

HARROGATE BOROUGH COUNCIL

AREA2 DEVELOPMENT CONTROL COMMITTEE

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

CASE NUMBER:	04/03887/FUL	WARD:	Knaresborough King James
CASE OFFICER:	Miss S Greaves	DATE VALID:	18.08.2004
GRID REF:	E 436055	TARGET DATE:	13.10.2004
	N 456735	DECISION DATE:	28.09.2004

APPLICATION NO: 6.100.1414.A.FUL

LOCATION:

15 Crestholme Close Knaresborough North Yorkshire HG5 0SR

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr And Mrs Dawson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.09.2009
- 2 CD12A MATCHING MATERIALS
- 3 Notwithstanding the provisions of The Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order with or without modification), no further windows shall be inserted in the southwest and northwest elevations of the conservatory hereby approved, nor any window enlarged, without the prior written approval 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 In the interests of privacy and residential amenity.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other

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

CASE NUMBER:	04/03939/FUL	WARD:	Knaresborough Scriven P
CASE OFFICER:	Miss S Greaves	DATE VALID:	24.08.2004
GRID REF:	E 433483	TARGET DATE:	19.10.2004
	N 458205	DECISION DATE:	04.10.2004

APPLICATION NO: 6.100.2395.FUL

LOCATION:

8 Appleby Crescent Knaresborough North Yorkshire HG5 9LS

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr Shaw

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 04.10.2009
- 2 CD12A MATCHING MATERIALS
- 3 Notwithstanding the provisions of The Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order with or without modification), no further windows shall be inserted in the west elevation of the conservatory hereby approved, nor any window enlarged, without the prior written approval 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 In the interests of privacy and residential amenity.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into

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

CASE NUMBER:	04/04044/FUL	WARD:	Knarborough Scriven P:
CASE OFFICER:	Mrs K Williams	DATE VALID:	12.08.2004
GRID REF:	E 433667	TARGET DATE:	07.10.2004
	N 458158	DECISION DATE:	06.10.2004

APPLICATION NO: 6.100.619.A.FUL

LOCATION:

Anglezarke Netheredge Close Knarborough North Yorkshire HG5 9BZ

PROPOSAL:

Erection of two storey side extension.

APPLICANT:

Mrs Kate Roberts

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.10.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 Notwithstanding the submitted details the first floor side window shown on the side of the property in the plan view of revised plans 04/120/-02 A shall be omitted and the wall shall be bricked up as shown on the side elevation view of revised plan 04/120/-02 A. The scheme shall be implemented with the window as shown on the proposed rear elevation of plan 04/120/-02 A.
- 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 side elevation facing No. 1 Netheredge Close on the western elevation of the two store side extension hereby approved, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94

- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/04064/FUL	WARD:	Knaresborough East
CASE OFFICER:	Mr P Jewkes	DATE VALID:	12.08.2004
GRID REF:	E 435219	TARGET DATE:	07.10.2004
	N 457136	DECISION DATE:	23.09.2004

APPLICATION NO: 6.100.2390.FUL

LOCATION:

2 Park Close Knaresborough North Yorkshire HG5 0BU

PROPOSAL:

Erection of 1 no side conservatory.

APPLICANT:

Ms M Manning

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

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

3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/04071/FUL	WARD:	Knaresborough Scriven P
CASE OFFICER:	Mrs K Williams	DATE VALID:	12.08.2004
GRID REF:	E 434822	TARGET DATE:	07.10.2004
	N 457728	DECISION DATE:	21.09.2004

APPLICATION NO: 6.100.2391.FUL

LOCATION:

12 Tentergate Lane Knaresborough North Yorkshire HG5 9BH

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr And Mrs Wright

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 21.09.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

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

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/04094/FUL	WARD:	Knaresborough King James
CASE OFFICER:	Mrs J Lurcuck	DATE VALID:	12.08.2004
GRID REF:	E 435690	TARGET DATE:	07.10.2004
	N 456355	DECISION DATE:	27.09.2004

APPLICATION NO: 6.100.549.E.FUL

LOCATION:

42 Aspin Park Road Knaresborough North Yorkshire HG5 8HG

PROPOSAL:

Amendment to Permission 6.100.549.D.FUL for 1 no detached dwelling, to allow 5 no rooflights to north east elevation of main roof.

APPLICANT:

Mr T Graham

APPROVED subject to the following conditions:-

- 1 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 2 Notwithstanding the provisions of The Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order), no further windows, rooflights or dormer windows shall be inserted in any elevations or the roof of the dwelling hereby approved, without the prior written approval of the Local Planning Authority.
- 3 The landing and bathroom window to the northeast / side elevation, and the en-suite bathroom window to the southeast / rear elevation, shall be obscure glazed and shall be maintained and retained as such unless otherwise agreed in writing by the Local Planning Authority.
- 4 Prior to the commencement of development a 1.8m high close boarded fence shall be erected along the southeast/rear boundary with No. 33 Aspin Way, and thereafter shall be maintained and retained, unless otherwise agreed in writing by the Local

Planning Authority.
5 HW07C PRVTE ACCESS/VERGE CROS'NGS CONSTCT REQM ... E6

Reasons for Conditions:-

- 1 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 2 CD15R PRIVACY AND RESIDENTIAL AMENITY
- 3 In the interests of privacy and residential amenity.
- 4 In the interests of residential amenity.
- 5 HW07CR VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/04143/FUL	WARD:	Knaresborough King James
CASE OFFICER:	Mrs K Williams	DATE VALID:	16.08.2004
GRID REF:	E 435373	TARGET DATE:	11.10.2004
	N 456101	DECISION DATE:	21.09.2004

APPLICATION NO: 6.100.2392.FUL

LOCATION:

32 Aspin Oval Knaresborough North Yorkshire HG5 8EL

PROPOSAL:

Erection of single storey front, side and rear extension.

APPLICANT:

Mr J Mallon

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 21.09.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

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

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/04184/FUL	WARD:	Knaresborough Scriven P:
CASE OFFICER:	Miss S Greaves	DATE VALID:	24.09.2004
GRID REF:	E 434966	TARGET DATE:	19.11.2004
	N 458032	DECISION DATE:	11.10.2004

APPLICATION NO: 6.100.2393.FUL

LOCATION:

18 Scriven Road Knaresborough North Yorkshire HG5 9EQ

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr & Mrs Jupp

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 11.10.2009
- 2 CD12A MATCHING MATERIALS
- 3 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 enlarged in the northwest elevation of the rear extension hereby

- approved, without the prior written approval of the Local Planning Authority.
- 4 The window in the splay on the north elevation of the rear extension hereby approved shall be fitted with obscure glass and any replacement window /glazing shall use obscure glass unless otherwise approved in writing by the local planning authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 3 In the interests of privacy and residential amenity.
- 4 In the interests of privacy and residential amenity.

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/04397/FUL	WARD:	Knaresborough King James
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	27.08.2004
GRID REF:	E 435760	TARGET DATE:	22.10.2004
	N 456440	DECISION DATE:	06.10.2004

APPLICATION NO: 6.100.141.A.FUL

LOCATION:

9 Farfield Avenue Knaresborough North Yorkshire HG5 8HB

PROPOSAL:

Erection of single storey rear/side extension.

APPLICANT:

Mr And Mrs T Mahon

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.10.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

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

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/04399/FUL	WARD:	Knarborough Scriven P:
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	31.08.2004
GRID REF:	E 435037	TARGET DATE:	26.10.2004
	N 458245	DECISION DATE:	04.10.2004

APPLICATION NO: 6.100.2397.FUL

LOCATION:

34 Park Way Knarborough North Yorkshire HG5 9DW

PROPOSAL:

Replacement of existing front porch and erection of single storey rear extension.

APPLICANT:

Mr & Mrs R Fewkes

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 04.10.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

- 4 The window in the side elevation of the rear extension hereby permitted which overlooks 36 Park Way shall be glazed in obscure glass prior to the first occupation of the extension and thereafter retained unless otherwise agreed in writing by the Local Planning Authority.
- 5 CD15A NO FURTHER WINDOWS IN DEVELOPMENT ... Western ... Rear extension or porch

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
- 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.

CASE NUMBER:	04/02483/TPO	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	08.06.2004
GRID REF:	E 437939	TARGET DATE:	03.08.2004
	N 455963	DECISION DATE:	04.10.2004

APPLICATION NO: 6.101.106.TPO

LOCATION:

Whitegates Midgeley Lane Goldsborough Knaresborough North Yorkshire HG5 8NN

PROPOSAL:

Felling of 4 no Cypress trees within Parkland P1 of Tree Preservation Order No 01/1952.

APPLICANT:

Mr Hannan

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 04.10.2009
- 2 CL16 TREE WORK TO BS 3998

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
 - 2 CL16R HEALTH AND AMENITY OF TREES
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CASE NUMBER:	04/03762/FUL	WARD:	Marston Moor
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	26.07.2004
GRID REF:	E 446316	TARGET DATE:	20.09.2004
	N 452684	DECISION DATE:	20.09.2004

APPLICATION NO: 6.124.410.FUL

LOCATION:

11 Prince Rupert Drive Tockwith York North Yorkshire YO26 7QS

PROPOSAL:

Erection of conservatory to rear and extension to existing detached garage with replacement pitched roof.

