

63/04(12)

12/6.125/04
57FUL/0
12/6.125/04
57FUL/1

CASE NUMBER: 04/01157/FUL
GRID REF: EAST 451229 NORTH 448936

APPLICATION NO.: 6.125.99.B.FUL

LOCATION:

Chapel Hill Farm (Formerly Hutton Grange) Angram York North Yorkshire YO23 3PA

PROPOSAL:

Conversion of redundant farm buildings to form 1 no. holiday dwelling, 2 no dwellings, alterations to vehicular access and installation of a package treatment plant. (Site Area 0.075)(Revised Scheme)

APPLICANT: The Trustees Of E C York 1997 Settlement

DEFERRED and HOPS be authorised to APPROVE the application subject to the following conditions and such other conditions HOPS considers to be necessary and following the completion of a S106 Agreement requiring:

To secure the applicant retains control of the site and the third unit is used for holiday purposed only.

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 5 years
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 19.11.2004
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 Prior to the commencement of the development details of two passing places required along the unclassified county road number BT88, leading to the site shall be submitted to and approved by the Local Planning Authority in consultation with the Local Highway Authority.
- 5 HW28 COMPLETION OF WORKS IN HIGHWAY-COMMENCE ... the passing places
- 6 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING ... 1722-12
- 7 HW19 PRKG SPCES TO REMAIN AVL'BL FOR VEH PRKG
- 8 HW20 PARKING FOR DWELLINGS (MORE THAN ONE)
- 9 HW23 GARAGE CONVERSION TO HABITABLE ROOM
- 10 The proposed unit(s) shall not be used for any purpose other than holiday accommodation and shall not be occupied for periods exceeding one calendar months at a time by the same occupant and shall not be used as permanent residential accommodation.
- 11 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS
- 12 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 13 Prior to the commencement of the development hereby approved, revised fenestration detailing of the northern elevation of the two storey barn shall be

submitted for the written approval of the local planning authority. Thereafter the approved details shall be implemented and retained as such unless otherwise approve din writing by the local planning authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 HW27R ROAD SAFETY REQUIREMENTS
- 5 HW28R ROAD SAFETY REQUIREMENTS
- 6 HW17R ROAD SAFETY REQUIREMENTS
- 7 HW19R ROAD SAFETY REQUIREMENTS
- 8 HW20R ROAD SAFETY REQUIREMENTS
- 9 HW23R ROAD SAFETY REQUIREMENTS
- 10 CI01R PERMANENT RESIDENTIAL USE UNACCEPTABLE
- 11 CI02YR PROTECT VISUAL AMENITY
- 12 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 13 In the interests of visual amenity

INFORMATIVES

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

(Mr P Roth and Mr J Goodwin (agents who answered questions) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(UNANIMOUS DECISION)