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**Minute 45/04(09)**

**CASE NUMBER:**

**04/04231/FUL**

**GRID REF: EAST 435150 NORTH 457040**

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**APPLICATION NO.:** 6.100.1309.J.FUL

**LOCATION:**

2 Park Place Knaresborough North Yorkshire HG5 0ER

**PROPOSAL:**

Erection of replacement shop and conservatory to rear with maisonette above (Site Area 0.021).

**APPLICANT:** Mr M White

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.10.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 Prior to the commencement of development , large scale details of all proposed windows and the proposed new shopfront shall be submitted to and approved by the Local Planning Authority and once approved shall be implemented and retained.
- 5 All proposed windows, the new shopfront and the proposed conservatory shall all be constructed in timber and no other material, the finished paint colour to be agreed in writing by the Local Planning Authority, prior to the commencement of development.
- 6 No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 In the interests of the character of the conservation area
- 5 In the interests of the character of the conservation area
- 6 The site is of archaeological interest

**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.

(Councillors Hawkins and Smith both declared personal interests in this item as Members of Knaresborough Town Council but, on the basis that the interests were not prejudicial, they remained in the meeting and took part in the discussion and vote thereon).

(UNANIMOUS DECISION)