N</b> 452140	<b>DECISION DATE:</b>	08.09.2004

**APPLICATION NO:** 6.124.70.M.CMA

**LOCATION:**

Tockwith C.E. Primary School Southfield Lane Tockwith York North Yorkshire YO26 7QP

**PROPOSAL:**

Erection of a three classroom teaching extension.

**APPLICANT:**

NYCC Education Directorate

Subject to NO OBJECTIONS with OBSERVATIONS as follows:-

1 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

1 CD12R VISUAL AMENITY

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<b>CASE NUMBER:</b>	04/03395/FUL	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Miss J Sutcliffe	<b>DATE VALID:</b>	19.07.2004
<b>GRID REF:</b>	E 428979	<b>TARGET DATE:</b>	13.09.2004
	N 446908	<b>DECISION DATE:</b>	13.09.2004

**APPLICATION NO:** 6.147.4.E.FUL

**LOCATION:**

Bridge House Main Street Weeton Leeds North Yorkshire LS17 0AY

**PROPOSAL:**

Erection of single storey side extension.

**APPLICANT:**

Dr G Bonsor

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD04 STONework TO MATCH EXISTING
- 5 The finished floor levels of the development hereby approved shall be no lower than existing floor levels or alternatively shall be set 300mm above the known or modelled 1 in 100 year (annual probability 1% chance) river flood level.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12R VISUAL AMENITY
- 4 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST
- 5 In the interests of residential amenity.

**INFORMATIVES**

1. The Environment Agency recommends that in areas at risk of flooding consideration is given to the incorporation into the design of flood proofing measures. These include barriers on ground floor doors, windows and access points and bringing in 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.

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<b>CASE NUMBER:</b>	04/02879/TPO	<b>WARD:</b>	Newby
<b>CASE OFFICER:</b>	Mr R Mowat	<b>DATE VALID:</b>	14.06.2004
<b>GRID REF:</b>	<b>E</b>	<b>TARGET DATE:</b>	09.08.2004
	<b>N</b>	<b>DECISION DATE:</b>	09.09.2004

**APPLICATION NO:** 6.32.82.C.TPO

#### **LOCATION:**

Sharow Close Dishforth Road Sharow Ripon North Yorkshire HG4 5BQ

#### **PROPOSAL:**

Crown lift and deadwood 4no Horse Chestnut trees T50, T51, T52 and T53 within Group G1 of Tree Preservation Order 3/1970.

#### **APPLICANT:**

Mr Carter

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 09.09.2009
- 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 unless otherwise agreed 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 To ensure the health and safety of the tree(s)

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<b>CASE NUMBER:</b>	04/03534/FUL	<b>WARD:</b>	Newby
<b>CASE OFFICER:</b>	Mr A Hough	<b>DATE VALID:</b>	14.07.2004
<b>GRID REF:</b>	<b>E</b> 433025	<b>TARGET DATE:</b>	08.09.2004
	<b>N</b> 471725	<b>DECISION DATE:</b>	07.09.2004

**APPLICATION NO:** 6.32.85.D.FUL

**LOCATION:**

Fairfield Sharow Ripon North Yorkshire HG4 5BP

**PROPOSAL:**

Erection of 1 no. detached dwelling. (Site Area 0.114 ha)

**APPLICANT:**

Mr And Mrs Reynolds

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 07.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS
- 5 Prior to the commencement of the development hereby permitted visibility splays providing clear visibility of 2m x 45m measured down the centre line of the access road and the nearside channel line of the major road shall be provided at the junction of the access road with the county highway. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 6 HW23 GARAGE CONVERSION TO HABITABLE ROOM
- 7 CL11 FENCE TO PROTECT TREES/SHRUBS DURING DEV
- 8 Prior to the commencement of work a full written schedule of any work proposed to the trees within the site, showing the limbs and branches affected shall be submitted for the written approval of the Local Planning Authority and the applicant shall give 14 days written notice before the commencement of any work.

9 CQ02 IMLEMNT GRD STABILITY MITIGAT'N MEASURE ... Hill Cannon ...  
12.10.2001

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 CI02YR PROTECT VISUAL AMENITY
- 5 HW10R ROAD SAFETY REQUIREMENTS
- 6 HW23R ROAD SAFETY REQUIREMENTS
- 7 CL11R PROTECTION OF TREES DURING DEVELOPMENT
- 8 CL07R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 9 CQ02R IN THE INTERESTS OF PUBLIC SAFETY

**JUSTIFICATION FOR GRANTING CONSENT:**

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

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<b>CASE NUMBER:</b>	04/03653/RENEW	<b>WARD:</b>	Newby
<b>CASE OFFICER:</b>	Mr A Hough	<b>DATE VALID:</b>	20.07.2004
<b>GRID REF:</b>	<b>E</b> 433920	<b>TARGET DATE:</b>	14.09.2004
	<b>N</b> 471230	<b>DECISION DATE:</b>	08.09.2004

**APPLICATION NO:** 6.33.13.D.RENEW

**LOCATION:**

Oak Tree Inn Copt Hewick Ripon North Yorkshire HG4 5BY

**PROPOSAL:**

Renewal of unimplemented Permission No 6.33.13.C.FUL for the erection of 3 no holiday cottages to rear of public house (Site Area 0.04 ha).

**APPLICANT:**

Paul Watson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 08.09.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 15.09.1998
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CD05 REVEALS: MM ... 75
- 5 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.
- 6 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 7 CL03 TREES NOT TO BE FELLED
- 8 CL04 REPLANTING IF ANY TREES/SHRUBS DIE
- 9 The accommodation provided by this consent shall only be used in connection with the adjacent Oak Tree Inn and shall not be let, managed or used as a separate business operation.
- 10 The holiday cottages hereby approved shall not be utilised as full time residential accommodation.
- 11 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 12 Prior to the commencement of the development hereby approved details of the proposed means of drainage from the site shall have been approved by the Local Planning Authority
- 13 Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements:-

(i) the crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or 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 in 10

(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 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.

- 14 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING ... Ref Proposed Parking 1:500
- 15 CQ01 GROUND STABILITY REPORT/MITIGATION

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 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 7 CL03R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 8 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 9 The proposed development is only acceptable as an extension to the existing business use.
- 10 In the opinion of the Local Planning Authority the premises are not suitable for permanent residential accommodation
- 11 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 12 In order to prevent pollution of and to comply with the requirements of the Drainage Authority
- 13 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 14 HW17R ROAD SAFETY REQUIREMENTS
- 15 CQ01R IN THE INTERESTS OF PUBLIC SAFETY

**INFORMATIVES**

1. This development is subject to a Planning Obligation made under Section 106 of the Town and Country Planning Act 1990.

