

HARROGATE BOROUGH COUNCIL
AREA2 DEVELOPMENT CONTROL COMMITTEE

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

CASE NUMBER:	04/04769/FUL	WARD:	Knareborough King James
CASE OFFICER:	Mr P Jewkes	DATE VALID:	21.10.2004
GRID REF:	E 0	TARGET DATE:	16.12.2004
	N 0	DECISION DATE:	10.12.2004;

APPLICATION NO: 6.100.1614.AM.FUL

LOCATION:

Unit 3 Gimbald Crag Close St James Retail, Business And Industrial Park Knareborough North Yorkshire

PROPOSAL:

Installation of 10 no. new windows to south west elevation and air conditioning condenser units and 1 no. fire door to the north west elevation.

APPLICANT:

ALM Manufacturing

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.12.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 18.11.2004
- 3 Prior to commencement of the development an acoustic report shall be carried out by a suitably competent acoustic consultant to ensure that the extract ventilation/air conditioning and associated plant to the premises as hereby approved shall not result in a noise nuisance to noise sensitive premises in the neighbourhood. Such a report to be forwarded for the written approval of the Local Planning Authority. Any abatement works found necessary shall be implemented in full prior to being brought into use and shall thereafter be retained and maintained in correct order at all times.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CN09R IN THE INTERESTS OF AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account a range of 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:	04/04888/FUL	WARD:	Knaresborough Scriven P
CASE OFFICER:	Miss S Greaves	DATE VALID:	15.10.2004
GRID REF:	E 433522	TARGET DATE:	10.12.2004
	N 458023	DECISION DATE:	06.12.2004;

APPLICATION NO: 6.100.1746.FUL

LOCATION:

9 Appleby Court Knaresborough North Yorkshire HG5 9LU

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr Meehan

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.12.2009
- 2 CD12A MATCHING MATERIALS
- 3 The length of 2m high timber fencing and access gate between the rear of the existing dwelling and the front of the detached garage shall be retained, 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.

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.

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:	04/05223/FUL	WARD:	Knaresborough East
CASE OFFICER:	Miss S Greaves	DATE VALID:	22.10.2004
GRID REF:	E 436298	TARGET DATE:	17.12.2004
	N 457095	DECISION DATE:	06.12.2004;

APPLICATION NO: 6.100.2407.FUL

LOCATION:

13 Bishopdale Close Knaresborough North Yorkshire HG5 0LR

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mrs Smith & Mr Shephard

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.12.2009
- 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 elevation facing No.11 of the rear conservatory hereby approved, or windows 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:	04/05269/FUL	WARD:	Knaresborough King James
CASE OFFICER:	Mrs K Williams	DATE VALID:	14.10.2004
GRID REF:	E 435045	TARGET DATE:	09.12.2004
	N 456830	DECISION DATE:	02.12.2004;

APPLICATION NO: 6.100.1812.E.FUL

LOCATION:

George And Dragon Public House 9 Briggate Knaresborough North Yorkshire HG5 8BQ

PROPOSAL:

Erection of first floor rear infill extension.

APPLICANT:

Mr And Mrs P Rennison

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 02.12.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS
- 4 The window 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 CA05R TO COMPLY WITH SECTIONS 91 -94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 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 a range of 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:	04/05270/LB	WARD:	Knaresborough King James
CASE OFFICER:	Mrs K Williams	DATE VALID:	14.10.2004
GRID REF:	E 435045	TARGET DATE:	09.12.2004
	N 456830	DECISION DATE:	02.12.2004;

APPLICATION NO: 6.100.1812.F.LB

LOCATION:

George And Dragon Public House 9 Briggate Knaresborough North Yorkshire HG5 8BQ

PROPOSAL:

Listed Building application for erection of first floor rear infill extension, insertion of high level window and various internal alterations.

APPLICANT:

Mr And Mrs P Rennison

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 02.12.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS
- 4 The window 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 CC02R COMPLIANCE WITH DRAWINGS
- 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:	04/05479/FUL	WARD:	Knaresborough Scriven P
CASE OFFICER:	Mr R N Watson	DATE VALID:	29.10.2004
GRID REF:	E 435730	TARGET DATE:	24.12.2004
	N 457585	DECISION DATE:	21.12.2004;

APPLICATION NO: 6.100.578.M.FUL

LOCATION:

Manse Window Design Ltd Halfpenny Lane Knaresborough North Yorkshire

PROPOSAL:

Internal extension at first floor to provide extended offices, alterations at lower ground floor and upper floor and insertion of new windows to east, north and south elevations.

APPLICANT:

John Tapscott

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 21.12.2009

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94

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:	04/05483/FUL	WARD:	Knaresborough East
CASE OFFICER:	Mrs K Williams	DATE VALID:	26.10.2004
GRID REF:	E 435714	TARGET DATE:	21.12.2004
	N 456967	DECISION DATE:	16.12.2004;

APPLICATION NO: 6.100.2408.FUL

LOCATION:

12 Princess Mount Knaresborough North Yorkshire HG5 0AP

PROPOSAL:

Erection of single storey side extension and car port.

APPLICANT:

Mr & Mrs Watson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 16.12.2009
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter received by the Council of the Borough of Harrogate on the 16 December 2004 and as modified by the conditions of this consent.
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE 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:	04/05988/TPO	WARD:	Knaresborough King James
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	23.11.2004
GRID REF:	E 434835	TARGET DATE:	18.01.2005
	N 457200	DECISION DATE:	30.12.2004;

APPLICATION NO: 6.100.876.M.TPO

LOCATION:

The Old Vicarage 2 Station Road Knaresborough North Yorkshire HG5 9AA

PROPOSAL:

Crown lifting by 3m and crown cleaning and thinning by 10% to 1 Sycamore tree, T1 of Tree Preservation Order No. 21/1999.

APPLICANT:

Dr R Mawhinney

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 30.12.2009
- 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:	04/05790/FUL	WARD:	Ouseburn
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	10.11.2004
GRID REF:	E 450647	TARGET DATE:	05.01.2005
	N 457964	DECISION DATE:	05.01.2005;

APPLICATION NO: 6.104.53.A.FUL

LOCATION:

Pinfold House The Green Nun Monkton York North Yorkshire YO26 8ER

PROPOSAL:

Erection of first floor side extension over existing garage, with extension to garage at ground floor level.

APPLICANT:

Mr & Mrs Cvijanovic

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.01.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD15A NO FURTHER WINDOWS IN DEVELOPMENT ... side ... extension

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 a range of 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:	04/05437/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	22.10.2004
GRID REF:	E 444760	TARGET DATE:	17.12.2004
	N 456130	DECISION DATE:	14.12.2004;

APPLICATION NO: 6.113.103.G.FUL

LOCATION:

Oaklands Gilsthwaite Lane Kirk Hammerton York North Yorkshire YO5 8DS

PROPOSAL:

Erection of two storey side extension, conversion of loft, erection of 6 dormer windows to form 1 additional bedrooms, formation of access ramp, erection of single storey side extension and formation of 4 parking spaces. (Revised scheme)

APPLICANT:

Oaklands Nursing Home

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 14.12.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 Prior to the commencement of the development hereby permitted visibility splays providing clear visibility of 2.4 metres x 120 metres measured down the centre line of the access road and the nearside channel line of the major road shall be provided at the junction of the access road with the county highway at a height of 1 metre above the adjacent carriageway. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 5 Prior to the first use of the development the vehicular access, parking and turning facilities shall be formed in accordance with the submitted drawing. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 6 CB09 SOAKAWAYS

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 HW10R ROAD SAFETY REQUIREMENTS
- 5 HW17R ROAD SAFETY REQUIREMENTS
- 6 CB13R TO PREVENT INCREASED RISK OF FLOODING

INFORMATIVES

1. The site lies within the area of the Claro Internal Drainage Board. There must be no surface water connection, direct or indirect, to Kirk Hammerton Beck (or Gilsthwaite Beck) 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:	04/05583/FUL	WARD:	Ribston
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	10.11.2004
GRID REF:	E 432746	TARGET DATE:	05.01.2005
	N 451718	DECISION DATE:	05.01.2005;

APPLICATION NO: 6.121.167.B.FUL

LOCATION:

Woodland Haggs Road Follifoot Harrogate North Yorkshire HG3 1DW

PROPOSAL:

Erection of two storey rear extension.

APPLICANT:

Mr & Mrs Wilcoxon

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.01.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 CD14 NO WINDOWS IN DEVELOPMENT ... side (first floor) ... 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

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:	04/05438/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	25.10.2004
GRID REF:	E 436110	TARGET DATE:	20.12.2004
	N 451059	DECISION DATE:	17.12.2004;

APPLICATION NO: 6.122.283.FUL

LOCATION:

14 Manor Garth Spofforth Harrogate North Yorkshire HG3 1ND

PROPOSAL:

Erection of two storey side extension.