APPLICANT:

Mr C Dwight

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 The windows in the elevation of the conservatory hereby permitted which overlook 13 Prince Rupert Drive shall be glazed in obscure glass prior to the first occupation of the conservatory and thereafter retained.

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.

CASE NUMBER:	04/03956/FUL	WARD:	Marston Moor
CASE OFFICER:	Miss S Greaves	DATE VALID:	20.08.2004
GRID REF:	E 446244	TARGET DATE:	15.10.2004
	N 452525	DECISION DATE:	28.09.2004

APPLICATION NO: 6.124.144.A.FUL

LOCATION:

33 Fairfax Crescent Tockwith York North Yorkshire YO26 8QX

PROPOSAL:

Erection of detached single garage.

APPLICANT:

Mr I Jackson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.09.2009
- 2 CD12A MATCHING MATERIALS
- 3 CD14 NO WINDOWS IN DEVELOPMENT ... west ... garage

Reasons for Conditions:-

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

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/04034/FUL	WARD:	Marston Moor
CASE OFFICER:	Mr M A Warden	DATE VALID:	09.08.2004
GRID REF:	E 445436	TARGET DATE:	04.10.2004
	N 452361	DECISION DATE:	27.09.2004

APPLICATION NO: 6.124.411.FUL

LOCATION:

Unit 19 Centre Park Marston Business Park Rudgate Tockwith York North Yorkshire

PROPOSAL:

Erection of extension to existing industrial unit.

APPLICANT:

Centre Park Holdings

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.09.2009
- 2 CD12A MATCHING MATERIALS
- 3 CB21 COMPENSATORY FLOOD STORAGE WORKS
- 4 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING ... 862/2

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 3 CB21R TO ALLEVIATE INCREASED RISK OF FLOODING
- 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.

CASE NUMBER:	04/04043/FUL	WARD:	Marston Moor
CASE OFFICER:	Mr M A Warden	DATE VALID:	13.08.2004
GRID REF:	E 445455	TARGET DATE:	08.10.2004
	N 452435	DECISION DATE:	27.09.2004

APPLICATION NO: 6.124.316.C.FUL

LOCATION:

Unit 9 C S E Centre Park Marston Business Park Rudgate Tockwith York North Yorkshire

PROPOSAL:

Erection of single storey extension to existing unit.

APPLICANT:

Centre Park Holdings

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.09.2009
- 2 CD12A MATCHING MATERIALS
- 3 CB21 COMPENSATORY FLOOD STORAGE WORKS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 3 CB21R TO ALLEVIATE INCREASED RISK OF FLOODING

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other

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

CASE NUMBER:	04/04026/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	23.08.2004
GRID REF:	E 450028	TARGET DATE:	18.10.2004
	N 451348	DECISION DATE:	06.10.2004

APPLICATION NO: 6.125.137.FUL

LOCATION:

The Croft Tockwith Road Long Marston York North Yorkshire YO5 8PQ

PROPOSAL:

Erection of first floor extension.

APPLICANT:

Mr J E K Thomas

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.10.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

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

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning

considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/04096/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	13.08.2004
GRID REF:	E 433650	TARGET DATE:	08.10.2004
	N 447590	DECISION DATE:	04.10.2004

APPLICATION NO: 6.148.2.D.FUL

LOCATION:

Cliff House Barrowby Lane Kirkby Overblow Harrogate North Yorkshire HG3 1HX

PROPOSAL:

Erection of single storey triple garage/mower store. (Revised Scheme)

APPLICANT:

Mr And Mrs C Miller

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 04.10.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

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

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the

public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/04335/TPO	WARD:	Marston Moor
CASE OFFICER:	Miss S Greaves	DATE VALID:	24.08.2004
GRID REF:	E 447534	TARGET DATE:	19.10.2004
	N 446981	DECISION DATE:	28.09.2004

APPLICATION NO: 6.150.24.H.TPO

LOCATION:

Chestnut House Main Street Wighill Tadcaster North Yorkshire LS24 8BQ

PROPOSAL:

Remove branches and crown lift 1 no Horse Chesnut (T1) and deadwood 1 no Beech tree (T2) of Tree Preservation Order 3/1979.

APPLICANT:

Mr And Mrs Quinn

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.09.2009
- 2 CL16 TREE WORK TO BS 3998

Reasons for Conditions:-

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

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/04017/FUL	WARD:	Newby
CASE OFFICER:	Mr P Jewkes	DATE VALID:	13.08.2004
GRID REF:	E 432980	TARGET DATE:	08.10.2004
	N 471798	DECISION DATE:	28.09.2004

APPLICATION NO: 6.32.144.FUL

LOCATION:

43 Glebe Meadow Sharow Ripon North Yorkshire HG4 5BD

PROPOSAL:

Erection of single storey side extension and raising the roof height of existing garage.

APPLICANT:

Mr And Mrs D Lonsdale

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

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

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/03962/TPO	WARD:	Newby
CASE OFFICER:	Mr P Jewkes	DATE VALID:	06.08.2004
GRID REF:	E 433864	TARGET DATE:	01.10.2004
	N 471194	DECISION DATE:	28.09.2004

APPLICATION NO: 6.33.1.F.TPO

LOCATION:

Holly Howe Copt Hewick Ripon North Yorkshire HG4 5BY

PROPOSAL:

Felling of 1 no Horse Chestnut tree within Group G14 of Tree Preservation Order 02/1970.

APPLICANT:

Ms S Goldsbrough

APPROVED subject to the following conditions:-

1 CL17 TREE WORK TO BS 3998

Reasons for Conditions:-

1 CL17R HEALTH AND AMENITY OF TREES

CASE NUMBER:	04/04180/FUL	WARD:	Newby
CASE OFFICER:	Mr P Jewkes	DATE VALID:	17.08.2004
GRID REF:	E 439118	TARGET DATE:	12.10.2004
	N 468289	DECISION DATE:	23.09.2004

APPLICATION NO: 6.47.73.FUL

LOCATION:

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

PROPOSAL:

Erection of two storey side and single storey rear extension including 1 no front dormer window and front porch canopy.

APPLICANT:

Mr S Ogden

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

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

JUSTIFICATION FOR GRANTING CONSENT:

CASE NUMBER:	04/04009/TPO	WARD:	Newby
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	10.08.2004
GRID REF:	E 439120	TARGET DATE:	05.10.2004
	N 467158	DECISION DATE:	28.09.2004

APPLICATION NO: 6.56.95.C.TPO

LOCATION:

Old Oak 22 Riverside Gardens Langthorpe York North Yorkshire YO51 9GB

PROPOSAL:

Selective pruning to 1no Turkey Oak tree, T1 of Tree Preservation Order 2/1992.

APPLICANT:

Mr A Kennedy

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.09.2006
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The large branch growing towards the conservatory shall be cut back no further than the secondary fork and no other pruning wounds shall be over 50mm in diameter.
- 4 CL16 TREE WORK TO BS 3998

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 In the interests of the health of the tree and visual amenity.
- 4 CL16R HEALTH AND AMENITY OF TREES

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/04284/TPO	WARD:	Boroughbridge
CASE OFFICER:	Miss S Greaves	DATE VALID:	20.08.2004
GRID REF:	E 439725	TARGET DATE:	15.10.2004
	N 466480	DECISION DATE:	28.09.2004

APPLICATION NO: 6.64.312.J.TPO

LOCATION:

The Vicarage Church Lane Boroughbridge York North Yorkshire YO5 9BA

PROPOSAL:

Removal of limb, crown lift and crown thin 1 no Walnut tree, Tree T5 of Tree Preservation Order 21/1990.

APPLICANT:

Ripon & Leeds Diocesan Board Of Finance

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.09.2009
- 2 CL16 TREE WORK TO BS 3998

Reasons for Conditions:-

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

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/04369/TPO	WARD:	Boroughbridge
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	31.08.2004
GRID REF:	E 439640	TARGET DATE:	26.10.2004
	N 466835	DECISION DATE:	04.10.2004

APPLICATION NO: 6.64.128.G.TPO

LOCATION:

Boroughbridge Social Club Fishergate Boroughbridge York North Yorkshire YO51 9AL

PROPOSAL:

Crown thin 1 no Sycamore tree T1 of Tree Preservation Order 22/1998.

APPLICANT:

Mr J Giles

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 04.10.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CL16 TREE WORK TO BS 3998

Reasons for Conditions:-

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

CASE NUMBER:	04/03924/FUL	WARD:	Claro
CASE OFFICER:	Mrs K Williams	DATE VALID:	10.08.2004
GRID REF:	E 436785	TARGET DATE:	05.10.2004
	N 462615	DECISION DATE:	21.09.2004

APPLICATION NO: 6.70.92.C.FUL

LOCATION:

1 Pinfold Green Staveley Knaresborough North Yorkshire HG5 9LR

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr And Mrs Shaw

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 21.09.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

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

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/04316/FUL	WARD:	Claro
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	23.08.2004

GRID REF: E 443997 **TARGET DATE:** 18.10.2004
N 464728 **DECISION DATE:** 29.09.2004

APPLICATION NO: 6.72.20.D.FUL

LOCATION:

Glebe Farm Lower Dunsforth York North Yorkshire YO5 9RZ

PROPOSAL:

Erection of detached stable block with store.