**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.

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<b>CASE NUMBER:</b>	04/03535/RENEWM	<b>WARD:</b>	Falls Within 2 Or More
<b>CASE OFFICER:</b>	Mr R N Watson	<b>DATE VALID:</b>	12.07.2004
<b>GRID REF:</b>	E 440240	<b>TARGET DATE:</b>	11.10.2004
	N 457250	<b>DECISION DATE:</b>	13.09.2004

**N 457250**

**DECISION DATE: 13.09.2004**

**APPLICATION NO:** 6.500.188.A.RENEW  
M

**LOCATION:**

Junction Of The A59 And Former Samsung Site Access Road And Land To The North  
Flaxby Knaresborough North Yorkshire

**PROPOSAL:**

Renewal of unimplemented planning permission 6.500.188.FUL for the construction of  
roundabout and new access to proposed hotel/golf course.

**APPLICANT:**

Flaxby Park Golf & Country Club

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Prior to the commencement of development details of proposed replacement woodland planting equivalent to that lost by the proposed roundabout and access roads shall be submitted for the written approval of the Local Planning Authority and shall include a plan for the management of the replacement woodland. Thereafter the woodland shall be provided in accordance with the scheme.
- 4 CB17 SITE DRAINAGE, TRAPPED GULLIES
- 5 Prior to the commencement of the development, detailed construction drawings shall be submitted of the proposed roundabout and access road based on the indicative layout drawing no R00744/002a. These detailed drawings shall include the following details for approval in writing by the Planning Authority in consultation with the Highway Authority.
  - a) Detailed plans to a scale not less than 1/500 showing dimensions of carriageway, footway, verge widths, visibility splays traffic signs, white line marking and surface and surface water drainage system.
  - b) Longitudinal sections to a scale not less than 1/500 horizontal and not less than 1/50 vertical along the centre line and channel lines of the approach roads and around the circulatory carriageway of the roundabout. These details to show existing and proposed road levels and full details of surface water drainage proposals.
  - c) Typical highway cross-section to a scale not less than 1 in 50 showing the specification for the types of construction for the proposed carriageways of the A59 Road and Access Roads and when requested cross-sections of the proposed roads.
  - d) Details of the proposed street lighting indicated on drawing R00744/004 with an amended key. Thereafter construction shall accord with the



- approved details unless any justified variation has been agreed in writing by the Local Planning Authority.
- 6 Prior to the development being brought into use, proposals shall be submitted for the closing or down grading of the old York Road Access, which is to be replaced by the proposed roundabout. These proposals to include appropriate signing from the direction of Harrogate to avoid traffic turning into the village of Flaxby.
  - 7 The route of the access road through the woodland shall be pegged on site out prior to construction for the approval of the Local Planning Authority in consultation with Yorkshire Wildlife Trust and thereafter constructed on the approved route.
  - 8 The route of the access road through the woodland shall be fenced off using materials to be approved in writing by the Local Planning Authority and the fencing shall remain in place during the construction period.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 In the interests of amenity.
- 4 CB17R TO PREVENT POLLUTION OF WATER ENVIRONMENT
- 5 HW01R ROAD SAFETY REQUIREMENTS
- 6 HW01R ROAD SAFETY REQUIREMENTS
- 7 To minimise impact on ecological interests.
- 8 To avoid damage to the woodland by construction vehicles.

**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.

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<b>CASE NUMBER:</b>	04/03604/FUL	<b>WARD:</b>	Newby
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	15.07.2004
<b>GRID REF:</b>	<b>E</b> 439519	<b>TARGET DATE:</b>	09.09.2004
	<b>N</b> 467230	<b>DECISION DATE:</b>	25.08.2004

**APPLICATION NO:** 6.57.62.FUL

**LOCATION:**

11 Market Hill Milby York North Yorkshire

**PROPOSAL:**

Erection of rear conservatory to replace existing bay window.

**APPLICANT:**

Mr And Mrs Norman

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.08.2009
- 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.

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<b>CASE NUMBER:</b>	04/03718/FUL	<b>WARD:</b>	Newby
<b>CASE OFFICER:</b>	Mrs J Lurcuck	<b>DATE VALID:</b>	23.07.2004
<b>GRID REF:</b>	<b>E</b> 439720	<b>TARGET DATE:</b>	17.09.2004
	<b>N</b> 467310	<b>DECISION DATE:</b>	09.09.2004

**APPLICATION NO:** 6.57.12.I.FUL

**LOCATION:**

The Goods Yard Langthorpe Boroughbridge York North Yorkshire YO51 9BL

**PROPOSAL:**

Extension to existing furniture storage building.

**APPLICANT:**

Dean's Removals

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 09.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING ... CW/775/7/04

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 HW17R 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.

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<b>CASE NUMBER:</b>	04/03299/LB	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Mr R N Watson	<b>DATE VALID:</b>	01.07.2004
<b>GRID REF:</b>	<b>E</b> 439594	<b>TARGET DATE:</b>	26.08.2004
	<b>N</b> 466935	<b>DECISION DATE:</b>	23.08.2004

**APPLICATION NO:** 6.64.63.G.LB

**LOCATION:**

The Three Horseshoes Hotel Bridge Street Boroughbridge York North Yorkshire YO5 9LF

**PROPOSAL:**

Listed Building application for conversion of 1st & 2nd floors to form 6 no dwellings

including the formation of 2 no staircases, installation and replacement of windows, & demolition of lean-to extension and outbuilding (revised scheme).

**APPLICANT:**

Urban Investment Ltd

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.08.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION

**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.

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<b>CASE NUMBER:</b>	04/03610/FUL	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	15.07.2004
<b>GRID REF:</b>	E 439591	<b>TARGET DATE:</b>	09.09.2004
	N 466920	<b>DECISION DATE:</b>	23.08.2004

**APPLICATION NO:** 6.64.31.G.FUL

**LOCATION:**

Barclays Bank Plc Bridge Street Boroughbridge York North Yorkshire YO5 9LG

**PROPOSAL:**

Installation of 2 no. wall mounted air conditioning units to rear elevation.

**APPLICANT:**

Barclays Bank Plc

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.08.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Before the development hereby permitted commences a scheme shall be agreed with the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the site. All air condition equipment shall be suitably attenuated to avoid causing a noise nuisance to nearby residents. Details for such equipment and sound attenuation should be submitted for approval to the Local Planning Authority prior to the commencement of the development.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CN03R IN THE INTERESTS OF 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.

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<b>CASE NUMBER:</b>	04/03755/FUL	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	26.07.2004
<b>GRID REF:</b>	E 439456	<b>TARGET DATE:</b>	20.09.2004
	N 466641	<b>DECISION DATE:</b>	01.09.2004

**APPLICATION NO:** 6.64.627.FUL

#### **LOCATION:**

4 Wesley View Horsefair Boroughbridge York North Yorkshire YO51 9AH

#### **PROPOSAL:**

Erection of detached single garage.