APPLICANT:

Mrs J Nelsey And Mr P Geddes

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.12.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 CD14 NO WINDOWS IN DEVELOPMENT ... rear (first floor) ... development

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

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:	04/02354/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs L Drake	DATE VALID:	08.11.2004
GRID REF:	E 446930	TARGET DATE:	03.01.2005
	N 452336	DECISION DATE:	30.12.2004;

APPLICATION NO: 6.124.403.B.FUL

LOCATION:

6 Marston Road Tockwith York North Yorkshire YO5 8PR

PROPOSAL:

Demolition of existing dwelling and erection of 1 replacement dwelling with new vehicular access and extension and alteration to existing outbuilding to form double garage. (Site Area 0.237 ha) (Revised Scheme)

APPLICANT:

Mr M Allen

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 30.12.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 16.12.2004
- 3 The garden area for the approved dwelling shall not extend beyond the area edged green as shown on the attached plan.
- 4 The slate for the roofs shall be natural Welsh slate and a sample shall be submitted prior to construction commencing and once approved thereafter such slate shall be used.
- 5 CD05 REVEALS: MM ... 75

6 CD13X TIMBER VERTICAL SLIDING SASH WINDOWS

7 Notwithstanding the submitted details no development shall be commenced until details of the front door, including its depth and details of proposed glazing, has been submitted to and approved in writing by the Local Planning Authority. The approved door details shall then be implemented as approved.

8 CA03X LEVELS TO BE APPROVED

9 Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements:-

(ic) the crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or Standard Detail number E6a and the Specification of the Local Highway Authority;

(ii) any gates, barriers or other means of enclosure shall be of a design that opens inwards only so as not to obstruct the highway footpath.

(iii) that part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 15;

(iv) that part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be made up and surfaced in accordance with the approved details and/or Standard Details number E6a and the Specification of the Local Highway Authority;

(v) provision shall be made to prevent surface water from the site/plot discharging onto the existing highway in accordance with the approved details and/or Standard Detail number E6a, and the specification of the Local Highway Authority.

NOTE:

You are advised that a separate licence will be required from the Local Highway Authority order to allow any works in the adopted highway to be carried out. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

10 Prior to the first use of the development the vehicular access, parking and turning facilities shall be formed in accordance with the submitted drawing [Reference C/4 B]. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

11 Samples of the materials it is intended shall be used externally in the construction of the walls of the development 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.

Reasons for Conditions:-

1 CA05R TO COMPLY WITH SECTIONS 91-94

2 CC01R ACCORDANCE WITH DRAWINGS

3 To prevent the urbanisation of the rural area and encroachment into the open fields beyond

4 In order to ensure that the proposed development is in character with the traditional materials of the conservation area

- 5 CD05R VISUAL AMENITY
- 6 CD13XR DEV IN CHARACTER WITH LOCALITY
- 7 CD13XR DEV IN CHARACTER WITH LOCALITY
- 8 CA03XR ENSURE AMENITY AND ACCESS REQUIREMENTS
- 9 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 10 HW17R ROAD SAFETY REQUIREMENTS
- 11 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account a range of 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:	04/05449/FUL	WARD:	Marston Moor
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	28.10.2004
GRID REF:	E 446327	TARGET DATE:	23.12.2004
	N 452077	DECISION DATE:	17.12.2004;

APPLICATION NO: 6.124.180.B.FUL

LOCATION:

208 Prince Rupert Drive Tockwith York North Yorkshire YO26 7PU

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr And Mrs N Folkard

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.12.2009
- 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:	04/05496/FUL	WARD:	Marston Moor
CASE OFFICER:	Miss S Taylor	DATE VALID:	01.11.2004
GRID REF:	E 446575	TARGET DATE:	27.12.2004
	N 452460	DECISION DATE:	24.12.2004;

APPLICATION NO: 6.124.382.A.FUL

LOCATION:

36 Westfield Road Tockwith York North Yorkshire YO26 7PY

PROPOSAL:

Erection of front porch, formation of pitched roof to replace existing flat roof to rear and widening of existing vehicular access.

APPLICANT:

Mrs J Arnold

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 24.12.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements:-

(ic) the crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or Standard number E9 and the Specification of the Local Highway Authority;

NOTE:

You are advised that a separate licence will be required from the Local Highway Authority order to allow any works in the adopted highway to be carried out. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

- 5 The surface water drainage ditch shall be piped in across the access width in accordance with the requirements of the Marston Moor Internal Drainage Authority and to the specification of the highway authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 And 5. To ensure a satisfactory means of access to the site from the highway, in the interests of vehicle and pedestrian safety and convenience.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account a 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:	04/05044/FUL	WARD:	Marston Moor
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	20.10.2004
GRID REF:	E 451884	TARGET DATE:	15.12.2004
	N 448885	DECISION DATE:	15.12.2004;

APPLICATION NO: 6.125.122.A.FUL

LOCATION:

Pond Cottage Angram York North Yorkshire YO23 3PA

PROPOSAL:

Erection of two storey extension to accommodate through floor lift and bathroom.

APPLICANT:

Ms Alys Lamborn

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 15.12.2009
- 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 a range of 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:	04/05193/TPO	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Miss S Greaves	DATE VALID:	13.10.2004
GRID REF:	E 432310	TARGET DATE:	08.12.2004
	N 449256	DECISION DATE:	07.12.2004;

APPLICATION NO: 6.141.32.I.TPO

LOCATION:

Long Row Swindon Lane Kirkby Overblow Harrogate North Yorkshire HG3 1HH

PROPOSAL:

Crown clean of 1 Sycamore tree, Crown thin 25 % of 1 Sycamore tree & Crown lift of 2 Beech trees, Trees T37,38,39 & 40 of Tree Preservation Order 19/1997.

APPLICANT:

J.M Hoyle ESQ

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 07.12.2006
- 2 CL16 TREE WORK TO BS 3998
- 3 The crown thinning of beech trees T39 and T40 shall not exceed 15% and crown lifting shall not exceed 5.2m over the highway. No wounds over 80mm diameter shall be formed.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CL16R HEALTH AND AMENITY OF TREES
- 3 In the interests of the health and amenity of the trees.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account a range of 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:	04/05476/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Miss S Greaves	DATE VALID:	26.10.2004
GRID REF:	E 432310	TARGET DATE:	21.12.2004
	N 449256	DECISION DATE:	08.12.2004;

APPLICATION NO: 6.141.32.J.FUL

LOCATION:

Long Row Swindon Lane Kirkby Overblow Harrogate North Yorkshire HG3 1HH

PROPOSAL:

Erection of single storey extension.

APPLICANT:

Mr & Mrs J M Hoyle

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 08.12.2009
- 2 CD12A MATCHING MATERIALS
- 3 CD04 STONWORK TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 3 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 a 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:	04/05507/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	09.11.2004
GRID REF:	E 430861	TARGET DATE:	04.01.2005
	N 446891	DECISION DATE:	15.12.2004;

APPLICATION NO: 6.141.152.B.FUL

LOCATION:

The Old Forge Dunkeswick Leeds North Yorkshire

PROPOSAL:

Erection of replacement detached outbuilding.

APPLICANT:

Andrew John Walker

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 15.12.2009
- 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:	04/05159/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mr R Mowat	DATE VALID:	12.10.2004
GRID REF:	E 427769	TARGET DATE:	07.12.2004
	N 447383	DECISION DATE:	07.12.2004;

APPLICATION NO: 6.147.30.C.FUL

LOCATION:

Penny Hill Weeton Lane Weeton Leeds North Yorkshire LS17 0AN

PROPOSAL:

Erection of single storey front porch and side dormer window extensions.

APPLICANT:

Mr And Mrs Sykes

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 07.12.2009
- 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 a 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:	04/05582/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	05.11.2004
GRID REF:	E 433394	TARGET DATE:	31.12.2004
	N 447830	DECISION DATE:	24.12.2004;

APPLICATION NO: 6.148.28.E.FUL

LOCATION:

Barrowby Manor Barrowby Lane Kirkby Overblow Harrogate North Yorkshire HG3 1HU

PROPOSAL:

Erection of summerhouse.

APPLICANT:

Mr & Mrs Cotton

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 24.12.2009
- 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:	04/05132/FUL	WARD:	Newby
CASE OFFICER:	Mr R Mowat	DATE VALID:	25.10.2004
GRID REF:	E 432770	TARGET DATE:	20.12.2004
	N 471920	DECISION DATE:	08.12.2004;

APPLICATION NO: 6.32.133.A.FUL

LOCATION:

10 Orchard Close Sharow Ripon North Yorkshire HG4 5BE

PROPOSAL:

Erection of single storey side & front extension to detached garage.

APPLICANT:

Mr P Rhodes

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 08.12.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

4 CI06 DOMESTIC USE ONLY

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 CI06R DOMESTIC USE ONLY

INFORMATIVES

1. There is a history of ground instability in the area. This sometimes arises from the presence of peat, sometimes from gypsum and sometimes a combination. You are advised to satisfy yourself that there is no such problem on this site, or that any problem can be overcome by taking appropriate measures, before works commence.