APPLICANT:

Mr And Mrs J T Hardaker

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 29.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The stables hereby permitted shall be used for domestic purposes only in association with the dwelling known as Glebe Farm, Lower Dunsforth and shall not be used for commercial purposes without the prior formal approval of the Local Planning Authority.
- 4 Prior to the stables hereby permitted being first brought into use, the existing store building shall be wholly removed from the site in strict accordance with the submitted drawings.
- 5 Waste from the stables hereby permitted shall be stored and disposed of in a suitable manner so as not to give rise to a nuisance.
- 6 Notwithstanding the submitted drawings and the terms of condition 02 above this permission does not convey approval of any extension of the domestic curtilage to the property as delineated by the red edge defining the application site, Any such proposal shall be submitted for the prior formal approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 In the interests of residential amenity.
- 4 In the interests of visual amenity.
- 5 In the interests of residential amenity.
- 6 Separate formal consent is required to extend the domestic curtilage of the property.

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/04317/FUL	WARD:	Claro
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	23.08.2004
GRID REF:	E 443997	TARGET DATE:	18.10.2004
	N 464728	DECISION DATE:	06.10.2004

APPLICATION NO: 6.72.20.E.FUL

LOCATION:

Glebe Farm Lower Dunsforth York North Yorkshire YO5 9RZ

PROPOSAL:

Erection of two storey and part single storey side extensions.

APPLICANT:

Mr And Mrs J T Hardaker

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.10.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 CD14 NO WINDOWS IN DEVELOPMENT ... rear ... extension

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY

INFORMATIVES

1. The site is within the area of the Claro Internal Drainage Board and the area is

generally low lying with a relatively high water table. It is considered that the appropriate hydro logical tests are carried out to ensure that the surface water drainage via soakaway will be satisfactory. There must be no direct or indirect correction to any watercourse in the vicinity without the Boards prior 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.

CASE NUMBER:	04/03193/FUL	WARD:	Ouseburn
CASE OFFICER:	Ms Sara Purvis	DATE VALID:	28.06.2004
GRID REF:	E 444666	TARGET DATE:	23.08.2004
	N 461986	DECISION DATE:	08.10.2004

APPLICATION NO: 6.80.147.B.FUL

LOCATION:

Copthorne Farm Main Street Great Ouseburn York North Yorkshire YO26 9RQ

PROPOSAL:

Conversion & extension of barns to form 1 no dwelling (site area 0.088ha), erection of double garage, & erection of two storey side & rear, & single storey side extensions & conversion of barn to form living accommodation to farmhouse (rev sch).

APPLICANT:

MJF Developments

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 08.10.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 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.
- 4 CD03 SAMPLES OF MATERIALS TO BE APPROVED
 - 5 CD13 WINDOW FRAME MATERIALS ... timber (paint colour to be agreed in writing with the LPA)
 - 6 Notwithstanding submitted details, large scale details of any proposed new windows shall be submitted to and approved by the local planning authority prior to the commencement of development, and once approved shall be implemented and thereafter retained.
 - 7 Details of the proposed boundary treatment between the farmhouse and barn shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and once approved shall be implemented and retained thereafter.
 - 8 Notwithstanding submitted details revised drawings showing the boundary wall to Main Street no higher than the existing boundary wall, shall be submitted to and approved in writing by the Local Planning Authority, and once approved shall be implemented and thereafter retained
 - 9 Notwithstanding the submitted details the rear boundary of the proposed garden to the barn shall extend no further than the Development Limit for Great Ouseburn, as defined in the adopted Harrogate District Local Plan, and revised drawings incorporating the relocated rear boundary and garage relocated elsewhere within the reduced garden area, shall be submitted to and approved by the local planning authority, prior to the commencement of development. Once approved the rear boundary shall be formed as approved and thereafter retained.
 - 10 HW09 CLOSING OF EXISTING ACCESS
 - 11 Prior to the first use of the development the vehicular access, parking and turning facilities shall be formed in accordance with the submitted drawings as amended in accordance with condition 9 of this permission. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
 - 12 HW20 PARKING FOR DWELLINGS (MORE THAN ONE)
 - 13 HW26 PRECAUTIONS TO PREVENT MUD ON HIGHWAY

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 In order to protect the visual amenities of the surrounding area in view of the prominence of this site.
- 4 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 5 CD13R VISUAL AMENITY
- 6 In the interests of visual amenity
- 7 In the interests of residential amenity
- 8 In the interests of visual amenity and the character of the conservation area.
- 9 To ensure compliance with Policies H6 and C15 of the adopted Local Plan
- 10 HW09R ROAD SAFETY REQUIREMENTS
- 11 HW17R ROAD SAFETY REQUIREMENTS
- 12 HW20R ROAD SAFETY REQUIREMENTS
- 13 HW26R ROAD SAFETY REQUIREMENTS

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/03774/FUL	WARD:	Claro
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	26.07.2004
GRID REF:	E 432825	TARGET DATE:	20.09.2004
	N 458600	DECISION DATE:	20.09.2004

APPLICATION NO: 6.83.15.C.FUL

LOCATION:

Tineke (Formerly The Bungalow) Ripley Road Scotton Knaresborough North Yorkshire HG5 9HF

PROPOSAL:

Erection of two storey side and rear extension.

APPLICANT:

Mr & Mrs P Edwards

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD04 STONWORK TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/03827/COU	WARD:	Claro
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	29.07.2004
GRID REF:	E 434936	TARGET DATE:	23.09.2004
	N 460703	DECISION DATE:	23.09.2004

APPLICATION NO: 6.84.63.B.CO.U

LOCATION:

Folly Hill Barn Farnham Knaresborough North Yorkshire

PROPOSAL:

Change of use of land to form extension to domestic curtilage.

APPLICANT:

Mr D Carras

APPROVED subject to the following conditions:-

- 1 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 2 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 garages, sheds, out buildings or other structures shall be erected on the extended area of domestic curtilage hereby approved without the grant of further specific planning permission from the local planning authority.
- 3 The boundary fences shall be replaced by a hawthorn hedge interspered by native trees in the first available planting season (October 2004 to March 2005). Details of the trees including number, species, height on planting and location together with the height of the hawthorn hedge shall first be submitted to and approved in writing by the Local planning Authority. The trees and hedge shall be planted and maintained in strict accordance with the approved details.

4 CL04X REPLANTING IF TREES DIE

Reasons for Conditions:-

- 1 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 2 CI02DR PROTECT VISUAL AMENITY
- 3 and 4. To safeguard the rights of control by the Local Planning Authority in these respects and 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.

CASE NUMBER:	04/04385/RENEW	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	27.08.2004
GRID REF:	E 434060	TARGET DATE:	22.10.2004
	N 460180	DECISION DATE:	29.09.2004

APPLICATION NO: 6.84.45.H.RENEW

LOCATION:

Stang Hall Farnham Knaresborough North Yorkshire HG5 9JD

PROPOSAL:

Renewal of unimplemented Permission No 6.84.45.G.RENEW for the erection of swimming pool with part alteration to existing garages for associated amenities.

APPLICANT:

Mr P Rider

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 29.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

- 4 Notwithstanding the submitted details, and the terms of condition 02 above, full details of the proposed drainage from the swimming pool hereby approved including backwash filter water shall be submitted for the written approval of the Local Planning Authority and the development shall not be commenced prior to the receipt of such approval. Thereafter the development shall be carried out in strict accordance with such details.
- 5 CB09 SOAKAWAYS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 CB09R POLLUTION PREVENTION
- 5 CB09R POLLUTION PREVENTION

INFORMATIVES

1. Yorkshire Water comment that it is the developers responsibility to ensure that an adequate supply of water can be made available and the development will not interfere with Yorkshire Waters rights of access to apparatus.

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/04292/FUL	WARD:	Claro
CASE OFFICER:	Miss S Greaves	DATE VALID:	20.08.2004
GRID REF:	E 436839	TARGET DATE:	15.10.2004
	N 460735	DECISION DATE:	04.10.2004

APPLICATION NO: 6.85.61.FUL

LOCATION:

Park Head Farnham Lane Ferrensby Knaresborough North Yorkshire HG5 9JG

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mrs Barrett

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 04.10.2009
- 2 CD12A MATCHING MATERIALS

Reasons for Conditions:-

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

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/03690/FUL	WARD:	Ouseburn
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	30.07.2004
GRID REF:	E 444201	TARGET DATE:	24.09.2004
	N 460444	DECISION DATE:	22.09.2004

APPLICATION NO: 6.88.74.FUL

LOCATION:

The Cottage Main Street Little Ouseburn York North Yorkshire YO26 9TG

PROPOSAL:

Erection of front porch extension and detached garage.

APPLICANT:

Malcolm Harwood

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 22.09.2009
- 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 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12R VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/04272/TPO	WARD:	Ouseburn
CASE OFFICER:	Miss S Greaves	DATE VALID:	19.08.2004
GRID REF:	E 444545	TARGET DATE:	14.10.2004
	N 456866	DECISION DATE:	28.09.2004

APPLICATION NO: 6.96.167.A.TPO

LOCATION:

46 Gilsforth Lane Whixley York North Yorkshire YO26 8BF

PROPOSAL:

Felling of 1 no Ash tree and 1 no Oak tree within Woodland W1 of Tree Preservation Order 44/1994.