#### **APPLICANT:**

Mr T Pickersgill

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD18 GARAGE DOOR NOT TO OPEN OVER HIGHWAY

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD18R IN THE INTEREST OF HIGHWAY SAFETY

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<b>CASE NUMBER:</b>	04/03620/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	22.07.2004
<b>GRID REF:</b>	E 436832	<b>TARGET DATE:</b>	16.09.2004
	N 462149	<b>DECISION DATE:</b>	09.09.2004

**APPLICATION NO:** 6.70.54.C.FUL

**LOCATION:**

Moor End House Arkendale Road Staveley Knaresborough North Yorkshire HG5 9JU

**PROPOSAL:**

Erection of first floor rear extension and single storey side and rear extension and refurbishment and extension to existing outbuilding.

**APPLICANT:**

Mr And Mrs T Waring

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 09.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the carport hereby approved shall be used only for the storage of motor vehicles and not be enclosed or otherwise altered without the further consent in writing of 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 To prevent future pressure for the provision of further car parking facilities within the site.

## INFORMATIVES

1. There should be no drainage connection to any of the Claro Internal Drainage Boards main watercourses (direct or indirect) without the Boards prior consent and approval.

## 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.

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<b>CASE NUMBER:</b>	04/02440/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	12.05.2004
<b>GRID REF:</b>	<b>E</b> 441599	<b>TARGET DATE:</b>	07.07.2004
	<b>N</b> 462679	<b>DECISION DATE:</b>	23.08.2004

**APPLICATION NO:** 6.71.22.A.FUL

### LOCATION:

Clover Cottage Marton Marton Cum Grafton York North Yorkshire YO51 9QY

### PROPOSAL:

Erection of two storey and first floor rear extension.

### APPLICANT:

Mr T Brierley

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.08.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 The window frames of the development hereby permitted shall be constructed in timber and no other materials shall be used without the prior written consent of the Local Planning Authority.
- 4 CD13R VISUAL AMENITY
- 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 additional windows shall be inserted in the elevations of the extensions hereby approved, without the prior written approval of the Local Planning Authority.
- 6 The first floor bedroom window in the side (north east) elevation of the extension hereby approved shall be fitted with obscure glazing which thereafter shall be retained.

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
- 5 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 6 In the interests of the residential amenity of neighbours.

**JUSTIFICATION FOR GRANTING CONSENT:**

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

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<b>CASE NUMBER:</b>	04/03641/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	19.07.2004
<b>GRID REF:</b>	<b>E</b> 443879	<b>TARGET DATE:</b>	13.09.2004
	<b>N</b> 464712	<b>DECISION DATE:</b>	25.08.2004

**APPLICATION NO:** 6.72.23.B.FUL

**LOCATION:**

The Bungalow Lower Dunsforth York North Yorkshire YO26 9RZ



**PROPOSAL:**

Erection of 2 no rear dormer windows, installation of 1 no front rooflight and extension to chimney stack.

**APPLICANT:**

Mr And Mrs Furnley

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.08.2009
- 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.

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<b>CASE NUMBER:</b>	04/03736/FUL	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	23.07.2004
<b>GRID REF:</b>	<b>E</b> 443965	<b>TARGET DATE:</b>	17.09.2004
	<b>N</b> 462375	<b>DECISION DATE:</b>	01.09.2004

**APPLICATION NO:** 6.80.30.E.FUL

**LOCATION:**

The Poplars Branton Green Great Ouseburn York North Yorkshire YO26 9RT

**PROPOSAL:**

Erection of replacement entrance porch.

**APPLICANT:**

Mr And Mrs Potter

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12X SAMPLES OF MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY

**JUSTIFICATION FOR GRANTING CONSENT:**

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

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<b>CASE NUMBER:</b>	04/03737/LB	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	23.07.2004
<b>GRID REF:</b>	<b>E</b> 443965	<b>TARGET DATE:</b>	17.09.2004
	<b>N</b> 462375	<b>DECISION DATE:</b>	01.09.2004

**APPLICATION NO:** 6.80.30.F.LB

**LOCATION:**

The Poplars Branton Green Great Ouseburn York North Yorkshire YO26 9RT

**PROPOSAL:**

Listed Building application for the demolition of existing outbuilding and the erection of replacement entrance porch.

**APPLICANT:**

Mr And Mrs Potter

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 5 years
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12X SAMPLES OF MATCHING MATERIALS

Reasons for Conditions:-

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

**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.

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<b>CASE NUMBER:</b>	04/01961/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mrs N M Waddington	<b>DATE VALID:</b>	15.04.2004
<b>GRID REF:</b>	<b>E</b> 432574	<b>TARGET DATE:</b>	10.06.2004
	<b>N</b> 459239	<b>DECISION DATE:</b>	09.09.2004

**APPLICATION NO:** 6.83.153.FUL

**LOCATION:**

Beech Cottage Main Street Scotton Knaresborough North Yorkshire HG5 9HU

**PROPOSAL:**

Erection of two storey rear extension.

**APPLICANT:**

Mr And Mrs N Clarke

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 09.09.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 21.05.2004
- 3 Samples of the colour of the render and the external slate to the single storey roof shall be submitted for the written approval of the Local Planning Authority and the development shall not be started before any such approval.
- 4 The pantiles to the roof of the two storey extension shall match the existing to the satisfaction of the Local Planning Authority.
- 5 Notwithstanding the provisions of Condition 2 and the details shown on the submitted plans the snug/study window to the side elevation shall be fitted with obscured glazing which shall thereafter be retained and maintained.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD09R VISUAL AMENITY
- 4 CD12R VISUAL AMENITY
- 5 CD15AR PRIVACY AND RESIDENTIAL AMENITY

**JUSTIFICATION FOR GRANTING CONSENT:**

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

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<b>CASE NUMBER:</b>	04/03500/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	26.07.2004
<b>GRID REF:</b>	<b>E</b> 432273	<b>TARGET DATE:</b>	20.09.2004
	<b>N</b> 457119	<b>DECISION DATE:</b>	01.09.2004

**APPLICATION NO:** 6.83.155.FUL

**LOCATION:**

Merry End 4 Percy Court Scotton Knaresborough North Yorkshire

**PROPOSAL:**

Erection of single storey side extension.

**APPLICANT:**

Mr And Mrs P Bryant

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.09.2009
- 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.

