

APPLICATION NO.: 6.72.82.OUT

LOCATION:

Edgefield Upper Dunsforth York North Yorkshire YO5 9RU

PROPOSAL:

Outline application for the erection of 1 no dwelling and garage with siting and access considered (site area 0.06ha).

APPLICANT: Mrs Carr

APPROVED subject to the following conditions:-

- 1 CA01B OUTLINE - SITING AND ACCESS NOT RM ... 18.01.2010 ... 18.01.2008
- 2 CA06 OUTLINE/RESERVED MATTERS
- 3 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 30.11.2004
- 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 Detail number E6 and 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;

(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 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.

- 5 The dwelling shall not be occupied until parking spaces of a size not less than 4.8 metres x 2.4 metres, including one garage or a car parking space capable of accommodating a garage, have been provided within the curtilage of the dwelling, in accordance with standards set out in the North Yorkshire County Council

Parking Transport & Development - A Guide 2003. Any garages shall then be positioned a minimum of 6 metres back from the highway boundary. Once created these parking and garaging areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

- 6 No development shall take place or any works occur which will create any obstruction, either permanent or temporary, to the public right of way adjacent to the proposed development.
- 7 CL12 OPEN SPACE TO BE PROVIDED - POLICY R4
- 8 CL03X PROTECTION OF RETAINED TREES
- 9 No development shall commence until such time as the following details have been submitted to and approved in writing by the Local Planning Authority:-
 - i. A method statement indicating how trees are to be protected during the course of construction (to include how scaffolding is to be erected; foundations constructed and sewer pipes/service ducts provided) and:
 - ii. The position and method of construction of the access drive.

The development shall only be constructed in accordance with the agreed details.

Note: The driveway should be an 'above ground' construction of freely draining material such as geo-web.

- 10 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, garages or hardstandings/patios other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.

Reasons for Conditions:-

- 1 CA01BR SAFEGUARD RIGHTS OF CONTROL
- 2 CA06R TO COMPLY WITH SECTIONS 91-94
- 3 CC01R ACCORDANCE WITH DRAWINGS
- 4 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 5 HW21R ROAD SAFETY REQUIREMENTS
- 6 To protect the route of the right of way in the interests of and to protect the general amenity for all prospective users.
- 7 CL12R COMPLIANCE WITH R4 - OPEN SPACE POLICY
- 8 CL03XR SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 9 In order to ensure that no harm is caused to the trees on or close to the site and to comply with Policy HD13 of the Harrogate District Local Plan.
- 10 In order to ensure that no harm is caused to the trees on or close to the site and to comply with Policy HD13 of the Harrogate District Local Plan.

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.

(Mr Reid (objector) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(Eight Members voted for the motion and there was one abstention)