APPLICANT:

Mr Caidan

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.09.2009
- 2 CL16 TREE WORK TO BS 3998
- 3 CL18A REPLACEMENT TREE PLANTING ... 2 ... Oak ... To be agreed in writing by the Local Planning Authority ... To be agreed in writing by the Local Planning Authority

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CL16R HEALTH AND AMENITY OF TREES
- 3 CL18AR MAINTAIN AMENITY/INSPECT PLANTING

INFORMATIVES

1. You are strongly encouraged to contact English Nature at an early date for advice about protected species which may be affected by the proposals. Section 9 of the Act requires English Nature to be consulted over any development which might affect bats or their roost sites. Tree works can lead to the destruction of roost and nest sites and the disturbance, injury or death of bats and birds. Work should proceed with caution and preferably outside of the bird breeding season (March - Aug). If any bats are found please contact English Nature for further advice before proceeding.

JUSTIFICATION FOR GRANTING CONSENT:

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

HARROGATE BOROUGH COUNCIL

AREA2 DEVELOPMENT CONTROL COMMITTEE

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

CASE NUMBER:	04/02005/FUL	WARD:	Knaresborough King James
CASE OFFICER:	Mr M Parkes	DATE VALID:	26.04.2004
GRID REF:	E 435666	TARGET DATE:	21.06.2004
	N 456042	DECISION DATE:	11.10.2004

APPLICATION NO: 6.100.48.F.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.

APPLICANT:

Knaresborough Cricket Club

REFUSED. Reason(s) for refusal:-

- 1 The proposed structure by reason of its height and location would represent a harmful intrusion into the open nature of the cricket ground and noise arising from the use of the structure would unduly detract from the amenity of the adjacent housing estate such as to be contrary to Policies A1, and H14 of the Harrogate District Local Plan.

CASE NUMBER:	04/03485/FUL	WARD:	Knaresborough East
CASE OFFICER:	Mrs L Drake	DATE VALID:	02.08.2004
GRID REF:	E 435170	TARGET DATE:	27.09.2004
	N 456990	DECISION DATE:	27.09.2004

APPLICATION NO: 6.100.320.F.FUL

LOCATION:

12 High Street Knaresborough North Yorkshire HG5 0EQ

PROPOSAL:

Conversion of roofspace to form 1 no. self contained flat and erection of 2 no. front dormer windows.

APPLICANT:

Mr D Emmett

REFUSED. Reason(s) for refusal:-

- 1 The proposed dormers would be a prominent and incongruous feature added to this building, which would be detrimental to the character and appearance of the conservation area, contrary to Policy HD3 of the Harrogate District Local Plan.
- 2 The conversion of the roofspace would result in the over-development of the property contrary to policy H6 and H10 of the Harrogate District Local Plan.

CASE NUMBER:	04/03533/FUL	WARD:	Knaresborough Scriven P:
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	02.08.2004
GRID REF:	E 434910	TARGET DATE:	27.09.2004
	N 457977	DECISION DATE:	20.09.2004

APPLICATION NO: 6.100.2161.B.FUL

LOCATION:

3 Scotch George Lane Knaresborough North Yorkshire HG5 9EH

PROPOSAL:

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

APPLICANT:

Jardel Architectural

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.09.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 06.09.2004
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

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

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/03766/ADV	WARD:	Knaresborough King James
CASE OFFICER:	Mrs K Williams	DATE VALID:	06.08.2004
GRID REF:	E 436065	TARGET DATE:	01.10.2004
	N 456570	DECISION DATE:	27.09.2004

APPLICATION NO: 6.100.904.H.ADV

LOCATION:

Esso (Formerly Manse Services) 29 Wetherby Road Knaresborough North Yorkshire HG5 8LH

PROPOSAL:

Display of 1 no internally illuminated 4m tall free standing sign (revised scheme).

APPLICANT:

Henry Hall (Knaresborough) Limited

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The 4m sign hereby approved shall only be illuminated up until 9pm.
- 4 The height of the freestanding sign hereby approved shall not exceed 4 metres.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 In the interests of residential and visual amenity.
- 4 In the interests visual amenity and in accordance with the submitted and approved plans.

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/03947/FUL	WARD:	Knaresborough King James
CASE OFFICER:	Mrs L Drake	DATE VALID:	09.08.2004
GRID REF:	E 435084	TARGET DATE:	04.10.2004
	N 457022	DECISION DATE:	27.09.2004

APPLICATION NO: 6.100.1226.A.FUL

LOCATION:

23-25 High Street Knaresborough North Yorkshire

PROPOSAL:

Conversion of first and second floors to form 3 no. self contained flats, formation of new shopfronts and internal alterations to form 2 no. retail units. (Site Area 0.011 ha)

APPLICANT:

A Duggan And J Smart

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.09.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 03.08.2004
- 3 CD05 REVEALS: MM ... 75mm
- 4 CD13X TIMBER VERTICAL SLIDING SASH WINDOWS
- 5 Prior to the commencement of the development hereby approved, details of the

proposed shop front shall be submitted at a scale of at least 1:20 and approved in writing by the Local Planning Authority.

- 6 Prior to the commencement of development a scheme for suitable noise attenuation between dwellings and between dwellings and retail premises shall be submitted to and approved in writing by the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD05R VISUAL AMENITY
- 4 CD13XR DEV IN CHARACTER WITH LOCALITY
- 5 CD13R VISUAL AMENITY
- 6 CN02R RESIDENTIAL AMENITY

INFORMATIVES

1. Notwithstanding condition 6, the scheme for noise attenuation shall take account of the listed building and the use of UPVc windows as a potential solution is not acceptable.

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/03948/LB	WARD:	Knaresborough King James
CASE OFFICER:	Mrs L Drake	DATE VALID:	09.08.2004
GRID REF:	E 435084	TARGET DATE:	04.10.2004
	N 457022	DECISION DATE:	27.09.2004

APPLICATION NO: 6.100.1226.B.LB

LOCATION:

23-25 High Street Knaresborough North Yorkshire

PROPOSAL:

Listed Building application for the formation of new shopfronts, internal alterations to form 2 no. retail units and 3 no. flats , insertion of rear velux window, 1 no. side door, 1 no. rear window and refurbishment of existing windows.

APPLICANT:

A Duggan And J Smart

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.09.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 03.08.2004
- 3 CD05 REVEALS: MM ... 75mm
- 4 CD13X TIMBER VERTICAL SLIDING SASH WINDOWS
- 5 Prior to the commencement of the development hereby approved, details of the proposed shop fronts shall be submitted, at a scale of at least 1:20 and approved in writing by the Local Planning Authority.
- 6 The proposed rooflight to the rear of the property shall be `conservation area' type.

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD05R VISUAL AMENITY
- 4 CD13XR DEV IN CHARACTER WITH LOCALITY
- 5 CD13R VISUAL AMENITY
- 6 To retain the character and appearance of the listed building .

JUSTIFICATION FOR GRANTING CONSENT:

In granting Listed Building Consent the local planning authority has taken into account all material matters relating to the building's special architectural or historic interest, all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and the observations of any statutory or non-statutory consultee, Amenity Society and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the proposal would not give rise to any unjustified consequences for the special architectural or historic interest of the listed building.

CASE NUMBER:	04/03996/FUL	WARD:	Knaresborough King James
CASE OFFICER:	Mrs L Drake	DATE VALID:	10.08.2004
GRID REF:	E 434939	TARGET DATE:	05.10.2004
	N 457045	DECISION DATE:	04.10.2004

APPLICATION NO: 6.100.2367.A.FUL

LOCATION:

8A Kirkgate Knaresborough North Yorkshire HG5 8AD

PROPOSAL:

Conversion of first & second floors to form 1 no self contained flat, formation of new entrance door at ground floor, installation of 1 no window to first floor & replacement windows to first floor level (Revised Scheme)(Site Area 0.006 ha).

APPLICANT:

Collarov Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 04.10.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 09.08.2004
- 3 CD05 REVEALS: MM ... 75
- 4 CD13 WINDOW FRAME MATERIALS ... timber

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD05R VISUAL AMENITY
- 4 CD13R VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/04056/DVCON	WARD:	Knaresborough East
CASE OFFICER:	Mrs K Williams	DATE VALID:	10.08.2004
GRID REF:	E 435150	TARGET DATE:	05.10.2004
	N 457000	DECISION DATE:	28.09.2004

APPLICATION NO: 6.100.1476.R.DVCON

LOCATION:

16 High Street Knaresborough North Yorkshire HG5 0EQ

PROPOSAL:

Variation of Condition 3 of planning permission 6.100.1476.B.PA to allow use as restaurant and take-away.

APPLICANT:

Aytach Sadik

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.09.2009
- 2 The Take-Away use hereby approved shall not commence until full details of any intended mechanical extract ventilation system have been approved by the Local Planning Authority. Thereafter, any such system that may be approved by the Local Planning Authority shall be implemented in full accordance with the details prior to bringing into use of the development and shall thereafter be retained and maintained in good working order at all times. The details of the system to be approved shall include effective odour filtration, means to mitigate any extraneous noise from the system itself and a point of exhaust/emission at such a height, and in such a position and manner so as to avoid nuisance.
- 3 The Take Away use hereby approved shall not be open to or used by any member of the public after 12pm (Midnight) on any evening.
- 4 CN03 SUBMIT SCHEME FOR CONTROL OF NOISE

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CN02R RESIDENTIAL AMENITY
- 3 In the interests of residential amenity.
- 4 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.