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<b>CASE NUMBER:</b>	04/03659/RENEW	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mr R Mowat	<b>DATE VALID:</b>	20.07.2004
<b>GRID REF:</b>	E 433560	<b>TARGET DATE:</b>	14.09.2004
	N 459580	<b>DECISION DATE:</b>	03.09.2004

**APPLICATION NO:** 6.83.125.D.RENEW

**LOCATION:**

Overhead Line At Grid Ref 433560/459580 To 433400/459245 Smithy Lane Scotton Harrogate District

**PROPOSAL:**

Renewal of unimplemented planning permission 6.83.125.C.RENEW for the erection of 350m of 132kv overhead electricity line.

**APPLICANT:**

National Grid Company

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 03.09.2009
- 2 Any redundant lines and apparatus shall be dismantled and removed from the site within six months from the date of commissioning of the lines hereby approved.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 To restore the land as far as practicable to its condition before the redundant lines and apparatus were installed.

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<b>CASE NUMBER:</b>	04/03660/RENEW	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mr R Mowat	<b>DATE VALID:</b>	20.07.2004
<b>GRID REF:</b>	E 433720	<b>TARGET DATE:</b>	14.09.2004
	N 459580	<b>DECISION DATE:</b>	03.09.2004

**APPLICATION NO:** 6.83.125.E.RENEW

**LOCATION:**

Overhead Line At Grid Ref 433720/459580 To 433715/459360 Rooker Lane Scotton Harrogate District

**PROPOSAL:**

Renewal of unimplemented planning permission 6.83.125.B.RENEW for the erection of 200m of 275kv overhead electricity line.

**APPLICANT:**

National Grid Company

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 03.09.2009
- 2 Any redundant lines and apparatus shall be dismantled and removed from the site within six months from the date of commissioning of the lines hereby approved.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 To restore the land as far as practicable to its condition before the redundant lines and apparatus were installed.

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<b>CASE NUMBER:</b>	04/03371/CON	<b>WARD:</b>	Knaresborough Scriven P:
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	01.07.2004
<b>GRID REF:</b>	E 434810	<b>TARGET DATE:</b>	26.08.2004
	N 458530	<b>DECISION DATE:</b>	20.08.2004

**APPLICATION NO:** 6.94.61.C.CON

**LOCATION:**

Primrose Hill The Green Scriven Knaresborough North Yorkshire HG5 9EA

**PROPOSAL:**

Conservation Area application for the demolition of detached outbuilding.

**APPLICANT:**

Mr & Mrs D Gillies

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.08.2009
- 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.

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HARROGATE BOROUGH COUNCIL

**AREA2 DEVELOPMENT CONTROL COMMITTEE**

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

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<b>CASE NUMBER:</b>	04/03251/FUL	<b>WARD:</b>	Knareborough King James
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	06.07.2004
<b>GRID REF:</b>	E 436366	<b>TARGET DATE:</b>	31.08.2004
	N 456045	<b>DECISION DATE:</b>	23.08.2004

**APPLICATION NO:** 6.100.1736.A.FUL

**LOCATION:**

Milestone Wetherby Road Knareborough North Yorkshire HG5 8LL

**PROPOSAL:**

Erection of first floor rear extension and 1 no front dormer window.

**APPLICANT:**

Mr And Mrs Light

REFUSED. Reason(s) for refusal:-

- 1 The proposed dormer window by reason of its position on the front of the house would detract from the simple character of the semi-detached properties of Grimboldtor and Milestones and would be an incongruous feature within the streetscene harming the character and visual amenity of the area contrary to Harrogate District Local Plan Policies A1, H15, HD20 and the Councils adopted Supplementary Planning Guidance on House Extensions and Garages.
- 2 The proposed rear extension is not a subservient addition to the original dwelling and is therefore out of scale with the original building. The proposal would therefore have a detrimental impact upon the character and appearance of the original dwelling and harm the visual amenity of the area contrary to Harrogate District Local Plan Policies A1, H15, HD20 and the Councils adopted Supplementary Planning Guidance on house Extensions and Garages.
- 3 The proposed two storey extension, due to its position along the joint boundary



would be dominant and overbearing to the occupiers of the neighbouring dwelling and be contrary to Policies H15, HD20 and A1 of the Harrogate District Local Plan.

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<b>CASE NUMBER:</b>	04/03302/FUL	<b>WARD:</b>	Knaresborough Scriven P:
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	29.06.2004
<b>GRID REF:</b>	<b>E</b> 434650	<b>TARGET DATE:</b>	24.08.2004
	<b>N</b> 457803	<b>DECISION DATE:</b>	23.08.2004

**APPLICATION NO:** 6.100.2358.A.FUL

**LOCATION:**

27 Woodpark Drive Knaresborough North Yorkshire HG5 9DN

**PROPOSAL:**

Erection of single storey rear extension and pitched roof over existing single storey side extension (revised scheme).

**APPLICANT:**

Mr & Mrs R Hewitt

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.08.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 The hedge along the boundary with No. 25 Woodpark Drive shall be retained, in the event that it dies it shall be replaced by a 1.8 metre high close boarded fence and thereafter retained as such.
- 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 rear 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
- 5 CD14R PRIVACY AND RESIDENTIAL AMENITY

**INFORMATIVES**

1. No part of this permission grants approval for any part of the development to extend outside the application site. This includes any eaves, gutters on the proposed

playroom roof.

### **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.

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<b>CASE NUMBER:</b>	04/03369/FUL	<b>WARD:</b>	Knaresborough East
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	12.07.2004
<b>GRID REF:</b>	<b>E</b> 435945	<b>TARGET DATE:</b>	06.09.2004
	<b>N</b> 457197	<b>DECISION DATE:</b>	27.08.2004

**APPLICATION NO:** 6.100.2381.FUL

### **LOCATION:**

21 Gordale Mount Knaresborough North Yorkshire HG5 0BG

### **PROPOSAL:**

Erection of two storey and single storey side extensions.

### **APPLICANT:**

Mr R Maden And Mrs J Williams

REFUSED. Reason(s) for refusal:-

- 1 The proposed design of the two-storey side extension would create a cramped site, with minimal space between the extension and No.19 Gordale Avenue. The proposal is therefore considered to result in harm to the spatial quality and visual appearance of the streetscene contrary to Harrogate District Local Plan Policies A1, H15, HD20 and the Councils adopted Supplementary Planning Guidance on house Extensions and Garages.

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<b>CASE NUMBER:</b>	04/03400/DVCM AJ	<b>WARD:</b>	Knaresborough King James
<b>CASE OFFICER:</b>	Mr R N Watson	<b>DATE VALID:</b>	02.07.2004

<b>CASE OFFICER:</b>	Mr R N Watson	<b>DATE VALID:</b>	02.07.2004
<b>GRID REF:</b>	<b>E</b> 436489	<b>TARGET DATE:</b>	01.10.2004
	<b>N</b> 456191	<b>DECISION DATE:</b>	13.09.2004

**APPLICATION NO:** 6.100.1614.AJ.DVCM  
AJ

**LOCATION:**

Unit 1 MFI St James Retail, Business And Industrial Park Knaresborough North Yorkshire  
HG5 8LL

**PROPOSAL:**

Deletion of condition no 5 of planning permission 6.100.1614.D.REM to allow the subdivision of Unit 1 into two units.