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:	04/05380/TPO	WARD:	Newby
CASE OFFICER:	Mr R Mowat	DATE VALID:	27.10.2004
GRID REF:	E 433000	TARGET DATE:	22.12.2004
	N 471638	DECISION DATE:	13.12.2004;

APPLICATION NO: 6.32.31.C.TPO

LOCATION:

Sharow Hall Sharow Ripon North Yorkshire HG4 5BP

PROPOSAL:

Felling of mixed species of trees & crown clean of mixed species of trees within Areas A21,A22,G11,G12 of Tree Preservation Order 03/1970.

APPLICANT:

Ben Clarke

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.12.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The work hereby granted consent shall be carried out in accordance with British Standard 3998(1998) Works to Trees, by a competent person, unless otherwise agreed in writing by 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 the trees health and safety

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account a 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:	04/05421/TPO	WARD:	Newby
CASE OFFICER:	Mr R Mowat	DATE VALID:	08.11.2004
GRID REF:	E 433232	TARGET DATE:	03.01.2005
	N 472105	DECISION DATE:	13.12.2004;

APPLICATION NO: 6.32.55.H.TPO

LOCATION:

1 Fairlawns Dishforth Road Sharow Ripon North Yorkshire HG4 5BU

PROPOSAL:

Crown clean of 1 Beech Tree T73 of Tree Preservation Order 3/1970.

APPLICANT:

Mr Da Costa

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.12.2006
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The works hereby granted consent shall be carried out in accordance with British Standard 3998 (1989) Works to Trees, by a competent person, unless otherwise agreed in writing by 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 the trees health and safety

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:	04/05761/TPO	WARD:	Newby
CASE OFFICER:	Mr R Mowat	DATE VALID:	02.11.2004
GRID REF:	E 433025	TARGET DATE:	28.12.2004
	N 471725	DECISION DATE:	20.12.2004;

APPLICATION NO: 6.32.85.E.TPO

LOCATION:

Fairfield Sharow Ripon North Yorkshire HG4 5BP

PROPOSAL:

Balancing works to 1 Yew tree within Area A17 RPB of Tree Preservation Order 3/1970.

APPLICANT:

W A Reynolds

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.12.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The 10% rebalancing work hereby granted consent shall be carried out in accordance with British Standard 3998 (1998) Works to Trees, by a competent person, unless otherwise agreed in writing by the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 In the interest of the trees health and safety

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account a range of 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:	04/05839/FUL	WARD:	Newby
CASE OFFICER:	Mr M A Warden	DATE VALID:	19.11.2004
GRID REF:	E 433080	TARGET DATE:	14.01.2005
	N 471750	DECISION DATE:	30.12.2004;

APPLICATION NO: 6.32.129.D.FUL

LOCATION:

Land Comprising OS Field 0974 Back Lane Sharow Ripon North Yorkshire

PROPOSAL:

Substitution of house type on Plot C of planning permission no. 6.32.129.B.REM.

APPLICANT:

Mr And Mrs C D Powell

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 30.12.2007
- 2 CL03 TREES NOT TO BE FELLED
- 3 The development hereby approved shall incorporate the mitigation measures recommended in the ground stability report prepared by G H Saul Consulting Engineers, received 28.02.2003, unless the Local planning Authority give written consent to any variation.
- 4 No dwelling to which this planning permission relates shall be occupied unless or until the carriageway and any footway/footpath from which it gains access is constructed to basecourse macadam level and/or block paved and kerbed and connected to the existing highway network.
- 5 Before there is any access or egress by construction vehicles between the highway and the application site, the approved access with the public highway (as shown on Drawing Reference 176/02/98/E) shall be constructed to base macadam course level for a distance of 10 metres into the site, including the repair of any damage to the existing roads, footway and verges during construction. The road and footway shall be brought up to wearing course level within two months of the commencement of the development unless approved otherwise in writing.
- 6 Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements:-

(i) the crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or the Specification of the Local Highway Authority;

(ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall open into the site;

(iii) that part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 20;

(iv) that part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be made up and surfaced in accordance with the approved details and/or the Specification of the Local Highway Authority;

(v) provision shall be made to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the approved details and/or the Specification of the Local Highway Authority.

NOTE:

You are advised that a separate licence will be required from the Local Highway Authority order to allow any works in the adopted highway to be carried out. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

- 7 Prior to the commencement of the development hereby permitted visibility splays providing clear visibility of 2.0m x 45m (westerly direction) 2.0m x 30m (easterly direction) measured down the centre line of the access road and the nearside channel line of the major road shall be provided at the junction of the access road with the county highway. Once created these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

- 8 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 9 CD04Y SAMPLE STONWORK PANEL

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CL03R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 3 In the interests of public safety.
- 4 To ensure safe and appropriate access and egress to the properties, in the interests of highway safety and the convenience of prospective residents.
- 5 HW04R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 6 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 7 HW10R ROAD SAFETY REQUIREMENTS
- 8 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 9 CD04YR CONFORM TO REQUIREMENTS OF LOCALITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account a 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:	04/05671/CMA	WARD:	Claro
CASE OFFICER:	Mr R Forrester	DATE VALID:	05.11.2004
GRID REF:	E 440800	TARGET DATE:	03.12.2004
	N 459700	DECISION DATE:	03.12.2004;

APPLICATION NO: 6.500.63.L.CMA

LOCATION:

Allerton Park Quarry Allerton Park Knaresborough North Yorkshire

PROPOSAL:

Installation of third landfill gas engine at existing landfill gas utilisation plant.

APPLICANT:

Waste Recycling Group Ltd

APPROVED subject to the following conditions:-

- 1 That North Yorkshire County Council be informed that Harrogate Borough Council raises no objections.

CASE NUMBER:	04/05158/FUL	WARD:	Newby
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	11.10.2004
GRID REF:	E 439551	TARGET DATE:	06.12.2004
	N 467262	DECISION DATE:	06.12.2004;

APPLICATION NO: 6.57.51.B.FUL

LOCATION:

12 Market Hill Milby York North Yorkshire YO51 9JU

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mrs Dyble

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.12.2009
- 2 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 3 The close-boarded fence, which is in place on the boundary, or a fence of the same height and design shall be retained for as long as the conservatory remains in situ.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD12R 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:	04/04633/ADV	WARD:	Newby
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	06.10.2004
GRID REF:	E 437108	TARGET DATE:	01.12.2004
	N 465606	DECISION DATE:	06.12.2004;

APPLICATION NO: 6.63.98.ADV

LOCATION:

Land To The East And West Of Waingates At Grid Ref 437108/465606 Roecliffe York North Yorkshire

PROPOSAL:

Display of 2 pole mounted free standing non illuminated signs.

APPLICANT:

Mr A Gillam

APPROVED subject to the following conditions:-

1 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS

Reasons for Conditions:-

1 CC03R TO SECURE SATISFACTORY IMPLEMENTATION

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:	04/05119/TPO	WARD:	Boroughbridge
CASE OFFICER:	Miss S Greaves	DATE VALID:	20.10.2004
GRID REF:	E 439750	TARGET DATE:	15.12.2004
	N 466400	DECISION DATE:	01.12.2004;

APPLICATION NO: 6.64.458.C.TPO

LOCATION:

39 St James Meadow Boroughbridge York North Yorkshire YO51 9NW

PROPOSAL:

Crown lift, crown clean and thin 1 Oak tree within Group G4 of Tree Preservation Order No 21/1990.

APPLICANT:

Ms Sykes

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.12.2006
- 2 CL16 TREE WORK TO BS 3998
- 3 Crown lifting of the Oak tree shall not exceed the height of the roof apex and the crown cleaning and thinning of the remaining canopy shall not exceed 15%.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CL16R HEALTH AND AMENITY OF TREES
- 3 In the interests of the health and amenity of the tree.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account a 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:	04/05249/FUL	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	02.11.2004
GRID REF:	E 438767	TARGET DATE:	28.12.2004
	N 464305	DECISION DATE:	17.12.2004;

APPLICATION NO: 6.64.631.FUL

LOCATION:

Beech House Minskip York North Yorkshire YO51 9JB

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr Preston

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.12.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The brickwork shall match the existing to the satisfaction of the Local Planning Authority.
- 4 Notwithstanding the submitted details and the terms of condition 02 above, the north elevation of the conservatory hereby permitted including the splayed section shall be fitted with obscured glazing which shall thereafter be retained and maintained as such, unless otherwise agreed in writing with the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R 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:	04/05356/COU	WARD:	Boroughbridge
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	28.10.2004
GRID REF:	E 439692	TARGET DATE:	23.12.2004
	N 466773	DECISION DATE:	13.12.2004;

APPLICATION NO: 6.64.295.D.COU

LOCATION:

4 Hall Square Boroughbridge York North Yorkshire YO51 9AN

PROPOSAL:

Change of use of retail Unit 2 to form tea/coffee shop.