CASE NUMBER:	04/04176/FUL	WARD:	Knaresborough East
CASE OFFICER:	Mrs K Williams	DATE VALID:	17.08.2004
GRID REF:	E 435586	TARGET DATE:	12.10.2004
	N 456974	DECISION DATE:	20.09.2004

APPLICATION NO: 6.100.3.C.FUL

LOCATION:

17 York Lane Knaresborough North Yorkshire HG5 0AJ

PROPOSAL:

Erection of single storey side extension and front porch.

APPLICANT:

Mr & Mrs G Webb

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.09.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no windows shall be inserted in the side elevation of the single storey side extension hereby approved, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91 -94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development

Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/03763/FUL	WARD:	Ouseburn
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	27.07.2004
GRID REF:	E 448191	TARGET DATE:	21.09.2004
	N 456725	DECISION DATE:	20.09.2004

APPLICATION NO: 6.104.33.A.FUL

LOCATION:

Pool Bridge Farm Pool Lane Nun Monkton York North Yorkshire YO26 8EH

PROPOSAL:

Erection of 20 metre monopole with 3 dishes and 3 antennae with associated equipment cabin and compound.

APPLICANT:

Hutchinson 3G Limited

REFUSED. Reason(s) for refusal:-

- 1 The proposed telecommunication installation despite its height does not adequately provide coverage to a number of surrounding villages and given the need therefore for additional telecommunication installations in the surrounding area no overriding case exists for the proposed 20 metre monopole mast which would unduly detract from the visual amenity of the surrounding low lying landscape and the amenity of nearby public rights of way such as to be contrary to Policies A1, C2, R11, HD23 and CF10 of the Harrogate District Local Plan and Policy E2 of the North Yorkshire County Structure Plan.
-

CASE NUMBER:	04/03734/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	28.07.2004
GRID REF:	E 442882	TARGET DATE:	22.09.2004
	N 453249	DECISION DATE:	20.09.2004

APPLICATION NO: 6.110.47.FUL

APPLICATION NO: 6.110.47.FUL

LOCATION:

Barn Cottage Hunsingore Wetherby North Yorkshire LS22 5HY

PROPOSAL:

Erection of first floor side extension and detached double garage.

APPLICANT:

Mr James Wilson

REFUSED. Reason(s) for refusal:-

- 1 The proposed garage by reason of its size and position would be an incongruous feature within the streetscene and would therefore have a detrimental impact upon the character and visual appearance of the Conservation Area contrary to Harrogate District Local Plan Policies A1, H15, HD3, HD20 and the Council's adopted Supplementary Planning Guidance on house Extensions and Garages which seek to preserve or enhance the existing character and visual appearance of the area.
- 2 The design of the proposed first floor side extension would have a harmful impact upon the existing character and visual appearance of the existing dwelling and therefore upon the character and visual amenity of the Conservation Area contrary to Harrogate District Local Plan Policies A1, H15, HD3 and HD20 and the Council's adopted Supplementary Planning Guidance on house Extensions and Garages.

CASE NUMBER:	04/03813/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	16.08.2004
GRID REF:	E 445987	TARGET DATE:	11.10.2004
	N 455613	DECISION DATE:	30.09.2004

APPLICATION NO: 6.113.12.G.FUL

LOCATION:

West Oaks West End Kirk Hammerton York North Yorkshire YO26 8BY

PROPOSAL:

Erection of first floor extension to form two storey dwelling (revised scheme).

APPLICANT:

Mrs P M Pugh

REFUSED. Reason(s) for refusal:-

- 1 The proposed first floor extension by reason of its design, mass and size would significantly increase the visual appearance of the property in the open countryside immediately adjacent to the village and would visually encroach on the countryside and erode the landscape setting of Kirk Hammerton and the Conservation Area boundary. The proposal is contrary to Harrogate District Local Plan Policies C2, C15 HD3, H18, H20 and HD20.
- 2 The size of the extension alters the existing relatively simple form of the bungalow and overall results in extensions over 50% of the ground floor area which conflicts with the objectives of strict control that is exercised over the construction of house extensions in the countryside. The proposal conflicts with Policies A1, H15(c) and HD20 (a-e) of the Harrogate District Local Plan.

CASE NUMBER:	04/03817/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	16.08.2004
GRID REF:	E 445987	TARGET DATE:	11.10.2004
	N 455613	DECISION DATE:	30.09.2004

APPLICATION NO: 6.113.12.H.FUL

LOCATION:

West Oaks West End Kirk Hammerton York North Yorkshire YO26 8BY

PROPOSAL:

Change of use of part of workshop to form a riding school, with the formation of riding arena with post and rail perimeter fencing.

APPLICANT:

Mrs P M Pugh

REFUSED. Reason(s) for refusal:-

- 1 The proposal is harmful to nearby residential amenity and the character and appearance of the countryside and adjacent Conservation Area by reason of the absence of adequate information regarding operation and special justification together with inappropriate mitigating measures. The proposal is contrary to the National Policy contained within National Planning Policy Statement: 7, Planning Policy Guidance note: 15 and Planning Policy Guidance note: 17 and North Yorkshire Structure Plan Policy E2 and to the provision of Harrogate District Local Plan Policies C2, C15 A-B), C16 A), A1 D), HD3 and TR8 C).

CASE NUMBER:	04/03563/FUL	WARD:	Ribston
CASE OFFICER:	Miss S Greaves	DATE VALID:	18.08.2004
GRID REF:	E 433380	TARGET DATE:	13.10.2004
	N 453547	DECISION DATE:	27.09.2004

APPLICATION NO: 6.121.183.FUL

LOCATION:

School Cottage Rudding Lane Follifoot Harrogate North Yorkshire HG3 1DQ

PROPOSAL:

Erection of side conservatory.

APPLICANT:

Mr Kirkley

REFUSED. Reason(s) for refusal:-

- 1 The proposed development would be an inappropriate addition to the existing dwelling in terms of design and materials, and would cause an undue visual intrusion into the green belt. The proposal is therefore contrary to Harrogate District Local Plan policies A1, H15, GB4 and GB6 (adopted 2001, altered 2004).

CASE NUMBER:	04/03608/FUL	WARD:	Ribston
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	15.07.2004
GRID REF:	E 433648	TARGET DATE:	09.09.2004
	N 453586	DECISION DATE:	11.10.2004

APPLICATION NO: 6.121.46.B.FUL

LOCATION:

The Fold Rudding Dower Rudding Lane Follifoot Harrogate North Yorkshire HG3 1LL

PROPOSAL:

Erection of two storey side extensions.

APPLICANT:

Mr And Mrs H Mardia

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 11.10.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 5.10.2004

Reasons for Conditions:-

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

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/04045/LB	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	09.08.2004
GRID REF:	E 436072	TARGET DATE:	04.10.2004
	N 451257	DECISION DATE:	28.09.2004

APPLICATION NO: 6.122.187.C.LB

LOCATION:

51-53 Castle Street Spofforth Harrogate North Yorkshire HG3 1AR

PROPOSAL:

Listed Building Application for the conversion of 2 no. dwellings to form 1 no. dwelling with internal alterations including the removal of one staircase and internal walls and the insertion of new doorways and walls.

APPLICANT:

Mr B J Abraham And Mrs L J Tankard

REFUSED. Reason(s) for refusal:-

- 1 The proposal, including the alteration of the existing chimneybreast, removal of the staircase and greater part of the main cross wall, would harm the special architectural and historic interest of the listed building contrary to Policy E4 of the North Yorkshire County Structure Plan and Policy HD1 of the Harrogate District Local Plan.

CASE NUMBER:	04/04242/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs K Williams	DATE VALID:	19.08.2004
GRID REF:	E 436071	TARGET DATE:	14.10.2004
	N 451177	DECISION DATE:	27.09.2004

APPLICATION NO: 6.122.273.A.FUL

LOCATION:

33 Castle Street Spofforth Harrogate North Yorkshire HG3 1AR

PROPOSAL:

Erection of single storey side and rear extensions (revised scheme).

APPLICANT:

Mr N. Kitching

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.09.2009
- 2 CD12A MATCHING MATERIALS
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

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

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/04028/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	09.08.2004
GRID REF:	E 444605	TARGET DATE:	04.10.2004
	N 452385	DECISION DATE:	27.09.2004

APPLICATION NO: 6.124.341.B.FUL

LOCATION:

Bracken House Moorside Tockwith York North Yorkshire YO26 7QG

PROPOSAL:

Erection of single storey rear extension. (Revised Scheme)

APPLICANT:

Mr And Mrs D Hannington

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 The window frames and doors of the development hereby permitted shall be constructed in timber and retained as such and no other materials shall be used without the prior written consent of the Local Planning Authority.

Reasons for Conditions:-

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

JUSTIFICATION FOR GRANTING CONSENT:

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

and prudent use of resources or other public interests of acknowledged importance.

