
Minute 56/04(13)

**CASE NUMBER: 04/04795/FUL
GRID REF: EAST 435191 NORTH 458152**

APPLICATION NO.: 6.100.2374.A.FUL

LOCATION:

Scriven Womens Institute Park Avenue Knaresborough North Yorkshire HG5 9ES

PROPOSAL:

Demolition of existing buildings, erection of residential terrace comprising of 3 no. town houses and 2 no. flats, erection of new community hall and formation of new vehicular access. (Site Area 0.076 ha)(Revised Scheme)

APPLICANT: David Collins

REFUSED. Reason(s) for refusal:-

- 1 The proposed development is considered to be harmful to the residential amenity of its future occupants, due to the overbearing impact of the community hall on Plot 1, and the noise and disturbance due to the proximity of the car parking to the rear garden area of Plot 3. The proposal is therefore contrary to Policies A1, H13, H6, and HD20 of the adopted Harrogate District Local Plan (as altered 2004).
- 2 The proposed development is considered to represent an overdevelopment of the site, resulting in harm to the residential amenity of occupants of the development, and to the visual amenity of the area, contrary to Policies A1, HD20 and H6 of the adopted Harrogate District Local Plan (as Altered 2004).

(Mr D Collins (applicant) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(Six Members voted in favour of the motion with three voting against).