APPLICANT:

Mr And Mrs T Stockwell

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.12.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 This consent allows the change of use of the property only and does not grant consent for any internal or external alterations which must still be the subject of planning approval and listed building consent as appropriate.
- 4 This consent permits the use of the premises as tea/coffee shop including the serving of cold food only, and no other use (including the preparation and sale of hot food and any other use within the same class as defined by the Town and Country Planning (Use Classes) Order 1987 as amended) shall be carried out without the formal consent of the Local Planning Authority.
- 5 The premises shall not be open for business outside the hours of 10.00 am to 5.00 pm Monday to Saturdays.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CG01R SAFEGUARD RIGHTS OF CONTROL
- 4 CI03R SPECIFIED USE ONLY
- 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 the 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:	04/05520/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	29.10.2004
GRID REF:	E 440373	TARGET DATE:	24.12.2004
	N 466566	DECISION DATE:	16.12.2004;

APPLICATION NO: 6.64.188.B.FUL

LOCATION:

Aldborough Lodge Aldborough York North Yorkshire YO51 9EP

PROPOSAL:

Erection of first floor rear extension.

APPLICANT:

Mr & Mrs Richard Haggie

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 16.12.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12X SAMPLES OF MATCHING MATERIALS

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

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:	04/05524/LB	WARD:	Boroughbridge
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	29.10.2004
GRID REF:	E 440373	TARGET DATE:	24.12.2004
	N 466566	DECISION DATE:	16.12.2004;

APPLICATION NO: 6.64.188.C.LB

LOCATION:

Aldborough Lodge Aldborough York North Yorkshire YO51 9EP

PROPOSAL:

Listed Building application for the erection of first floor rear extension including replacement pitched roof, formation of 3 windows & 1 door & various internal alterations.

APPLICANT:

Mr & Mrs Richard Haggies

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 16.12.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12X SAMPLES OF MATCHING MATERIALS
- 4 The window frames of the development hereby permitted shall be timber vertical sliding sash or horizontal sliding sash as appropriate only. No other materials or design shall be used without the prior written approval of the Local Planning Authority.
- 5 All new doors, windows and infill brickwork shall be set back a minimum of 50mm from the external face of the walls to form reveals to the satisfaction of the Local Planning Authority

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD13XR DEV IN CHARACTER WITH LOCALITY
- 5 CD05R VISUAL AMENITY

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:	04/05503/FUL	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	27.10.2004
GRID REF:	E 441850	TARGET DATE:	22.12.2004
	N 462890	DECISION DATE:	17.12.2004;

APPLICATION NO: 6.71.108.G.FUL

LOCATION:

Peach Tree Farm Marton Marton Cum Grafton York North Yorkshire YO5 9QY

PROPOSAL:

Erection of replacement single storey side extension.

APPLICANT:

Mr And Mrs Mortlock

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.12.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 15.12.2004
- 3 CD12X SAMPLES OF MATCHING MATERIALS
- 4 The window in the front elevation of the existing lean-to to be demolished shall be retained and reuse on the front elevation of the extension hereby permitted unless otherwise agreed in writing with the Local Planning Authority.
- 5 The window frames to the side elevation of the development hereby permitted shall be single glazed timber horizontal sliding sash, and no other materials or design shall be used without the prior written approval of the Local Planning Authority.
- 6 All new or replacement rainwater goods shall be of cast iron construction unless otherwise agreed in writing with the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD13XR DEV IN CHARACTER WITH LOCALITY

- 5 CD13XR DEV IN CHARACTER WITH LOCALITY
- 6 CD13XR DEV IN CHARACTER WITH LOCALITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account a range of 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:	04/05505/LB	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	27.10.2004
GRID REF:	E 441850	TARGET DATE:	22.12.2004
	N 462890	DECISION DATE:	17.12.2004;

APPLICATION NO: 6.71.108.H.LB

LOCATION:

Peach Tree Farm Marton Marton Cum Grafton York North Yorkshire YO5 9QY

PROPOSAL:

Listed building application for the demolition of existing lean to and erection of single storey side extension.

APPLICANT:

Mr And Mrs Mortlock

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.12.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 15.12.2004
- 3 CD12X SAMPLES OF MATCHING MATERIALS
- 4 The window to the front elevation of the existing lean-to to be demolished shall be retained and reused on the front elevation of the extension hereby permitted unless otherwise agreed in writing with the Local Planning Authority.
- 5 The window frames to the side elevation of the development hereby permitted shall be single glazed timber horizontal sliding sash, and no other materials or design shall be used without the prior written approval of the Local Planning Authority.

- 6 All new or replacement rainwater goods shall be of cast iron construction unless otherwise agreed in writing with the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD13XR DEV IN CHARACTER WITH LOCALITY
- 5 CD13XR DEV IN CHARACTER WITH LOCALITY
- 6 CD13XR DEV IN CHARACTER WITH LOCALITY

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:	04/04920/COU	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	12.10.2004
GRID REF:	E 437740	TARGET DATE:	07.12.2004
	N 460153	DECISION DATE:	06.12.2004;

APPLICATION NO: 6.78.81.B.FUL

LOCATION:

1 Poplars Farm Cottages Ferrensby Knaresborough North Yorkshire HG5 0RH

PROPOSAL:

Change of use of part of O.S field no 5700 to form extension to domestic curtilage.

APPLICANT:

K Smith

APPROVED subject to the following conditions:-

- 1 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 2 A new hedge comprising native species shall be planted along the north and west boundaries of the extended domestic curtilage . Full details shall be submitted to and

approved in writing by Local Planning Authority within one month of the date of this consent to show the size, species, position and density of the hedge. The hedge shall be planted during the first available planting season following the approval of the details.

- 3 CL04 REPLANTING IF ANY TREES/SHRUBS DIE
- 4 CI02Z PD RESTRICTION, NO ... development as permitted by Classes E,F,G, and H

Reasons for Conditions:-

- 1 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 2 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 3 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 4 CI02ZR PROTECT 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:	03/00289/FUL	WARD:	Claro
CASE OFFICER:	Ms S Purvis	DATE VALID:	25.10.2004
GRID REF:	E 433510	TARGET DATE:	20.12.2004
	N 460160	DECISION DATE:	03.12.2004;

APPLICATION NO: 6.83.33.K.FUL

LOCATION:

Tilcon Site Low Moor Lane Scotton Knaresborough North Yorkshire HG5 9JN

PROPOSAL:

Change of use from childrens day nursery to offices with formation of extended car parking area

APPLICANT:

Tarmac Northern Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 03.12.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Prior to the first use of the development 54 parking spaces (min size 4.8m x 2.4m) shall be provided, laid out, hard surfaced, drained, marked out & made available for use. Once created these shall be maintained clear of obstruction & retained for their intended purposes at all times.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 To provide appropriate on-site vehicle parking facilities with associated access and manoeuvring areas in the interests of highway safety and the general amenity of the development

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:	04/05680/FUL	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	05.11.2004
GRID REF:	E 432605	TARGET DATE:	31.12.2004
	N 459205	DECISION DATE:	13.12.2004;

APPLICATION NO: 6.83.105.B.FUL

LOCATION:

Fairview Main Street Scotton Knaresborough North Yorkshire HG5 9HU

PROPOSAL:

Erection of single storey replacement side extension.

APPLICANT:

Mr P Haydon

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.12.2009
- 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 CD12R VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account a 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:	04/05160/FUL	WARD:	Knaresborough Scriven P
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	11.10.2004
GRID REF:	E 434642	TARGET DATE:	06.12.2004
	N 458397	DECISION DATE:	04.01.2005;

APPLICATION NO: 6.94.74.FUL

LOCATION:

Ash Lodge (Formerly Huguenot House) Scriven Knaresborough North Yorkshire HG5 9DY

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr And Mrs Hann-smith

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 04.01.2010

- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD15A NO FURTHER WINDOWS IN DEVELOPMENT ... side facing Rundale House ... extension

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD15AR PRIVACY AND RESIDENTIAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account a range of 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:	04/02396/TPO	WARD:	Ouseburn
CASE OFFICER:	Miss S Greaves	DATE VALID:	26.10.2004
GRID REF:	E 444350	TARGET DATE:	21.12.2004
	N 456858	DECISION DATE:	02.12.2004;

APPLICATION NO: 6.96.174.TPO

LOCATION:

19 Back Lane Whixley York North Yorkshire YO26 8BG

PROPOSAL:

Felling of 3no Fir trees within Woodland W1 of Tree Preservation Order 44/1994.

APPLICANT:

Karen Fletcher

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 02.12.2006
- 2 CL16 TREE WORK TO BS 3998
- 3 CL18A REPLACEMENT TREE PLANTING ... 3no ... Corsican pines ... Stock size unimportant as availability may be limited. ... To be agreed.

Reasons for Conditions:-

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

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the 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:	04/05638/PDU CO	WARD:	Ouseburn
CASE OFFICER:	Mrs K Williams	DATE VALID:	03.11.2004
GRID REF:	E 444502	TARGET DATE:	29.12.2004
	N 456806	DECISION DATE:	21.12.2004;

APPLICATION NO: 6.96.150.B.PDU CO

LOCATION:

5 Gilsforth Lane Whixley York North Yorkshire YO26 8BF

PROPOSAL:

Conversion of part of existing garage to form additional living accommodation including formation of 1 window to front and 1 window to rear.

APPLICANT:

M Cressey & C Prickett

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 21.12.2009
- 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 21 December 2005 and as modified by the conditions of this consent.
- 3 CD12A MATCHING MATERIALS

- 4 The window 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.
- 5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any subsequent Order, the remaining garage(s) shall not be converted into a habitable room(s) without the express written approval of the Local Planning Authority.