**APPLICANT:**

Norwich Union Linked Life Assurance Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.09.2009
- 2 This permission grants authority for the subdivision of unit 1 into two units only as shown on the amended plans received on 12 August and shall not be further subdivided without the formal approval in writing of the Local Planning Authority

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 In order to protect the vitality and viability of the shopping centres of Knaresborough and Harrogate.

**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.

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<b>CASE NUMBER:</b>	04/03479/COU	<b>WARD:</b>	Knaresborough East
<b>CASE OFFICER:</b>	Miss S Taylor	<b>DATE VALID:</b>	15.07.2004
<b>GRID REF:</b>	E 434920	<b>TARGET DATE:</b>	09.09.2004
	N 457172	<b>DECISION DATE:</b>	06.09.2004

**APPLICATION NO:** 6.100.1283.A.COU

**LOCATION:**

86 High Street Knaresborough North Yorkshire HG5 0EA

**PROPOSAL:**

Change of use from retail shop (Use Class A1) to offices (Use Class A2).

**APPLICANT:**

Nidd Recruitment Ltd

REFUSED. Reason(s) for refusal:-

- 1 The proposed change of use from A1 to A2 is considered to result in a loss of prime shopping facilities which would be detrimental to the vitality and viability of the town centre, contrary to policies A01 and S05 of the Harrogate District Local Plan.

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<b>CASE NUMBER:</b>	04/03601/FUL	<b>WARD:</b>	Knaresborough Scriven P:
<b>CASE OFFICER:</b>	Miss S Greaves	<b>DATE VALID:</b>	19.07.2004
<b>GRID REF:</b>	E 435127	<b>TARGET DATE:</b>	13.09.2004
	N 457541	<b>DECISION DATE:</b>	13.09.2004

**APPLICATION NO:** 6.100.2384.FUL

**LOCATION:**

10 Stockwell Avenue Knaresborough North Yorkshire HG5 0LA

**PROPOSAL:**

Erection of rear conservatory and detached single garage.

**APPLICANT:**

Mrs S Condon

REFUSED. Reason(s) for refusal:-

- 1 The proposed development due to the height and position of the raised terrace would result in unacceptable overlooking and would be harmful to the living conditions of the neighbouring property, and is contrary to policies H15, HD20 and A1 of the Harrogate District Local Plan (adopted 2001, altered 2004).

<b>CASE NUMBER:</b>	04/03658/FUL	<b>WARD:</b>	Knaresborough East
<b>CASE OFFICER:</b>	Mrs N M Waddington	<b>DATE VALID:</b>	22.07.2004
<b>GRID REF:</b>	<b>E</b> 435778	<b>TARGET DATE:</b>	16.09.2004
	<b>N</b> 456804	<b>DECISION DATE:</b>	13.09.2004

**APPLICATION NO:** 6.100.1469.B.FUL

**LOCATION:**

20 Princess Drive Knaresborough North Yorkshire HG5 0AG

**PROPOSAL:**

Erection of two storey side extension (Revised Scheme).

**APPLICANT:**

Mr R Bird

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.09.2009
- 2 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 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.

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<b>CASE NUMBER:</b>	04/03185/FUL	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	06.07.2004
<b>GRID REF:</b>	<b>E</b> 450830	<b>TARGET DATE:</b>	31.08.2004
	<b>N</b> 456560	<b>DECISION DATE:</b>	27.08.2004

**APPLICATION NO:** 6.115.80.I.FUL

**LOCATION:**

Ewe Cote Farm Church Lane Moor Monkton York North Yorkshire YO26 8LA

**PROPOSAL:**

Erection of two storey and single storey rear extension.

**APPLICANT:**

John Greenwood

REFUSED. Reason(s) for refusal:-

- 1 The enlargement of this property would be contrary to Policies H7, H15 and H19 of the Harrogate District Local Plan which seeks to ensure that extensions to dwellings within the countryside and those which are also subject to agricultural occupancy conditions are not extended by more than 50% of the original footprint of the house in order to prevent extensions to dwellings becoming tantamount to a new dwelling or harmful to the character and appearance of the countryside. The proposed size of the resultant dwelling is not justified by the functional requirement of the related enterprise.
- 2 The proposed extension is harmful to the existing character and appearance of the original dwelling by reason of its scale and design and position on the original house. The proposal therefore has a detrimental impact on the visual amenity and character of the area, which is contrary to Harrogate District Local Plan Policies A1, H15, HD20 and the Councils, adopted Supplementary Planning Guidance on House Extensions and Garages.

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<b>CASE NUMBER:</b>	04/03698/FUL	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	21.07.2004
<b>GRID REF:</b>	<b>E</b> 436211	<b>TARGET DATE:</b>	15.09.2004
	<b>N</b> 451124	<b>DECISION DATE:</b>	13.09.2004

**APPLICATION NO:** 6.122.277.FUL

**LOCATION:**

24 Castle Street Spofforth Harrogate North Yorkshire HG3 1AP

**PROPOSAL:**

Erection of two storey rear extension and detached double garage.

**APPLICANT:**

Mr N Howson

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension due to its size and design, and the garage are of an excessive scale and mass that will detract from the character and appearance of the dwelling and the Spofforth Conservation Area within which it lies. The proposal is therefore contrary to policy HD03 of the Harrogate District Local Plan and Policy E4 of the North Yorkshire Structure Plan.

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<b>CASE NUMBER:</b>	04/03679/FUL	<b>WARD:</b>	Marston Moor
<b>CASE OFFICER:</b>	Miss S Taylor	<b>DATE VALID:</b>	21.07.2004
<b>GRID REF:</b>	<b>E</b> 446262	<b>TARGET DATE:</b>	15.09.2004
	<b>N</b> 452527	<b>DECISION DATE:</b>	06.09.2004

**APPLICATION NO:** 6.124.407.A.FUL

**LOCATION:**

37 Fairfax Crescent Tockwith York North Yorkshire YO26 7QX

**PROPOSAL:**

Erection of replacement rear conservatory

**APPLICANT:**

Mr And Mrs Poulter

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD14 NO WINDOWS IN DEVELOPMENT ... east elevation ... rear conservatory

Reasons for Conditions:-

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

## **JUSTIFICATION FOR GRANTING CONSENT:**

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

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<b>CASE NUMBER:</b>	04/03249/TPO	<b>WARD:</b>	Ribston
<b>CASE OFFICER:</b>	Miss S Taylor	<b>DATE VALID:</b>	25.06.2004
<b>GRID REF:</b>	<b>E</b> 442307	<b>TARGET DATE:</b>	20.08.2004
	<b>N</b> 450123	<b>DECISION DATE:</b>	23.08.2004

**APPLICATION NO:** 6.136.171.TPO

### **LOCATION:**

The Groom's House 8 Montagu Mews Ingmanthorpe Hall Wetherby North Yorkshire LS22 5PY

### **PROPOSAL:**

Deadwood and crown lift 2 no Beech trees within Woodland W5 of Tree Preservation Order No 02/1962.