CASE NUMBER:	04/03951/PDUCO	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	05.08.2004
GRID REF:	E 449675	TARGET DATE:	30.09.2004
	N 451669	DECISION DATE:	27.09.2004

APPLICATION NO: 6.125.136.PDUCO

LOCATION:

16 Manor Chase Long Marston York North Yorkshire YO5 8RB

PROPOSAL:

Conversion of loft space to form additional living accommodation including 5 no. velux rooflights.

APPLICANT:

Mr And Mrs Ibson

REFUSED. Reason(s) for refusal:-

- 1 The proposed rooflights, due to their size, number and position on the rear of 16 Manor Chase would harm the original character and appearance of the host building and would detract from the visual amenity of the area. The proposal does not accord with Harrogate District Local Plan Policies A1, H15, HD20 and the Councils adopted Supplementary Planning Guidance on house Extensions and Garages.

CASE NUMBER:	04/01383/TPO	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	16.03.2004
GRID REF:	E 439856	TARGET DATE:	11.05.2004
	N 450177	DECISION DATE:	11.10.2004

APPLICATION NO: 6.136.56.F.TPO

LOCATION:

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

PROPOSAL:

Thinning of 5no Sycamore Trees within Area A7 of Tree Preservation Order 1/1970.

APPLICANT:

Mrs Lesley Asgha

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 11.10.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CL16 TREE WORK TO BS 3998
- 4 The work hereby granted consent shall be carried out in accordance with British Standard 3998 (1989) Works to Trees, by a competent person, and there shall be strict compliance with the following specifications:

Crown thinning shall not exceed 10%

A minor reduction of the lateral branches overhanging neighbouring property shall not create wounds over 50mm diameter.

Crown lifting shall not exceed 2.5 metres above groundlevel.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CL16R HEALTH AND AMENITY OF TREES
- 4 CL17R HEALTH AND AMENITY OF TREES

CASE NUMBER:	04/03802/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	28.07.2004
GRID REF:	E 442731	TARGET DATE:	22.09.2004
	N 450133	DECISION DATE:	20.09.2004

APPLICATION NO: 6.136.21.K.FUL

LOCATION:

The Barn, Ingmanthorpe Hall Farm York Road Ingmanthorpe Wetherby North Yorkshire LS22 5EQ

PROPOSAL:

Erection of rear conservatory. (Revised Scheme)

APPLICANT:

Mr And Mrs J Butcher

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.09.2009

- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12X SAMPLES OF MATCHING MATERIALS
- 4 The window frames and door of the development hereby permitted shall be constructed in timber and no other materials shall be used without the prior written consent of the Local Planning Authority.
- 5 The rooflights hereby permitted shall be conservation area type rooflights only and no other type shall be used without the prior written consent of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD13R VISUAL AMENITY
- 5 CD13R VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/03872/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	30.07.2004
GRID REF:	E 442385	TARGET DATE:	24.09.2004
	N 451225	DECISION DATE:	20.09.2004

APPLICATION NO: 6.136.23.D.FUL

LOCATION:

High Wood Cottage Loshpot Lane Ingmanthorpe Wetherby North Yorkshire

PROPOSAL:

Erection of a detached garage block to replace stable block in grounds.

APPLICANT:

Mr And Mrs A Brownridge

REFUSED. Reason(s) for refusal:-

- 1 The proposal by reason of its size and location outside the domestic curtilage will be harmful to character and appearance of the countryside contrary to Harrogate District Local Plan Policies A1, H15 and HD20.

CASE NUMBER:	04/03917/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mr M Parkes	DATE VALID:	10.08.2004
GRID REF:	E 430870	TARGET DATE:	05.10.2004
	N 450110	DECISION DATE:	27.09.2004

APPLICATION NO: 6.141.109.F.FUL

LOCATION:

Land Comprising Part Of Field No 0005 North West Of High Snape Farm Follifoot Lane Kirkby Overblow Harrogate North Yorkshire

PROPOSAL:

Erection of 17.5m high replacement monopole mast with 3 no antennae and 3 no dishes, and associated equipment cabin.

APPLICANT:

Hutchison 3G UK Ltd

REFUSED. Reason(s) for refusal:-

- 1 The Local Planning Authority considers that the proposed telecommunication installation at this ridgetop location would by reason of the use of a headframe harmfully detract from the visual character and openness of the Green Belt. The proposal is therefore contrary to Policy E9 of the North Yorkshire County Structure Plan and Policies A1, CF10, GB3 and HD23 of the Harrogate District Local Plan Deposit Draft.

CASE NUMBER:	04/03664/FUL	WARD:	Marston Moor
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	17.08.2004
GRID REF:	E 447365	TARGET DATE:	12.10.2004
	N 446734	DECISION DATE:	27.09.2004

APPLICATION NO: 6.150.58.A.FUL

APPLICATION NO: 6.150.58.A.FUL

LOCATION:

The Shieling Church Lane Wighill Tadcaster North Yorkshire LS24 8BG

PROPOSAL:

Erection of two storey side and single storey extension, including rear balcony (revised scheme).

APPLICANT:

Mr And Mrs T Baird

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD15A NO FURTHER WINDOWS IN DEVELOPMENT ... side and rear ... extensions

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 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.

CASE NUMBER: 04/04181/REM
CASE OFFICER: Mr R N Watson
GRID REF: E 440500
N 457700

WARD: Ribston
DATE VALID: 17.08.2004
TARGET DATE: 12.10.2004
DECISION DATE: 27.09.2004

APPLICATION NO: 6.500.96.G.REM

LOCATION:

Land Comprising Fields And Woodland At Flaxby Moor West Of A1 And North Of A59 Flaxby Golf Course Flaxby Knaresborough North Yorkshire

PROPOSAL:

Reserved Matters Application for the erection of golf driving range buildings with associated lighting, creation of 40 no. parking spaces and installation of new package treatment plant.

APPLICANT:

Flaxby Park Golf And Country Club

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.09.2009
- 2 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 3 The access to the golf driving range shall be via the approved access points to the golf course only and there shall be no separate direct access to the driving range.
- 4 Prior to the driving range being first available for use, the proposed parking areas shall be laid out, drained and surfaced and thereafter retained for the intended use.
- 5 No work whatsoever shall commence on site until the exact details of the lighting, including hours of use, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Agency and the Highway Authority and thereafter shall be provided in strict accordance with the approved details.
- 6 CB17X SITE DRAINAGE, OIL INTERCEPTOR
- 7 CB27 NO SW DISCHARGE UNTIL APP WRKS COMPLETED
- 8 CB16 FOUL DRAINAGE TO PRIVATE TREATMENT PLANT
- 9 CB05A BUNDING OF TANKS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 3 In the interests of highway safety
- 4 In the interests of highway safety
- 5 In the interests of highway safety and to avoid drives on the adjacent A1 (M) trunk road being dazzled or distracted.
- 6 CB17XR TO PREVENT POLLUTION OF WATER ENVIRONMENT
- 7 CB27R TO ENSURE SITE IS PROPERLY DRAINED
- 8 CB16R TO PREVENT POLLUTION OF WATER ENVIRONMENT
- 9 CB05AR PREVENT POLLUTION OF WATER ENVIRONMENT

INFORMATIVES

1. For information: From 1st March 2002, the Environment Agency should be informed

of any instance where the following is proposed:

- more than 3500 litres of oil stored at any single private dwelling
- more than 200 litres of oil at an industrial, commercial or institutional site

The above activities are regulated by the Control of Pollution (Oil Storage) (England) Regulations 2001. These guidelines are intended to help reduce pollution caused by inadequate storage of oil in fixed tank installation. For further information, please refer to the Agency web page: www.environment-agency.gov.uk/business.

Under the terms of the Water Resources Act 1991, the prior written consent of the Agency is normally required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of surface water to such controlled waters. Such consent may be withheld. (Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters). Failure to obtain Consent may result in enforcement action being taken by the Agency. The site must be drained by a separate system of foul and surface water drainage, with all clean roof and surface water being kept separate from foul water.

The agency has no major conservation concerns with this application, however it should be noted that any planting, seeding and landscaping on the site should be carried out with locally grown native species appropriate to the area.

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/04042/LB	WARD:	Newby
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	10.08.2004
GRID REF:	E 438910	TARGET DATE:	05.10.2004
	N 467270	DECISION DATE:	27.09.2004

APPLICATION NO: 6.56.76.G.LB

LOCATION:

Langthorpe Villa Langthorpe Boroughbridge York North Yorkshire YO5 9BZ

PROPOSAL:

Listed Building application for the insertion of 1 no. ground floor window and 1 no. first floor window.

APPLICANT:

Mr T C Copeland

REFUSED. Reason(s) for refusal:-

- 1 The proposed alterations would be detrimental to the special character and appearance of this listed building. The proposal is therefore contrary to Harrogate District Local plan policy HD1 and North Yorkshire Structure Plan policy E4.

CASE NUMBER:	04/04372/FUL	WARD:	Newby
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	26.08.2004
GRID REF:	E 438852	TARGET DATE:	21.10.2004
	N 468247	DECISION DATE:	29.09.2004

APPLICATION NO: 6.56.138.FUL

LOCATION:

14 The Croft Kirby Hill Boroughbridge North Yorkshire YO51 9YA

PROPOSAL:

Erection of extension over existing garage with 1 no. front dormer and erection of single storey and two storey rear extensions.