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 CD13R VISUAL AMENITY
- 5 HW23R ROAD SAFETY REQUIREMENTS

INFORMATIVES

1. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39 (1) of the Conservation (Natural Habitats _c.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and English nature contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given English Nature's contact details.

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: 04/02256/REM
CASE OFFICER: Mr R N Watson
GRID REF: E 436014
N 456111

WARD: Knaresborough King
DATE VALID: 13.05.2004
TARGET DATE: 08.07.2004
DECISION DATE: 06.12.2004

APPLICATION NO: 6.100.1706.E.REM

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:	04/04806/COU	WARD:	Knarborough East
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	11.10.2004
GRID REF:	E 435808	TARGET DATE:	06.12.2004
	N 457229	DECISION DATE:	06.12.2004

APPLICATION NO: 6.100.2406.COU

LOCATION:

28 Chain Lane Knarborough North Yorkshire HG5 0AS

PROPOSAL:

Change of Use from dwelling, to half residential and half office (Use Class A2).

APPLICANT:

Lynda Greenwood

REFUSED. Reason(s) for refusal:-

- 1 The proposed use would lead to increased disturbance, traffic movements and car parking on a main distributor road in a residential area. It would be harmful to residential amenity and highway safety and is therefore contrary to policy A1 of the Harrogate District Local Plan.
-

CASE NUMBER:	04/04908/FUL	WARD:	Knarborough East
CASE OFFICER:	Mrs K Williams	DATE VALID:	18.10.2004
GRID REF:	E 435164	TARGET DATE:	13.12.2004
	N 456995	DECISION DATE:	06.12.2004

APPLICATION NO: 6.100.839.B.FUL

LOCATION:

12B High Street Knarborough North Yorkshire HG5 0EQ

PROPOSAL:

Installation of 2 replacement UPVC windows to first floor and erection of 2 canopies over.

APPLICANT:

Mrs S Petch

REFUSED. Reason(s) for refusal:-

- 1 The UPVC windows are not appropriate or traditional materials for the conservation area and are therefore harmful to the character and appearance of the conservation area, contrary to Harrogate District Local Plan Policies HD3 and the Councils supplementary guidance on Conservation Areas.
- 2 The canopies would be an incongruous feature within the street scene therefore harming the character and appearance of the conservation area, the visual amenity of the area and the character and appearance of the adjacent properties. The proposal is therefore contrary to Harrogate District Local Plan Policies A1, HD3 and HD22.

CASE NUMBER:	04/05215/FUL	WARD:	Knareborough King Jam
CASE OFFICER:	Miss S Greaves	DATE VALID:	14.10.2004
GRID REF:	E 436055	TARGET DATE:	09.12.2004
	N 456735	DECISION DATE:	06.12.2004

APPLICATION NO: 6.100.1414.B.FUL

LOCATION:

15 Crestholme Close Knareborough North Yorkshire HG5 0SR

PROPOSAL:

Erection of two storey side extension.

APPLICANT:

Mr & Mrs Dawson

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension due to its size, scale and design would have a detrimental impact on the visual amenity of the existing dwelling, would form an intrusive addition to the streetscene, and is contrary to Harrogate District Local Plan Policies A1, H15, and HD20.

CASE NUMBER:	04/05425/FUL	WARD:	Knareborough Scriven P
CASE OFFICER:	Mrs K Williams	DATE VALID:	01.11.2004
APPLICATION NO:	6.100.1677.A.FUL	TARGET DATE:	27.12.2004

N 458488

DECISION DATE: 06.12.2004

APPLICATION NO: 6.100.1677.A.FUL

LOCATION:

5 Scotton Grove Knaresborough North Yorkshire HG5 9HQ

PROPOSAL:

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

APPLICANT:

Mr And Mrs P Atkinson

REFUSED. Reason(s) for refusal:-

- 1 The extension is not a subservient addition to the host building and the dormer window is an incongruous feature within the street scene. The proposal is harmful to the character and appearance of the original dwelling and pair of semi-detached properties and therefore has a detrimental impact upon the visual amenity of the area contrary to Harrogate District Local Plan Policies A1, H15 and HD20 and the Council's adopted SPG.

CASE NUMBER: 04/05557/FUL
CASE OFFICER: Mr R Forrester
GRID REF: E 436170
N 456350

WARD: Knaresborough King Jam
DATE VALID: 05.11.2004
TARGET DATE: 31.12.2004
DECISION DATE: 04.01.2005

APPLICATION NO: 6.100.685.L.FUL

LOCATION:

Knaresborough Body Repairs Manse Lane Knaresborough North Yorkshire HG5 8LF

PROPOSAL:

Retention of storage container.

APPLICANT:

Knaresborough Body Repairs

APPROVED subject to the following conditions:-

- 1 Within one month of the date of this permission details of screen planting (hedges or trees) shall be submitted for the written approval of the Local Planning Authority. The approved scheme shall be implemented prior to the end of the current planting season and thereafter retained.

Reasons for Conditions:-

- 1 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:	04/05681/CON	WARD:	Knaresborough East
CASE OFFICER:	Mrs K Williams	DATE VALID:	02.11.2004
GRID REF:	E 434956	TARGET DATE:	28.12.2004
	N 457164	DECISION DATE:	13.12.2004

APPLICATION NO: 6.100.2409.CON

LOCATION:

Workshop To Rear Of 76-80 High Street Whiteley Yard Knaresborough North Yorkshire

PROPOSAL:

Conversation Area Consent application for the demolition of workshop building.

APPLICANT:

Samuel Smith Old Brewery

REFUSED. Reason(s) for refusal:-

- 1 In the absence of a satisfactory scheme for redevelopment of this site, the demolition of the existing structures would have a detrimental impact upon the visual amenity and character of the conservation area contrary to Harrogate District Local Plan policy HD3 and North Yorkshire County Structure Plan policy E4.
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CASE NUMBER:	04/05466/FUL	WARD:	Ribston
CASE OFFICER:	Miss S Greaves	DATE VALID:	22.10.2004
GRID REF:	E 438016	TARGET DATE:	17.12.2004
	N 456159	DECISION DATE:	13.12.2004

APPLICATION NO: 6.101.108.FUL

LOCATION:

Reading Room Cottage Goldsborough Knaresborough North Yorkshire

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr And Mrs Voakes

REFUSED. Reason(s) for refusal:-

- 1 The proposed conservatory due to its form and design would harm the character and appearance of this grade II listed building and the visual amenity of the locality, which is within a conservation area and is contrary to Harrogate District Local Plan policies A1, HD3, HD20 and H15 and North Yorkshire Structure Plan E4.

INFORMATIVES

1. Listed Building Consent is also required in respect of this development. You are advised not to start work until such time as an appropriate Notice of Listed Building Consent has been granted and you should ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of such a Listed Building Consent.

CASE NUMBER:	04/05467/LB	WARD:	Ribston
CASE OFFICER:	Miss S Greaves	DATE VALID:	22.10.2004
GRID REF:	E 438016	TARGET DATE:	17.12.2004
	N 456159	DECISION DATE:	13.12.2004

APPLICATION NO: 6.101.108.A.LB

LOCATION:

Reading Room Cottage Goldsborough Knaresborough North Yorkshire

PROPOSAL:

Listed building application for the erection of a rear conservatory.

APPLICANT:

Mr And Mrs Voakes

REFUSED. Reason(s) for refusal:-

- 1 The proposed conservatory due to its form and design would harm the character and appearance of this Grade II listed building and the visual amenity of the locality, which is within a conservation area and is contrary to Harrogate District Local Plan policies A1, HD3, HD20 and H15 and North Yorkshire Structure Plan policy E4.

INFORMATIVES

1. Planning permission has also been granted for these works. You are advised, if you have not already done so, to obtain sight of the Notice of Planning Permission and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the Planning Permission.

CASE NUMBER:	04/05390/DVCON	WARD:	Ribston
CASE OFFICER:	Mr A Hough	DATE VALID:	20.10.2004
GRID REF:	E 432810	TARGET DATE:	15.12.2004
	N 452230	DECISION DATE:	13.12.2004

APPLICATION NO: 6.121.12.W.DVCON

LOCATION:

Follifoot Ridge Farm Pannal Road Follifoot Harrogate North Yorkshire HG3 1DP

PROPOSAL:

Variation of condition 5 of Permission No. 6.121.12.G.PA to allow agricultural occupancy restriction to be lifted to allow the dwelling to be rented.

APPLICANT:

U J E Kirkby Esq

REFUSED. Reason(s) for refusal:-

- 1 In the absence of any evidence to demonstrate that there is no longer a need for an agricultural workers dwelling in the locality, the removal of the condition is contrary to the provisions of Harrogate District Local Plan Policy H19.