### **APPLICANT:**

Julie Wood

Part APPROVED and part REFUSED as set out below:

### **PART TO BE APPROVED:**

Subject to the following Conditions;

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.08.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The crown lifting of the trees shall not exceed 2.5 metres.
- 4 CL16 TREE WORK TO BS 3998

Reasons for Conditions:



- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 To protect the health and amenity of the Beech trees.
  
- 4 CL16R HEALTH AND AMENITY OF TREES

**PART TO BE REFUSED:**

- 1 Crown lift of 3m is considered to be excessive and harmful to the amenity and health of the tree, contrary to good arboricultural practise and policy A01 of the Harrogate Local Plan.

**JUSTIFICATION FOR GRANTING PARTIALCONSENT:**

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.

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<b>CASE NUMBER:</b>	04/03607/FUL	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Ms Sara Purvis	<b>DATE VALID:</b>	14.07.2004
<b>GRID REF:</b>	<b>E</b> 430613	<b>TARGET DATE:</b>	08.09.2004
	<b>N</b> 450746	<b>DECISION DATE:</b>	06.09.2004

**APPLICATION NO:** 6.141.156.B.FUL

**LOCATION:**

Walton Head Farm Pannal Harrogate North Yorkshire HG3 1LF

**PROPOSAL:**

Erection of two storey front extension, two storey rear extension, detached double garage, conversion of outbuilding to form garden store and installation of package treatment plant. (Revised Scheme)

**APPLICANT:**

Mr And Mrs R Hyett

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extensions 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.
- 4 CD13X TIMBER VERTICAL SLIDING SASH WINDOWS
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, outbuildings, garden buildings or any other development normally permitted under Class A and Class E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995; other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.
- 6 The garden of the dwelling shall not extend any further than shown in green on the site layout plan attached to this permission.
- 7 Details of proposed boundary treatment, and proposed materials for the hardsurfacing of the vehicle access and turning areas, shall be submitted to and approved by the LPA prior to commencement of development, and once approved shall be implemented and retained
- 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:-

(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;

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 ... Ref 2778-05
- 10 The existing Public Right of Way shall be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and Country Planning Act 1990.  
It is noted that the application proposes to construct a post and rail fence across the public footpath - any fence must include a suitable gap or pedestrian gate: a suitable specification should be agreed with the Area rights of Way Officer.

NOTE:

For information a plan of the definitive Public Right of Way is enclosed. The applicant should discuss with the Highway Authority any proposals for altering the route.

- 11 A site investigation to assess whether landfill gas is migrating to the site shall be carried out and approved in writing by the Local Planning Authority. Details of the methodology should be agreed with the Councils Health Division prior to

commencement of the survey. Details of any gas mitigation measures required should be agreed in writing by the Local Planning Authority prior to the commencement of development unless otherwise agreed 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 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD13XR DEV IN CHARACTER WITH LOCALITY
- 5 In the interests of visual amenity
- 6 In the interests of the character of the countryside and openness of the Green Belt
- 7 In the interests of visual amenity and the character of the countryside
- 8 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 9 HW17R ROAD SAFETY REQUIREMENTS
- 10 HW32R TO PROTECT THE RIGHT OF WAY
- 11 To provide a safe environment for the users of the development.

**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.

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<b>CASE NUMBER:</b>	04/03228/FUL	<b>WARD:</b>	Marston Moor
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	08.07.2004
<b>GRID REF:</b>	E 447130	<b>TARGET DATE:</b>	02.09.2004
	N 450730	<b>DECISION DATE:</b>	27.08.2004

**APPLICATION NO:** 6.142.37.F.FUL

**LOCATION:**

The Old School House Tockwith Lane Bilton In Ainsty York North Yorkshire YO26 7NX

**PROPOSAL:**

Erection of 2 no detached stables and associated hardstanding and access track.

**APPLICANT:**

Mr S Kingham

REFUSED. Reason(s) for refusal:-

- 1 The size siting and materials of construction of the stables and the creation of the extensive hard standing is considered to have a negative impact upon the character and appearance of the countryside. The proposal does not accord with Harrogate District Local Plan Policies A1, C2, C15, which seek to preserve and protect the countryside character and the character and appearance of the Listed Building.

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<b>CASE NUMBER:</b>	04/03310/FUL	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Mr R Mowat	<b>DATE VALID:</b>	05.07.2004
<b>GRID REF:</b>	<b>E</b> 428003	<b>TARGET DATE:</b>	30.08.2004
	<b>N</b> 446663	<b>DECISION DATE:</b>	27.08.2004

**APPLICATION NO:** 6.147.113.C.FUL

**LOCATION:**

Whitegates Wescoe Hill Lane Weeton Leeds North Yorkshire LS17 0AS

**PROPOSAL:**

Erection of two storey side extension and front porch, and alterations to 10 no existing dormer windows.

**APPLICANT:**

Mr G Williams

REFUSED. Reason(s) for refusal:-

- 1 The further enlargement of this previously extended property would be contrary to H15 and GB6 of the Harrogate District Local Plan which seeks to ensure that extensions to dwellings in Green Belt are not disproportionate additions over and above the original building which would harm the character and openness of the Green Belt.

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<b>CASE NUMBER:</b>	04/03325/FUL	<b>WARD:</b>	Newby
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	30.06.2004
<b>GRID REF:</b>	<b>E</b> 439128	<b>TARGET DATE:</b>	25.08.2004
	<b>N</b> 467193	<b>DECISION DATE:</b>	23.08.2004

**N 467193**

**DECISION DATE: 23.08.2004**

**APPLICATION NO: 6.56.137.FUL**

**LOCATION:**

20 Riverside Gardens Langthorpe York North Yorkshire YO51 9GB

**PROPOSAL:**

Erection of two storey side and single storey rear extensions.

**APPLICANT:**

Mr J R Fearnside

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.08.2009
- 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 additional windows shall be inserted in the elevations of the extension hereby approved, without the prior written approval of the Local Planning Authority.
- 5 The lowest floor level in the completed building shall not be less than the floor lowest floor level in the existing house.

