

**APPLICATION NO.:** 6.100.2374.B.FUL

**LOCATION:**

Scriven Womens Institute Park Avenue Knaresborough North Yorkshire HG5 9ES

**PROPOSAL:**

Demolition of existing buildings and erection of 4 terraced dwellings and community hall (revised scheme, residential site area 0.04ha)

**APPLICANT:** David Collins

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

- i) the completion of the community facility prior to occupation of the residential dwellings,
- ii) a satisfactory management arrangement for the community facility,
- iii) the payment of the commuted sum for open space provision of £4893

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD15A NO FURTHER WINDOWS IN DEVELOPMENT ... gable ... residential development
- 4 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 5 CD13 WINDOW FRAME MATERIALS ... timber (finish to be agreed in writing with the LPA)
- 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 Standard Detail number E6; and the Specification of the Local Highway Authority;

**NOTE:**

You are advised that a separate licence will be required from the Local Highway Authority in 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 Notwithstanding the layout and details shown upon the submitted drawing(s) SMU/FG/501; the development hereby approved shall not be commenced prior to

the submission to and approval by the Local Planning Authority in writing of an amended layout and full engineering details to provide for:-

- a) the upgrading of the existing surfacing to the back/side street to provide a metalled surface
- b) the installation of covered cycle stands and access thereto

Thereafter the development shall be implemented in accordance with the details approved by the Local Planning Authority.

- 8 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 9 No development shall take place until details of the proposed means of surface water drainage, including details of any balancing works or off site works, have been submitted to and approved by the local planning authority
- 10 Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to completion of the approved surface water drainage works.
- 11 CN03Y NOISE REPORT TO BE SUBMITTED
- 12 Prior to the commencement of development full details of all proposed boundary treatments shall be submitted to and agreed in writing by the local planning authority. Such details shall provide for the retention of the existing boundary hedge on the eastern boundary of the site, and elsewhere as shown on the submitted drawings. Once agreed the approved boundary treatments shall be implemented and retained, unless otherwise agreed in writing by the local planning authority.
- 13 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 14 CL04 REPLANTING IF ANY TREES/SHRUBS DIE
- 15 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 extensions, outbuildings, garden buildings or any other development normally permitted under Class A and Class E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995; other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.
- 16 HW19 PRKG SPACES TO REMAIN AVAILABLE FOR VEHICLE PARKING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD15AR PRIVACY AND RESIDENTIAL AMENITY
- 4 CD03R MATERIALS TO CONFORM TO AMENITY REQUIREMENTS
- 5 CD13R VISUAL AMENITY
- 6 HW07CR VEHICLE AND PEDESTRIAN SAFETY REQUIREMENTS
- 7 HWH35R ROAD SAFETY REQUIREMENTS
- 8 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMENT

- 9 To ensure that the development can be properly drained.
- 10 To ensure that no surface water discharges take place until proper provision has been made for its disposal.
- 11 CN03YR IN THE INTERESTS OF AMENITY
- 12 In the interests of visual amenity.
- 13 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 14 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 15 In the interests of residential and visual amenity
- 16 HW19R ROAD SAFETY REQUIREMENTS

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

(Unanimous Decision)