CASE NUMBER:	04/04585/FUL	WARD:	Spofforth With Lower
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CASE OFFICER:	Mr R N Watson	DATE VALID:	Wharfedale 08.09.2004
GRID REF:	E 433720	TARGET DATE:	03.11.2004
	N 451255	DECISION DATE:	06.12.2004

APPLICATION NO: 6.122.175.F.FUL

LOCATION:

Haggs Farm Haggs Road Follifoot Harrogate North Yorkshire HG3 1EQ

PROPOSAL:

Erection of pitched roof over existing storage building.

APPLICANT:

Rudding Park Estate Ltd

REFUSED. Reason(s) for refusal:-

- 1 The former silage clamp is incapable of re-use without extensive alteration, the development of which would be harmful to the openness of the green belt and would therefore conflict with Policies GB2 and C16 of the Harrogate District Local Plan 2001 as altered 2004.

CASE NUMBER:	04/05482/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mr M Parkes	DATE VALID:	27.10.2004
GRID REF:	E 436436	TARGET DATE:	22.12.2004
	N 450531	DECISION DATE:	13.12.2004

APPLICATION NO: 6.122.66.J.FUL

LOCATION:

Land Comprising Part Of OS Fields 4167,4553 And 5551 Park Road Spofforth Harrogate North Yorkshire

PROPOSAL:

Retention of existing access track and improvement to access onto Park Lane..

APPLICANT:

Mr M Thompson

REFUSED. Reason(s) for refusal:-

- 1 The proposed access track would harm the landscape character and the openness

of this part of the West Yorkshire Green Belt such as to be contrary to Policies A1(d), C2 and GB3 of the Harrogate District Local Plan.

CASE NUMBER:	04/05487/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mr M Parkes	DATE VALID:	29.10.2004
GRID REF:	E 436624	TARGET DATE:	24.12.2004
	N 450495	DECISION DATE:	13.12.2004

APPLICATION NO: 6.122.66.K.FUL

LOCATION:

Land Comprising OS Field No. 5551 Park Road Spofforth Harrogate North Yorkshire

PROPOSAL:

Retention of horse exercise arena.

APPLICANT:

Mr M Thompson

REFUSED. Reason(s) for refusal:-

- 1 The arena due to its size, location and resultant embankments would represent an unwarranted and harmful visual intrusion which would detract from the landscape setting of Spofforth and the amenity, character and purpose of the Green Belt contrary to Policies A1, C2, GB2, GB4, R11 and R12 of the Harrogate District Local Plan Deposit Draft and national planning guidance contained in PPG2 'Green Belts'.

CASE NUMBER:	04/05629/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Miss S Taylor	DATE VALID:	04.11.2004
GRID REF:	E 436503	TARGET DATE:	30.12.2004
	N 451036	DECISION DATE:	20.12.2004

APPLICATION NO: 6.122.271.A.FUL

LOCATION:

Granary Cottage 6 Massey Fold Spofforth Harrogate North Yorkshire HG3 1WG

PROPOSAL:

Erection of rear conservatory (revised scheme).

APPLICANT:

Mr & Mrs Alexander

APPROVED subject to the following conditions: -

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.12.2009
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD13 WINDOW FRAME MATERIALS ... timber
- 5 The flank window serving the landing window shall be fitted with obscure glazing.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 CD13R VISUAL AMENITY
- 5 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:	04/05651/LB	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	01.11.2004
GRID REF:	E 436072	TARGET DATE:	27.12.2004
	N 451257	DECISION DATE:	20.12.2004

APPLICATION NO: 6.122.187.D.LB

LOCATION:

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

PROPOSAL:

Listed Building application for the conversion of 2 dwellings to form 1 dwelling with internal alterations including formation of internal doorways, removal of internal walls and erection of internal partition walls (Revised Scheme).

APPLICANT:

Mr B J Abrahams And Mrs L J Tankard

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.12.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 All new internal doors shall be of timber construction and shall match the design of those existing unless otherwise approved in writing by the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 In order to retain the character and appearance of these listed cottages.

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:	04/05268/FUL	WARD:	Ribston
CASE OFFICER:	Mrs K Williams	DATE VALID:	18.10.2004
GRID REF:	E 438635	TARGET DATE:	13.12.2004
	N 453237	DECISION DATE:	13.12.2004

APPLICATION NO: 6.123.21.B.FUL

LOCATION:

5 North View Little Ribston Wetherby North Yorkshire LS22 4ES

PROPOSAL:

Erection of single storey rear extension (Revised Scheme)

APPLICANT:

Miss A A Franklin

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.12.2009
- 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 3 December 2004 and as modified by the conditions of this consent.
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE 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:	04/05833/DVCON	WARD:	Ribston
CASE OFFICER:	Mrs L Drake	DATE VALID:	09.11.2004
GRID REF:	E 438620	TARGET DATE:	04.01.2005
	N 453630	DECISION DATE:	20.12.2004

APPLICATION NO: 6.123.15.I.DVCON

LOCATION:

Land Comprising Part Of OS Field No 5762 Knaresborough Road Little Ribston Wetherby North Yorkshire

PROPOSAL:

Variation of condition no. 1, of planning permission no. 6.123.15.F.RENEW, to extend the time limit for commencement of development to 31st January, 2005.

APPLICANT:

J M Almack & P M Barton

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 31.01.2005

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94

INFORMATIVES

1. The conditions attached to planning permission for 6.123.15.F.RENEW still apply to this site and this decision must be read in conjunction with 6.123.15.F.RENEW.

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:	04/03168/FUL	WARD:	Ribston
CASE OFFICER:	Miss S Taylor	DATE VALID:	28.06.2004
GRID REF:	E 439080	TARGET DATE:	23.08.2004
	N 450300	DECISION DATE:	13.12.2004

APPLICATION NO: 6.136.146.D.FUL

LOCATION:

Quarry Farm (The Former Slaughter House) Lime Kiln Lane Kirk Deighton Wetherby North Yorkshire LS22 4EA

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr And Mrs M Gurney

REFUSED. Reason(s) for refusal:-

- 1 The single storey rear extension is considered to result in a property which is excessive in terms of scale and massing in comparison to the original size of the Slaughterhouse. As such the property will have a detrimental impact on the landscape character of the area contrary to policies A1 and H20 of the Harrogate District Local Plan.

INFORMATIVES

1. It has been noted that Condition 8 of Planning permission 6.136.146.FUL has not been adhered to. Please submit written confirmation of when this Condition shall be fulfilled within 14 days of receiving this decision notice. If the Council has not received written confirmation as requested or a planning application for relaxation of this condition enforcement action may be sought.

CASE NUMBER:	04/05623/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Miss S Taylor	DATE VALID:	03.11.2004
GRID REF:	E 427505	TARGET DATE:	29.12.2004
	N 448041	DECISION DATE:	04.01.2005

APPLICATION NO: 6.147.15.A.FUL

LOCATION:

The Hollies Crag Lane Huby Leeds North Yorkshire LS17 0BW

PROPOSAL:

Erection of first floor extension over existing garage and conversion of garage to form additional living accommodation, and erection of rear conservatory with raising of roof height over existing link between house and garage.

APPLICANT:

Mr And Mrs Costantini

REFUSED. Reason(s) for refusal:-

- 1 The proposed development would further extend this dwelling and taken with the

existing additions would not be small in scale compared with the original dwelling thereby increasing the physical presence of the dwelling in the Green Belt to an unacceptable degree with harm to the openness of the Green Belt. The proposal is therefore contrary to Harrogate District Local Plan Policies A1, H15, GB4 and GB6, North Yorkshire County Structure Plan Policy E9 and Government Planning Policy Guidance in PPG2 Green Belts.

CASE NUMBER:	04/04485/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mr R N Watson	DATE VALID:	01.09.2004
GRID REF:	E 434539	TARGET DATE:	27.10.2004
	N 447102	DECISION DATE:	13.12.2004

APPLICATION NO: 6.148.75.A.FUL

LOCATION:

Rooksfield Farm Gill Lane Kearby Wetherby North Yorkshire LS22 4BS

PROPOSAL:

Conversion, including extension and demolition, of existing barns and two storey and single storey extensions to existing farmhouse to form 1 no self contained dwelling and formation of swimming pool (Site Area 0.35 ha).

APPLICANT:

Mr And Mrs P Snook

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.12.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 24.11.04 6.12.04
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 Details of the boundary treatment to the domestic curtilage shown on the amended plans received on 6 December 2004 shall be submitted for the written approval of the Local Planning Authority and thereafter be provided and retained in accordance with the approved details

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 In the interests of the visual amenities of the green belt

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:	04/05307/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs K Williams	DATE VALID:	19.10.2004
GRID REF:	E 436128	TARGET DATE:	14.12.2004
	N 448458	DECISION DATE:	06.12.2004

APPLICATION NO: 6.149.101.FUL

LOCATION:

Lavender House (Formerly Martin Close) Main Street Sicklinghall Wetherby North Yorkshire LS22 4BD

PROPOSAL:

Erection of two storey rear extension.