APPLICANT:

Mr And Mrs Moore

REFUSED. Reason(s) for refusal:-

- 1 The proposed increase in height of the garage and siting of a opening window in the garage gable is likely to have a dominant and overbearing impact upon the occupants of the neighbouring dwelling, harmful to the level of residential amenity currently afforded to the occupants of that dwelling. The proposal is therefore contrary to the provisions of Policies A1, H15 and HD20 of the Harrogate District Local Plan.
- 2 The siting of a first floor window in the west elevation of the two storey rear extension will be likely to result in direct overlooking of the neighbours garden where there is little current overlooking, harmful to the level of residential amenity currently afforded to the occupants of that dwelling, and contrary to the provisions of Policies A1, H15 and HD20 of the Harrogate District Local Plan
- 3 The dormer window together with the enlarged front elevation is considered to represent an incongruous addition, harmful to the character and appearance of the

dwelling and the streetscene. The proposal is therefore contrary to the provisions of Policies A1, H15 and HD20 of the Harrogate District Local Plan.

CASE NUMBER:	02/05282/FULMAJ	WARD:	Newby
CASE OFFICER:	Mrs J Lurcuck	DATE VALID:	08.11.2002
GRID REF:	E 438740	TARGET DATE:	03.01.2003
	N 465630	DECISION DATE:	11.10.2004

APPLICATION NO: 6.63.88.C.FULMAJ

LOCATION:

Land Comprising OS Field 7763 Becklands Close Bar Lane Roecliffe York North Yorkshire

PROPOSAL:

Formation of additional parking area.

APPLICANT:

Reed Boardall Transport Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 11.10.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 1 September 2004
- 3 Prior to the commencement of the use of the site for vehicle parking the approved landscaping scheme shall be fully completed, unless the timing of the implementation of the scheme has otherwise been agreed in writing by the Local Planning Authority.
- 4 CL04 REPLANTING IF ANY TREES/SHRUBS DIE
- 5 Prior to the commencement of development details of any proposed lighting of the site shall be submitted for the written approval of the Local Planning Authority and thereafter installed and maintained in accordance with any approved scheme.
- 6 Prior to being discharged to any watercourse, surface water sewer or soakaway system, all surface water drainage from the parking areas and hardstandings shall be passed through an oil interceptor installed in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority in consultation with Claro Internal Drainage Board.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 4 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 5 CJ01R IN THE INTERESTS OF AMENITY
- 6 To prevent pollution of the water environment.

INFORMATIVES

1. CLARO INTERNAL DRAINAGE BOARD INFORMATIVES

Prior to the commencement of development on site, the prior approval of the Board for the connection to the Board's section of the River Tutt (ref 69) must be obtained by completing the Board's pro-forma for outfalls and submitting this in duplicate together with plans and specifications.

2. It would appear that some tree planting has already occurred on the northern bank of the River Tutt (ref 69) in spite of the Board's stipulation (which is contained within the Board's bye-laws) that there must be no trees planted within 9m of a watercourse, allowance being made for the maturity of the trees, and any trees which infringe this bye-law will have to be removed.
3. The mature trees on Becklands Lane on the site boundary are subject to a Tree Preservation Order and may not be lopped, topped or felled without the prior written consent of the Borough Council, unless the tree work has already been approved under cover of a planning permission which is being implemented. Any person undertaking work to protected trees without written consent is liable to prosecution. Application forms are available from the Councils Department of Technical Services.

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/04288/FUL	WARD:	Newby
CASE OFFICER:	Mr R Mowat	DATE VALID:	01.09.2004
GRID REF:	E 437580	TARGET DATE:	27.10.2004
	N 465950	DECISION DATE:	28.09.2004

APPLICATION NO: 6.63.85.C.FUL

LOCATION:

Morton House Roecliffe York North Yorkshire YO51 9LY

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr & Mrs Welsh

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

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

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/01395/FUL	WARD:	Boroughbridge
CASE OFFICER:	Ms Sara Purvis	DATE VALID:	16.03.2004
GRID REF:	E 439540	TARGET DATE:	11.05.2004
	N 465730	DECISION DATE:	20.09.2004

APPLICATION NO: 6.64.223.AC.FUL

LOCATION:

Wm Morrison Superstore & Petrol Filling Station Stump Cross Boroughbridge York North Yorkshire

PROPOSAL:

Erection of single storey extension to cafeteria and kitchens, alterations to entrance foyer,

erection of covered walkway, and reorganisation and extension of carpark to form an additional 50 spaces.

APPLICANT:

Wm Morrison Supermarkets PLC

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.09.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 10.08.2004 and 16.09.2004
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 Samples of the materials it is intended shall be used externally in the construction of covered walkway hereby approved, shall be submitted for the written approval of the Local Planning Authority and the development shall not be started before any such approval.
- 5 Details of any floodlighting of the car park, including hours of operation of the lighting, shall be submitted to and approved in writing by the local planning authority before the development hereby permitted commences. Development shall be carried out in accordance with the approved details.
- 6 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN ... P - 23 rev C
- 7 HW26 PRECAUTIONS TO PREVENT MUD ON HIGHWAY
- 8 Prior to the commencement of the development hereby approved full details of the intended mechanical extract ventilation system shall be submitted for the written approval of the Local Planning Authority. Thereafter, any such system that may be approved by the Local Planning Authority shall be implemented in full accordance with the details approved prior to the bringing into use of the development and shall thereafter be retained and maintained in good working order at all times. The details of the system to be submitted for approval shall provide for :
 - effective odour filtration system
 - means to mitigate any extraneous noise from the system itself
 - a point of external/emission at such a height, and in such a position and manner as to avoid nuisance
- 9 Full details of the proposed new boundary treatment shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
- 10 All tree planting shall be carried out in accordance with the plans and details submitted by Smeedon Foreman on 10th August 2004. Prior to the commencement of any tree planting works the Council's arboricultural officer shall be notified in order that the pit preparation and planting can be monitored. The tree planting shall take place in the first planting season following commencement of the laying out of the new car park.
- 11 The relocated recycling facility (as shown on drawing no P-23 rev C, submitted on 16.09.2004) shall be available for use prior to the bringing into use of the development hereby approved.
- 12 These shall be no additional pedestrian or vehicular access to the garden centre without the prior consent of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 5 CJ01R IN THE INTERESTS OF AMENITY
- 6 HW18R ROAD SAFETY REQUIREMENTS
- 7 HW26R ROAD SAFETY REQUIREMENTS
- 8 In the interests of residential amenity
- 9 In the interests of visual amenity
- 10 To ensure satisfactory replacement plantings are achieved
- 11 To ensure retention of this facility in line with Local Agenda 21 objectives
- 12 In the interests of highway safety.

INFORMATIVES

1. Trees on the site to which this permission relates are subject to a Tree Preservation Order and may not be lopped, topped or felled without the prior written consent of the Borough Council, unless the tree work has already been approved under cover of a planning permission which is being implemented. Any person undertaking work to protected trees without written consent is liable to prosecution. Application forms are available from the Councils Department of Technical Services.
2. It is noted that the drawings submitted with the planning application show proposed advertisement(s) that will require the separate express consent of the Borough Council under The Town and Country Planning (Control of Advertisements) Regulations 1992. You are therefore advised not to display the advertisement(s) until such consent is obtained. Application forms are available from the Councils Department of Technical Services.

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/03793/FUL	WARD:	Boroughbridge
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	26.07.2004
GRID REF:	E 440045	TARGET DATE:	20.09.2004
	N 466295	DECISION DATE:	20.09.2004

N 466295

DECISION DATE: 20.09.2004

APPLICATION NO: 6.64.628.FUL

LOCATION:

Springbank Ladywell Lane Boroughbridge York North Yorkshire

PROPOSAL:

Erection of two storey side extension, two storey front extension, single storey rear extension including conservatory, and formation of chimney breast and stack to north elevation.

APPLICANT:

Dunn Renovation

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.09.2009
- 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.

CASE NUMBER: 04/04100/ADV
CASE OFFICER: Mr P Jewkes
GRID REF: E 439485
N 466480

WARD: Boroughbridge
DATE VALID: 13.08.2004
TARGET DATE: 08.10.2004
DECISION DATE: 27.09.2004

APPLICATION NO: 6.64.12.L.ADV

LOCATION:

Charltons Of Boroughbridge Spa Garage Horsefair Boroughbridge York North Yorkshire YO51 9HR

PROPOSAL:

Display of 1 no. double sided directional sign, 1 no. double sided non illuminated totem sign and various illuminated and non illuminated signs.

APPLICANT:

Charltons Of Boroughbridge

Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:

Display of signs B, D, E,F,G,H,and I

Subject to the following Conditions;

- 1 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 2 Notwithstanding the submitted details signs G and H shall be set back from the public footpath by a minimum of 2 metres and prior to the display of those signs details of their revised location shall be submitted for the written approval of the Local Planning Authority. The signs shall be displayed in strict accordance with the approved details.