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
- 5 CB14R TO PREVENT INCREASED RISK OF FLOODING

**JUSTIFICATION FOR GRANTING CONSENT:**

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

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<b>CASE NUMBER:</b>	04/03561/FUL	<b>WARD:</b>	Newby
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	15.07.2004
<b>GRID REF:</b>	<b>E</b> 439491	<b>TARGET DATE:</b>	09.09.2004
	<b>N</b> 467225	<b>DECISION DATE:</b>	27.08.2004

**APPLICATION NO:** 6.57.61.FUL

**LOCATION:**

27 Market Hill Milby York North Yorkshire

**PROPOSAL:**

Erection of two storey side and rear extension.

**APPLICANT:**

Mr D Rhodes

REFUSED. Reason(s) for refusal:-

- 1 The proposed two-storey rear extension would have a detrimental impact upon the existing level of privacy and residential amenity currently enjoyed by the occupiers of No. 23 Market Hill, by reason of the height and proximity of the rear two-storey extension to the side boundary and garden area of this property. the proposal would result in a loss of privacy and would feel overbearing on the occupiers of No.23 Market Hill. The proposal is therefore contrary to Harrogate District Local Plan Policies A1, H15, HD20 and the Councils adopted Supplementary Planning Guidance on house Extensions and Garages.
- 2 The proposed extension due to its proximity to the side boundary would result in only a narrow gap between numbers 27 and 29 creating a cramped and virtually terraced appearance, having a harmful effect upon the character and appearance of the streetscene. The proposal is therefore contrary to the provisions of Policies A1, H15 and HD20 of the Harrogate District Local Plan which seek to ensure development proposals do not result in harm to the visual amenity and character of the area.

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<b>CASE NUMBER:</b>	04/03577/COU	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	13.07.2004
<b>GRID REF:</b>	<b>E</b> 438931	<b>TARGET DATE:</b>	07.09.2004
	<b>N</b> 464776	<b>DECISION DATE:</b>	27.08.2004

**APPLICATION NO:** 6.64.625.COU

**LOCATION:**

Post Office Minskip York North Yorkshire YO51 9HZ

**PROPOSAL:**

Conversion of existing post office/shop to form additional living accommodation for existing dwelling.

**APPLICANT:**

Mrs L Drake

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.08.2009
- 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.

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<b>CASE NUMBER:</b>	04/03662/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mrs N M Waddington	<b>DATE VALID:</b>	20.07.2004
<b>GRID REF:</b>	E 441850	<b>TARGET DATE:</b>	14.09.2004
	N 462850	<b>DECISION DATE:</b>	13.09.2004

**APPLICATION NO:** 6.71.152.A.FUL

**LOCATION:**

Reas House 4 School Lane Marton Cum Grafton York North Yorkshire YO51 9QB

**PROPOSAL:**

Erection of two storey side extension (Revised Scheme).

**APPLICANT:**

Mrs P Rose

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 Notwithstanding the terms of condition 02 above no development shall take place until a plan has been submitted to and approved in writing by the Local Planning Authority to show accurately the extension to the existing porch on the front elevation. Once approved development shall be carried out strictly in accordance with the submitted details unless otherwise agreed in writing with 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 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 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.

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<b>CASE NUMBER:</b>	04/03540/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	14.07.2004
<b>GRID REF:</b>	E 444406	<b>TARGET DATE:</b>	08.09.2004
	N 464719	<b>DECISION DATE:</b>	27.08.2004

**APPLICATION NO:** 6.72.79.A.FUL

#### **LOCATION:**

Land Comprising OS Field No's 5463 And 4972 Lower Dunsforth York North Yorkshire



**PROPOSAL:**

Retention of block comprising 3 no. stables, hay store, straw store, store and positioning of 1 no. caravan.

**APPLICANT:**

Miss F Oddy

REFUSED. Reason(s) for refusal:-

- 1 As a direct result of the size, siting and level of the proposals, which is the creation of hardstanding, the erection of 2 large stables, storage and parking of a caravan and horsebox would have a detrimental impact upon the character and appearance of the open countryside location, which would be contrary to National Policy Planning Policy Statement 7: Sustainable Development in Rural Areas, Policy E2 of the North Yorkshire Structure Plan and Harrogate District Local Plan Policies A1, C2 and C15 which seek to protect landscape character.
- 2 The proposal is contrary to National Planning Policy Guidance Note 25: Development and Flood Risk, and Policy E2 of the North Yorkshire Structure Plan, and Harrogate District Local plan Policy A5 as the development is located within the indicative flood plain and acceptable no Flood Risk Assessment has been provided or adequate flood mitigation measures incorporated into the development.

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<b>CASE NUMBER:</b>	04/03726/FUL	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	22.07.2004
<b>GRID REF:</b>	E 444920	<b>TARGET DATE:</b>	16.09.2004
	N 461750	<b>DECISION DATE:</b>	06.09.2004

**APPLICATION NO:** 6.80.125.B.FUL

**LOCATION:**

Church Hill Main Street Great Ouseburn York North Yorkshire

**PROPOSAL:**

Erection of two storey rear extension.

**APPLICANT:**

Mr And Mrs Coidan

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension and alterations would harm the character and appearance of this listed building and the Great Ouseburn Conservation Area and be contrary to Harrogate District Local plan policies HD1, HD20 and HD3 and North Yorkshire Structure Plan policy E4.

<b>CASE NUMBER:</b>	04/03727/LB	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	22.07.2004
<b>GRID REF:</b>	<b>E</b> 444920	<b>TARGET DATE:</b>	16.09.2004
	<b>N</b> 461750	<b>DECISION DATE:</b>	06.09.2004

**APPLICATION NO:** 6.80.125.C.LB

**LOCATION:**

Church Hill Main Street Great Ouseburn York North Yorkshire

**PROPOSAL:**

Listed Building application for the demolition of single storey outbuilding, and erection of two storey rear extension, formation of 4 no internal door openings, 1 no external door opening, 6 no windows and 5 no rooflights.

**APPLICANT:**

Mr And Mrs Coidan

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension and alterations works would harm the character and appearance of this listed building and be contrary to Harrogate District Local plan policies HD1 and HD20 and North Yorkshire Structure Plan policy E4.

**INFORMATIVES**

1. The application for an extension and alteration was not accompanied by a full justification in accordance with Para 3.4 of Planning Policy Guidance Note 15.

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<b>CASE NUMBER:</b>	03/06200/COUMAJ	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mrs L Drake	<b>DATE VALID:</b>	24.12.2003
<b>GRID REF:</b>	<b>E</b> 433900	<b>TARGET DATE:</b>	24.03.2004
	<b>N</b> 460120	<b>DECISION DATE:</b>	31.08.2004

**APPLICATION NO:** 6.83.56.B.COUMAJ

**LOCATION:**

Farmire Trout Fishery, Farmire House Stang Lane Farnham Knaresborough North Yorkshire

**PROPOSAL:**

Change of use of land adjacent to existing caravan park to permit the siting of static caravans on land associated with the existing fishing lake at Kingfisher Caravan Park.