APPLICANT:

Mr & Mrs E Websdale

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension by reason of its scale, form and design would represent a disproportionate addition over and above the size of the existing dwelling. This inappropriate development would harm the open character and appearance of the Green Belt, contrary to the provisions of Planning Policy Guidance (PPG2) and Harrogate District Local Plan Policies GB6, GB4, A1, HD20, H15 with attached supplementary design guidance.
- 2 Due to the overall height and depth of the extension it fails to be sufficiently subservient to the host building to avoid having a detrimental effect upon its character by dominating its appearance. The extension does not accord with the Council's adopted SPG on house extensions and would therefore be harmful to the character and appearance of the original building. The proposal is contrary to Harrogate District Local Plan Policies A1, H15, HD20 and the adopted Supplementary Planning Guidance on House Extensions

CASE NUMBER:	04/05464/FUL	WARD:	Newby
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	02.11.2004
GRID REF:	E 439235	TARGET DATE:	28.12.2004
	N 468560	DECISION DATE:	13.12.2004

APPLICATION NO: 6.47.74.FUL

LOCATION:

Hambleton View Kirby Hill York North Yorkshire YO51 9DS

PROPOSAL:

Erection of two storey side extension & single storey rear extension.

APPLICANT:

Mr & Mrs Simkins

REFUSED. Reason(s) for refusal:-

- 1 The proposed two storey side extension by reason of its height is considered to result an expanse of almost unrelieved elevation, harmful to the character and appearance of the existing building and this part of the streetscene. The proposal is therefore contrary the provisions of policies A1, H15 and HD20 of the Harrogate District Local Plan.

CASE NUMBER:	04/05420/COUMAJ	WARD:	Newby
CASE OFFICER:	Mr A Hough	DATE VALID:	22.10.2004
GRID REF:	E 438248	TARGET DATE:	21.01.2005
	N 465960	DECISION DATE:	13.12.2004

APPLICATION NO: 6.63.37.I.COUMAJ

LOCATION:

Paynes Dairy (Former W.C F. Ltd Site) Bar Lane Roecliffe York North Yorkshire YO51 9LS

PROPOSAL:

Retention of Use of land as Coach Depot (Use Class Sui Generis).

APPLICANT:

Eddie Brown Tours Group

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.12.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Within 1 month of the date of this permission, a detailed parking scheme shall be submitted to the local planning authority indicating parking spaces for 20 cars and 40 coaches (or for other such number as agreed in writing by the local planning authority) which shall thereafter be laid out, hard surfaced, drained, marked out and made available for use. The approved scheme shall thereafter be maintained clear of any obstruction and retained for their intended purpose at all times.
- 4 All maintenance of coaches and motor vehicles shall take place inside the existing vehicle servicing building unless otherwise approved in writing by the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 To provide appropriate on -site vehicle parking facilities with associated access and manoeuvring areas, in the interests of highway safety and general amenity of the development.
- 4 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: 04/05764/FUL
CASE OFFICER: Mrs K Williams
GRID REF: E 437522
N 465786

WARD: Newby
DATE VALID: 09.11.2004
TARGET DATE: 04.01.2005
DECISION DATE: 20.12.2004

APPLICATION NO: 6.63.99.FUL

LOCATION:

Barrowgate Barrowgates Roecliffe York North Yorkshire YO5 9NA

PROPOSAL:

Erection of two storey side extension including replacement garage and rear conservatory.

APPLICANT:

Mr And Mrs P Keighley

REFUSED. Reason(s) for refusal:-

- 1 The proposal is an incongruous addition which dominates the host building harming the character and appearance of the original dwelling and the visual amenity and character of the area contrary to Harrogate District Local Plan Policies A1, H15 and HD20 and the Council's adopted SPG on house extensions and garages.

CASE NUMBER:	04/05352/FUL	WARD:	Boroughbridge
CASE OFFICER:	Miss S Greaves	DATE VALID:	26.10.2004
GRID REF:	E 441286	TARGET DATE:	21.12.2004
	N 465004	DECISION DATE:	20.12.2004

APPLICATION NO: 6.64.620.B.FUL

LOCATION:

Heaton House Lodge Boroughbridge York North Yorkshire YO51 9HE

PROPOSAL:

Erection of detached garage.

APPLICANT:

Ms Beeford

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.12.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 13 December 2004
- 3 CD12X SAMPLES OF MATCHING MATERIALS
- 4 The window 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.
- 5 CD13X TIMBER VERTICAL SLIDING SASH WINDOWS
- 6 The garage doors on the development hereby permitted shall be constructed in timber with vertical panels and no other materials shall be used without the prior written consent of the Local Planning Authority.

- 7 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 elevations of the detached garage hereby approved, without the prior written approval of the Local Planning Authority.
- 8 No development approved by this permission shall be commenced until hydrological tests area carried out which show that any soakaway will be effective and has been submitted to and approved in writing by the Local Planning Authority.
- 9 If ground conditions are shown to be unsuitable for the disposal of surface water by soakaways full details of an alternative method of surface water drainage shall be submitted to and agreed in writing by the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD13R VISUAL AMENITY
- 5 CD13XR DEV IN CHARACTER WITH LOCALITY
- 6 In the interests of visual amenity.
- 7 CD15AR PRIVACY AND RESIDENTIAL AMENITY
- 8 CB16R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 9 CB09R POLLUTION PREVENTION

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:	04/05797/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mrs K Williams	DATE VALID:	12.11.2004
GRID REF:	E 439674	TARGET DATE:	07.01.2005
	N 465785	DECISION DATE:	20.12.2004

APPLICATION NO: 6.64.632.FUL

LOCATION:

14 Hunters Row Boroughbridge York North Yorkshire

PROPOSAL:

Erection of two storey and single storey rear extensions.

APPLICANT:

Mr And Mrs N Charlesworth

REFUSED. Reason(s) for refusal:-

- 1 The proposed rear extension would have an unacceptable impact on neighbouring residential amenity due to the separation distance to the properties at the rear being significantly less than 21 metres. This would result in an unacceptable loss of privacy and amenity contrary to Harrogate District Local Plan Policy A1, H15, HD20 and the Council's adopted Supplementary Planning Guidance on House Extensions.
- 2 The size, form and massing of the development would visually dominate the existing building harming its character and appearance, contrary to Policies H15, HD20 and A1 of the Harrogate District Local Plan, and the councils adopted Supplementary planning Guidance on House Extensions.

CASE NUMBER:	04/05897/PROW	WARD:	Claro
CASE OFFICER:	Miss S Greaves	DATE VALID:	12.11.2004
GRID REF:	E 441788	TARGET DATE:	07.01.2005
	N 463280	DECISION DATE:	04.01.2005

APPLICATION NO: 6.71.11.P.PROW

LOCATION:

Footpath No 4, Marton-cum-Grafton Harrogate District

PROPOSAL:

Diversion of 14.5m of footpath no. 4.

APPLICANT:

James Rycroft Esq

APPROVED and the Director of Administration be authorised to make an appropriate Order pursuant to S 257 of the Town and Country Planning Act 1990:

CASE NUMBER:	04/05276/FUL	WARD:	Claro
CASE OFFICER:	Miss S Greaves	DATE VALID:	22.10.2004
GRID REF:	E 441795	TARGET DATE:	17.12.2004
	N 463280	DECISION DATE:	13.12.2004

APPLICATION NO: 6.71.11.O.FUL

LOCATION:

The Coach House Grafton York North Yorkshire YO51 9QJ

PROPOSAL:

Erection of detached garage.

APPLICANT:

James Rycroft Esq

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.12.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 10 December 2004
- 3 CD12X SAMPLES OF MATCHING MATERIALS
- 4 CD14 NO WINDOWS IN DEVELOPMENT ... east and south ... detached garage
- 5 The window on the east elevation of the garage 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, and thereafter shall be retained.
- 6 Notwithstanding the submitted details prior to the commencement of the development details of the garage door(s) shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 5 In the interest of privacy and residential amenity.
- 6 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:	04/05463/COU	WARD:	Claro
CASE OFFICER:	Mr A Hough	DATE VALID:	22.10.2004
GRID REF:	E 440260	TARGET DATE:	17.12.2004
	N 461560	DECISION DATE:	04.01.2005

APPLICATION NO: 6.71.102.G.COU

LOCATION:

Rougham Farm Great North Road Arkendale Knaresborough North Yorkshire HG5 0RA

PROPOSAL:

Application for temporary planning permission to allow the use of an existing building for the killing and preparation of poultry and game, and the cutting, processing and packing of meat until 31st December 2005.

APPLICANT:

P Hutton Ltd

APPROVED subject to the following conditions:-

- 1 The use hereby approved shall cease on or before 31 December 2005 unless prior to that date, the Local Planning Authority have approved a further extension to the period of consent.
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CI03 SPECIFIED USE ONLY
- 4 The premises shall not be used for the direct sale of goods to the general public unless otherwise approved in writing by the local planning authority.
- 5 CI08 NO OUTSIDE STORAGE
- 6 CJ01 DETAILS OF FLOODLIGHTING
- 7 CG01 DETAILS TO BE SUBMITTED OF ANY ALTS
- 8 CN03X CONTROL NOISE FROM FIXED PLANT
- 9 The killing of poultry and game shall be limited to a seasonal basis to serve the Christmas and Easter periods. The killing shall be limited to a time period of 6 weeks before Christmas Day and 4 weeks before Easter Day unless otherwise agreed in writing by the Local Planning Authority.
- 10 There shall be no vehicular access to or from the site other than via the existing farm access onto the County road unless otherwise approved in writing by the Local Planning Authority.