Reasons for Conditions:

- 1 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 2 HW08R ROAD SAFETY REQUIREMENTS

PART TO BE REFUSED:

Display of signs A and C

- 1 The proposed sign A by reason of its position would harm public safety and due to its size, location and design would visually detract from the character, appearance and amenity of the Conservation Area contrary to Policies HD3 and HD22 of Harrogate District Local Plan. Sign A would also detract from the visual amenities of the residents of the bungalow immediately to the north of the site.

Sign C by reason of its illumination would detract from the character, appearance and amenity of the Conservation Area contrary to Policies HD3 and HD22 of Harrogate District Local Plan.

CASE NUMBER:	04/04582/CMA	WARD:	Boroughbridge
CASE OFFICER:	Mr M A Warden	DATE VALID:	08.09.2004
GRID REF:	E 439830	TARGET DATE:	06.10.2004
	N 464520	DECISION DATE:	11.10.2004

APPLICATION NO: 6.64.495.D.CMA

LOCATION:

Land Comprising Part Of Field No's 7551 And 7937 East Of A1(M) Minskip York North Yorkshire

PROPOSAL:

Erection of buildings to house Inert Waste Recycling Facility and Household Waste Recycling Centre.

APPLICANT:

Peacock Brothers Ltd

Subject to NO OBJECTIONS with OBSERVATIONS as follows:-

- 1 The Borough Council strongly objects to the proposed development in the open countryside which would adversely affect the landscape and amenity of the area and nearby residents and consequently the development would be contrary to North Yorkshire County Structure Plan Policy E2 and Harrogate District Local Planning Policies A1, C15 and E8.

The Borough Council urge the County Council to ensure proper provision for such facilities as there is a need for such provision in the locality.

CASE NUMBER:	04/03756/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs K Williams	DATE VALID:	04.08.2004
GRID REF:	E 444329	TARGET DATE:	29.09.2004
	N 462179	DECISION DATE:	28.09.2004

APPLICATION NO: 6.80.157.FUL

LOCATION:

Avenue House Branton Lane Great Ouseburn York North Yorkshire YO51 9RS

PROPOSAL:

Erection of two storey side/rear extension, rear conservatory, side chimney stack and front porch.

APPLICANT:

Mr A Soroka

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.09.2009
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter and/or drawings received by the Council of the Borough of Harrogate on the 28 September 2004 and fax received 28.09.2004 and as modified by the conditions of this consent.
- 3 CD12A MATCHING MATERIALS
- 4 Development shall not commence until a plan of scale at no less than 1:50 has been submitted to and agreed with Local Planning Authority, which shows the ridge of the roof on the two storey side extension to be lowered, and thereafter implemented.

Reasons for Conditions:-

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

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/03851/FUL	WARD:	Ouseburn
CASE OFFICER:	Mr M Williams	DATE VALID:	16.08.2004
GRID REF:	E 444555	TARGET DATE:	11.10.2004
	N 462245	DECISION DATE:	11.10.2004

APPLICATION NO: 6.80.148.A.FUL

APPLICATION NO: 6.80.148.A.FUL

LOCATION:

Brignall Seggans Road Great Ouseburn Harrogate North Yorkshire YO26 9RN

PROPOSAL:

Erection of two storey side extension and extension to domestic curtilage.

APPLICANT:

Mr And Mrs Coates

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension would be out of scale, and would harm the character and appearance of the existing bungalow and its setting in the open countryside, contrary to Local Plan Policy H15.

CASE NUMBER:	04/03906/FUL	WARD:	Claro
CASE OFFICER:	Ms Sara Purvis	DATE VALID:	09.08.2004
GRID REF:	E 433627	TARGET DATE:	04.10.2004
	N 459956	DECISION DATE:	04.10.2004

APPLICATION NO: 6.83.57.V.FUL

LOCATION:

SB Utilities Site Adjacent Interprint Market Flat Lane Scotton Knaresborough North Yorkshire

PROPOSAL:

Change of use of land to provide additional outdoor storage space and car parking for approved Use Class B2 (General Industry) building, and erection of perimeter fencing.

APPLICANT:

S & B Utilities Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 04.10.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN ... ref:Dwg 891.11
- 4 A detailed scheme for landscaping, including the planting of trees and/or shrubs on the boundary of the site adjoining the caravan site and the north east boundary of the application and the use of surface materials shall be submitted to the Local Planning

Authority and no development shall take place until the Local Planning Authority have approved a landscaping scheme; such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and the timing of implementation of the scheme, including any earthworks required.

- 5 There shall be no external storage or working with the car park or service yard.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 HW18R ROAD SAFETY REQUIREMENTS
- 4 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 5 In the interests of residential amenity.

JUSTIFICATION FOR GRANTING CONSENT:

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

CASE NUMBER:	04/03912/FUL	WARD:	Claro
CASE OFFICER:	Ms Sara Purvis	DATE VALID:	09.08.2004
GRID REF:	E 433649	TARGET DATE:	04.10.2004
	N 459980	DECISION DATE:	04.10.2004

APPLICATION NO: 6.83.57.U.FUL

LOCATION:

Land NW Of Interprint Market Flat Lane Scotton Knaresborough North Yorkshire

PROPOSAL:

Erection of 1 no industrial unit with associated car parking and access (Use Class B8, revised scheme).

APPLICANT:

Mr Steve Bradbury

REFUSED. Reason(s) for refusal:-

- 1 The application site lies within the open countryside and the proposal is not for the expansion of an existing business on the site, the proposal is not small scale, nor does it require a countryside location and therefore the proposal is contrary to Policies E6 and E8 of the adopted Local Plan.
- 2 The Planning Authority considers that the roads leading to the site are by reason of their alignments/junctions/width/gradient considered unsuitable for the traffic which would be likely to be generated by this proposal.
- 3 The Planning Authority considers that a clear visibility of 215m/120m/90m cannot be achieved along the public highway in various directions at various junctions from a point 2m from the carriageway edge measured down the centre line of the minor/access road and consequently traffic generated by the proposed development would be likely to create conditions prejudicial to highway safety.

CASE NUMBER:	03/05573/LB	WARD:	Claro
CASE OFFICER:	Mrs K Williams	DATE VALID:	09.02.2004
GRID REF:	E 436925	TARGET DATE:	05.04.2004
	N 460695	DECISION DATE:	11.10.2004

APPLICATION NO: 6.85.47.A.LB

LOCATION:

Long Cottage Farnham Lane Ferrensby Knaresborough North Yorkshire HG5 9JG

PROPOSAL:

Listed Building application for replacement front door.

APPLICANT:

Mr J W Horner

REFUSED. Reason(s) for refusal:-

- 1 The proposal would harm the character of the Listed Building and therefore have a detrimental impact upon the visual amenity of the area by reason of its inappropriate design, which is contrary to Harrogate District Local Plan Policies A1, HD1 and Hd3, which seek to ensure that proposals do not harm the character or appearance of Listed Buildings or Conservation Areas.

CASE NUMBER:	04/03568/TPO	WARD:	Ouseburn
CASE OFFICER:	Mrs K Williams	DATE VALID:	14.07.2004
GRID REF:	E 444930	TARGET DATE:	08.09.2004

GRID REF: E 444930 **TARGET DATE:** 08.09.2004
N 460734 **DECISION DATE:** 11.10.2004

APPLICATION NO: 6.88.57.G.TPO

LOCATION:

Cobblefold Barn 1 Manor Court Main Street Little Ouseburn Little Ouseburn YO5 9TD

PROPOSAL:

Crown lifting and thinning of 4 no. Yew Trees within Group G2 and 1 no. Yew Tree, Tree T1 of Tree Preservation Order No. 41/2001.

APPLICANT:

Mr And Mrs D McIntosh

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 ... 11.10.2009
- 2 Crown lifting shall not exceed a maximum of 1.5 metres.
- 3 The reduction of the laterals growing towards the highway shall not exceed 1.5 metres.
- 4 CL17 TREE WORK TO BS 3998

Reasons for Conditions:

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CL17R HEALTH AND AMENITY OF TREES
- 3 CL17R HEALTH AND AMENITY OF TREES
- 4 CL17R HEALTH AND AMENITY OF TREES

PART TO BE REFUSED:

- 1 The works to crown thin Tree T1 and the trees within Group G2 are not essential, and would be harmful to the appearance and health of the trees.

INFORMATIVES

1. The work to tree T1 should include the removal of the ivy which will allow the Yew tree to re-generate; this in turn will allow the tree to cover the area of poor pruning.
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CASE NUMBER:	04/03949/LB	WARD:	Knaresborough Scriven P:
CASE OFFICER:	Mrs K Williams	DATE VALID:	05.08.2004
GRID REF:	E 434853	TARGET DATE:	30.09.2004
	N 458386	DECISION DATE:	27.09.2004

APPLICATION NO: 6.94.42.G.LB

LOCATION:

Spinney Croft Scriven Knaresborough North Yorkshire HG5 9DT

PROPOSAL:

Listed Building application for the formation of new internal doorway, partition wall, double glazed doors and windows ,insulated internal plasterboard, concrete floor and upvc downpipes to existing outbuilding.

APPLICANT:

Mr And Mrs J Keelan-Edwards

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.09.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 The window and door frames of the development hereby permitted shall be constructed in timber and no other materials shall be used without the prior written consent of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD13R VISUAL AMENITY

INFORMATIVES

1. Use as an independent dwelling would need formal planning permission.

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.