**APPLICANT:**

Mr And Mrs P Richardson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 31.08.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 22.03.2004
- 3 Prior to the commencement of the development hereby permitted visibility splays providing clear visibility of 2m x 120m measured down the centre line of the access road and the nearside channel line of the major road shall be provided at the junction of the access road with the county highway. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 4 A plan is attached showing the route of a public right of way adjacent to the site of the proposed development. No works shall take place which will create any obstruction (either temporary or permanent) to this public right of way. If the applicant requires further information please contact the Rights of Way Officer at the Skipton Area Office, Croft House, Carleton Road, Skipton.
- 5 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 6 CB26 MEANS OF FOUL AND SW DRAINAGE TO BE APP
- 7 CB26X NO SW/FOUL DISCHG UNTIL APP WRK COMPLETE
- 8 Prior to the commencement of the development a scheme showing the use of porous material (such as `grass-crete) for the access road, caravan bases and parking areas shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented and retained.
- 9 The development shall proceed in accordance with the approved Flood Risk Assessment incorporating the accepted mitigation measures into the construction of the development.
- 10 Prior to the commencement of the development hereby approved, a scheme to deal with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation and assessment to identify the extent of landfill gas migration and the measures to be taken to avoid risk to the public when and after the site is development. The caravan site shall not be occupied until the measures approved in the scheme have been implemented.
- 11 Prior to the commencement of development a Wildlife Management Plan for the site shall be produced and approved in writing by the Council. Once approved the plan shall be carried out in strict accordance with the details agreed unless otherwise approved in writing by the Local Planning Authority.
- 12 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 13 CL04 REPLANTING IF ANY TREES/SHRUBS DIE

Reasons for Conditions:-

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

- 3 HW10R ROAD SAFETY REQUIREMENTS
- 4 HW32R TO PROTECT THE RIGHT OF WAY
- 5 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 6 CB26R TO ENSURE DEV CAN BE PROPERLY DRAINED
- 7 CB26XR TO ENSURE PROPER PROVISION IS MADE
- 8 CB26R TO ENSURE DEV CAN BE PROPERLY DRAINED
- 9 To minimise the impact of any potential flooding.
- 10 To provide a safe environment for the users of the development.
- 11 The site is a SINC and it is important to record the existing nature conservation value prior to any development on the site and thereafter to maintain the nature conservation importance of the site.
- 12 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 13 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY

### INFORMATIVES

1. Measures should be taken to prevent the spread of Japanese Knotweed, an invasive alien species which occurs on the applicant's adjacent site. It is an offence to plant or 'otherwise encourage' Japanese Knotweed under the Wildlife and Countryside Act 1981 and soil polluted by knotweed is classed as 'controlled waste' by the Environment Agency. Work should be undertaken in accordance with the Environment Agency's 'Code of Practice for the management, destruction and disposal of Japanese Knotweed', a copy of which is attached to this decision 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.

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<b>CASE NUMBER:</b>	04/03405/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	05.07.2004
<b>GRID REF:</b>	<b>E</b> 433627	<b>TARGET DATE:</b>	30.08.2004
	<b>N</b> 459837	<b>DECISION DATE:</b>	27.08.2004

**APPLICATION NO:** 6.83.154.FUL

**LOCATION:**

5 Lingerfield Terrace Scotton Knaresborough North Yorkshire HG5 9JQ

**PROPOSAL:**

Erection of rear dormer window.

**APPLICANT:**

Mr And Mrs A Croome

REFUSED. Reason(s) for refusal:-

- 1 The proposed dormer window due to its size, design and position on the roof would be an obtrusive feature and contrary to Harrogate District Local Plan Policies A1, H15, HD20 and the Councils adopted Supplementary Planning Guidance on House Extensions and Garages, which seeks to ensure dormers are an acceptable design.
- 2 The proposal would further erode the existing character of the roofscape on Lingerfield Terrace, and therefore have a detrimental impact upon the visual amenity of the area. The proposal is contrary to Harrogate District Local Plan Policies A1, H15, HD20 and the Councils adopted Supplementary Planning Guidance on house Extensions and Garages.

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<b>CASE NUMBER:</b>	04/03352/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	01.07.2004
<b>GRID REF:</b>	E 434709	<b>TARGET DATE:</b>	26.08.2004
	N 460536	<b>DECISION DATE:</b>	23.08.2004

**APPLICATION NO:** 6.84.12.D.FUL

**LOCATION:**

Ford House Farnham Knaresborough North Yorkshire HG5 9JD

**PROPOSAL:**

Erection of two storey side extension and detached double garage with greenhouse (revised scheme).

**APPLICANT:**

DRs R & C Hall

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.08.2009
- 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.

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<b>CASE NUMBER:</b>	04/03402/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mrs L Drake	<b>DATE VALID:</b>	05.07.2004
<b>GRID REF:</b>	E 434715	<b>TARGET DATE:</b>	30.08.2004
	N 460810	<b>DECISION DATE:</b>	23.08.2004

**APPLICATION NO:** 6.84.64.C.FUL

**LOCATION:**

Branton Court Farnham Knaresborough North Yorkshire HG5 9JE

**PROPOSAL:**

Conversion of existing agricultural buildings to form 1no. dwelling (site area 0.07ha).

**APPLICANT:**

Mr DS Gregory

REFUSED. Reason(s) for refusal:-

- 1 The unauthorised alterations carried out to the building significantly alter the character and appearance of the former agricultural building to its detriment, thereby being contrary to Policy C16 of the Harrogate District Local Plan.
- 2 No signed unilateral undertaking has been received from the applicant agreeing to the payment of a commuted sum for off site open space provision, thereby being contrary to Policy R4 of the Harrogate District Local Plan.

HARROGATE BOROUGH COUNCIL  
**AREA2 DEVELOPMENT CONTROL COMMITTEE**

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

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<b>CASE NUMBER:</b>	04/03196/CLEUD	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Mr M Williams	<b>DATE VALID:</b>	02.07.2004
<b>GRID REF:</b>	E 428760	<b>TARGET DATE:</b>	27.08.2004
	N 446556	<b>DECISION DATE:</b>	17.08.2004

**APPLICATION NO:** 6.147.33.E.CLEUD

**LOCATION:**

Field House Gallowgate Lane Weeton Leeds North Yorkshire LS17 0AZ

**PROPOSAL:**

Application for a Certificate of Lawfulness for an existing use as a dwelling house for persons not employed in agriculture (in breach of condition no.2 of planning permission WE/3548).

**APPLICANT:**

Mrs S Fuller

APPROVED

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