

63/04(07)

CASE NUMBER: 04/04571/OUT
GRID REF: EAST 433881 NORTH 450131

APPLICATION NO.: 6.122.280.A.OUT

LOCATION:

Parks Farm Park Lane Spofforth Harrogate North Yorkshire HG3 1BY

PROPOSAL:

Outline application for the erection of 1 no dwelling, with access (Site Area 0.069 ha).

APPLICANT: Mrs A Addyman

DEFERRED and HOPS be authorised to APPROVE the application contrary to the Officer's recommendation for the following reason:-

The proposed development would support the diversification of the farming business and permit the business to grow, by allowing additional workers to be located on site, recognising the need for this, due to the specialised nature of the business in this extremely rural and isolated setting;

And subject to the following conditions and such other conditions as HOPS considers to be necessary and following the completion of a S106 Agreement requiring:

The linkage of the new dwelling and existing farmhouse both to the equine therapy business and to the farming enterprise.

PROPOSED CONDITIONS:

- 1 CA06 OUTLINE/RESERVED MATTERS
- 2 CA01A OUTLINE - ACCESS NOT RM
- 3 At the same time as submission of reserved matters as required by condition 2 above
 - i. Full details of public open space to serve the development in accordance with Policy R4 of the Harrogate District Local Plan shall be submitted to and approved by the Local Planning Authority and agreement reached with the Local Planning Authority as to the provision of the same and its subsequent management and maintenance.
 - ii. Alternative arrangements for the provision of open space shall be submitted to and approved in writing by the Local Planning Authority.
- 4 The existing Public Right of Way shall be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and Country Planning Act 1990.

Reasons for Conditions:-

- 1 CA06R TO COMPLY WITH SECTIONS 91-94
- 2 CA01AR SAFEGUARD RIGHTS OF CONTROL
- 3 CL12R COMPLIANCE WITH R4 - OPEN SPACE POLICY
- 4 HW32R TO PROTECT THE RIGHT OF WAY

INFORMATIVES

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

(Councillor Sturdy declared an interest in this item and, on the basis that the interest was prejudicial, left the room and did not participate in the debate and vote thereon).

(Ms L Hartson (agent) 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).