

APPLICATION NO.: 6.63.68.AN.CO

LOCATION:

Unit 7 & 7A Becklands Close Bar Lane Roecliffe York North Yorkshire

PROPOSAL:

Change of Use from Cycling Equipment Storage unit to Childrens Play Centre (Use Class D2).

APPLICANT: Victoria Pope

The application was APPROVED contrary to the Officer's recommendation for the following reasons:-

1. Policy R5 of the Harrogate District Local Plan welcomes the provision of new sports and recreational facilities, of which there is a distinct lack in the area generally, particularly for under 5 year olds and, since the proposal would also provide employment opportunities in the area, greater weight can be attached to Policy R5 than Policy E2;
2. The proposal would not create any traffic problems and parking is well catered for; and
3. A condition would be added to the effect that, if the business fails or moves elsewhere, then the unit would revert back to its original use.

And subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) no use other than that expressly authorised by this permission shall be carried out without the prior written approval of the Local Planning Authority and following any cessation of use of the premises by the authorised use, the use of the premises shall revert to a use falling within B1 of the Town and Country Planning Use Classes Order (or any Order revoking and re-enacting that Order).

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 To ensure the future retention of the premises in business use should the approved use cease.

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 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.

(Mrs Pope (applicant) attended the meeting to answer questions under the Council's Opportunity to Speak Scheme).

(Unanimous Decision)