Reasons for Conditions:-

- 1 In order that the use may be subject to review in the interests of amenity and to safeguard the rights of control of the local planning authority.
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CI03R SPECIFIED USE ONLY
- 4 CI04AR NOT RETAIL AREA
- 5 CI08R GENERAL AMENITY
- 6 CJ01R IN THE INTERESTS OF AMENITY
- 7 CG01R SAFEGUARD RIGHTS OF CONTROL
- 8 CN03XR IN THE INTERESTS OF AMENITY
- 9 In order to retain the rights of control of the local planning authority.
- 10 In the interests of highway safety

INFORMATIVES

1. Buildings of this type may well provide roosting sites for bats and nesting sites for birds.

The Wildlife and Countryside Act 1981 (as amended) provides special protection for all species of bat and for the barn owl. Additionally, bats are protected under Regulation 3991 of the Conservation (Natural Habitats & c.) regulations 1994. This means it is illegal to:

- * Intentionally kill, injure or take bats
- * Intentionally or recklessly damage or destroy bat roosts or disturb bats in their roosts

If any evidence of bats is found in the building prior to or during works, English nature should be contacted at the earliest opportunity at the following address: English nature, North and East Yorkshire Team, Genesis 1, University Road Heslington, York Yo10 5ZQ. Where it is proposed to carry out works which will affect a bat roost, whether or not bats are present, a licence must at first be obtained from the Department of the Environment, Food and Rural affairs (DEFRA).

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:	04/05720/FUL	WARD:	Claro
CASE OFFICER:	Mr A Hough	DATE VALID:	08.11.2004
GRID REF:	E 439722	TARGET DATE:	03.01.2005
	N 462804	DECISION DATE:	20.12.2004

APPLICATION NO: 6.78.31.D.FUL

LOCATION:

Broom House Farm Wincup Lane Boroughbridge York North Yorkshire YO51 9JN

PROPOSAL:

Conversion of Barn to form 1 dwelling, West Barn (Site Area 0.098 ha) (Revised Scheme).

APPLICANT:

Mr And Mrs Wright

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.12.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS
- 5 CD13 WINDOW FRAME MATERIALS ... timber
- 6 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.
- 7 CD05 REVEALS: MM ... 75mm
- 8 Prior to the commencement of the development hereby approved details of the proposed roof lights and solar panels shall be submitted for the written approval of the local planning authority. Thereafter the approved details shall be implemented unless otherwise agreed in writing by the local 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 CI02YR PROTECT VISUAL AMENITY
- 5 CD13R VISUAL AMENITY
- 6 HW32R TO PROTECT THE RIGHT OF WAY
- 7 CD05R VISUAL AMENITY
- 8 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:	04/04116/PDUCO	WARD:	Ouseburn
CASE OFFICER:	Mrs K Williams	DATE VALID:	16.08.2004
GRID REF:	E 444724	TARGET DATE:	11.10.2004
	N 461922	DECISION DATE:	04.01.2005

APPLICATION NO: 6.80.48.H.FUL

LOCATION:

Longfield House Main Street Great Ouseburn York North Yorkshire YO26 9RE

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr D Haynes

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 04.01.2010
- 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), no windows shall be inserted in the side elevation facing Bay Horse Cottage of the rear extension hereby approved, without the prior written approval of the Local Planning Authority.
- 4 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 CD14R PRIVACY AND RESIDENTIAL 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:	04/05460/DVCON	WARD:	Ouseburn
CASE OFFICER:	Mr R N Watson	DATE VALID:	22.10.2004
GRID REF:	E 445257	TARGET DATE:	17.12.2004
	N 461475	DECISION DATE:	17.12.2004

APPLICATION NO: 6.80.45.C.DVCON

LOCATION:

The Pastures Main Street Great Ouseburn York North Yorkshire YO5 9RQ

PROPOSAL:

Deletion of condition 1 of permission 6.80.45.A.RM to allow the non agricultural occupancy of the dwelling.

APPLICANT:

Mr And Mrs H F Jackson

REFUSED. Reason(s) for refusal:-

- 1 In the absence of information demonstrating that the long term need for agricultural workers dwellings in the locality warrants reserving this dwelling for that purpose, the retention of the dwelling without complying with condition 01 of the permission reference 6.80.45.A. REM would result in the loss of a dwelling reserved for the needs of the agricultural and forestry community and would therefore conflict with policy H19 of the Harrogate District Local Plan 2001, as altered 2004.

CASE NUMBER:	04/05826/FUL	WARD:	Ouseburn
CASE OFFICER:	Mr R N Watson	DECISION DATE:	20.12.2004

GRID REF: E 444724 **TARGET DATE:** 05.01.2005
N 461922 **DECISION DATE:** 20.12.2004

APPLICATION NO: 6.80.48.J.FUL

LOCATION:

Longfield House Main Street Great Ouseburn York North Yorkshire YO26 9RE

PROPOSAL:

Erection of agricultural building to include 2 loose boxes. (Revised Scheme)

APPLICANT:

Mr D Haynes

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.12.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 20.12.2004
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CL03 TREES NOT TO BE FELLED
- 5 The development shall not commence until the existing old barn on the site, as shown on the site plan drawing number 03-DH-04-Revision C, has been demolished and removed from the site.

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 CL03R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 5 CD05R VISUAL AMENITY

INFORMATIVES

1. The Council's Environmental Health Officer recommends that the waste from the use of the barn to be bagged stored and disposed of in a suitable manner. There shall be no burning on the site.

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:	04/05162/FUL	WARD:	Claro
CASE OFFICER:	Mrs K Williams	DATE VALID:	19.10.2004
GRID REF:	E 439321	TARGET DATE:	14.12.2004
	N 458905	DECISION DATE:	13.12.2004

APPLICATION NO: 6.87.15.B.FUL

LOCATION:

3 Shortsill Lane Coneythorpe Knaresborough North Yorkshire HG5 0RL

PROPOSAL:

Erection of two storey side replacement extension & two storey glazed link.

APPLICANT:

Mr J West

REFUSED. Reason(s) for refusal:-

- 1 The proposal two storey link is an incongruous feature within the streetscene and detracts from the character and appearance of the original dwelling and therefore the visual amenity and character of the conservation area contrary to Harrogate District Local Plan Policies A1, H15, HD20 and HD3.
- 2 The proposed first floor extension over the garage is not a subservient addition to the host building by reason of creating the appearance of a new dwelling which would also reduce the amount of space above the existing garage which has a negative impact on the character and appearance of the Conservation Area contrary to PPG 15, North Yorkshire county structure Plan E4 and Harrogate district Local plan Policies A1, H15, HD20 and HD3.
- 3 The proposed first floor extension over the garage is considered to be harmful to the residential amenity of the occupiers at Rose Cottage, by reason of the proximity to the boundary and windows which is considered to be over bearing , contrary to Harrogate District Local plan Polices A1, H15 and HD20.

CASE NUMBER:	04/05305/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs K Williams	DATE VALID:	03.11.2004
GRID REF:	E 444398	TARGET DATE:	29.12.2004
	N 457877	DECISION DATE:	20.12.2004

PROPOSAL:

APPLICATION NO: 6.96.175.FUL
Rear Porch Extension to 196175 Fulraise roof height with new roof and 3 roof lights to front

LOCATION:

Poplar Cottage High Street Whixley York North Yorkshire YO26 8AW

PROPOSAL:

Erection of extension to first floor to raise roof height with new roof and 3 roof lights to front elevation.

APPLICANT:

Sarah A Field

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.12.2009
- 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 20 December 2004 and as modified by the conditions of this consent.
- 3 CD12X SAMPLES OF MATCHING MATERIALS
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any subsequent Order, the garage and the first floor shall not be converted into a habitable room(s) without the express written approval of the Local Planning Authority.
- 5 The rooflights of the development hereby permitted shall be Conservation Area Type rooflights and no other type of rooflight 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 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 4 HW23R ROAD SAFETY REQUIREMENTS
- 5 CD13R VISUAL AMENITY
- 6 All external brick work of the proposed development shall match the stonework of the original building in type, size, colour, dressing and coursing to the satisfaction of the Local Planning Authority.
- 6 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:	04/05345/FUL	WARD:	Ouseburn
CASE OFFICER:	Miss S Greaves	DATE VALID:	20.10.2004
GRID REF:	E 444763	TARGET DATE:	15.12.2004
	N 457755	DECISION DATE:	13.12.2004

APPLICATION NO: 6.96.173.FUL

LOCATION:

7 Rudgate Grove Whixley York North Yorkshire YO26 8AN

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr P Hewick

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension would have a detrimental impact on the residential amenity of No.8 Rudgate Grove, it would be overbearing and enclosing by reason of its proximity, size and height on the joint boundary, and is contrary to Harrogate District Local Plan Policies A1, H15, and HD20 (Adopted 2001, altered 2004).
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