

HARROGATE BOROUGH COUNCIL

AREA2 DEVELOPMENT CONTROL COMMITTEE

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

CASE NUMBER:	04/03821/CLOPUD	WARD:	Knaresborough King James
CASE OFFICER:	Mr R N Watson	DATE VALID:	03.09.2004
GRID REF:	E 436640	TARGET DATE:	29.10.2004
	N 456130	DECISION DATE:	06.01.2005;

APPLICATION NO: 6.100.1614.AK.CLOP
UD

LOCATION:

Unit 5 Alders St James Retail, Business And Industrial Park Knaresborough North Yorkshire HG5 8LL

PROPOSAL:

Insertion of Mezzanine floor for storage/office and sales, over existing sales area.

APPLICANT:

Alders Department Stores Limited

APPROVED

CASE NUMBER:	04/04667/TPO	WARD:	Knaresborough Scriven P
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	15.09.2004
GRID REF:	E 434909	TARGET DATE:	10.11.2004
	N 457892	DECISION DATE:	19.01.2005;

APPLICATION NO: 6.100.1120.B.TPO

LOCATION:

Cundall Cottage Slingsby Avenue Knaresborough North Yorkshire HG5 9EG

PROPOSAL:

Felling of 2 no Grey Poplar Trees within Group W1 of Tree Preservation Order No 15/2002.

APPLICANT:

Chris Robertson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.01.2007
- 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

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:	04/04783/FUL	WARD:	Knaresborough Scriven P
CASE OFFICER:	Mrs K Williams	DATE VALID:	24.09.2004
GRID REF:	E 434910	TARGET DATE:	19.11.2004
	N 457779	DECISION DATE:	06.01.2005;

APPLICATION NO: 6.100.2122.A.FUL

LOCATION:

9A Tentergate Close Knaresborough North Yorkshire HG5 9BJ

PROPOSAL:

Erection of 3 no. front and 3 no. rear rooflights.

APPLICANT:

Mr And Mrs Blakey

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.01.2010
- 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 The glazing to the rooflights on the eastern elevation of the 9A Tentergate Close hereby approved shall be shall be obscure glazed to level 4 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be maintained at all times.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 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:	04/05570/FUL	WARD:	Knaresborough King James
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	11.11.2004
GRID REF:	E 435210	TARGET DATE:	06.01.2005
	N 456175	DECISION DATE:	17.01.2005;

APPLICATION NO: 6.100.228.C.FUL

LOCATION:

43 Abbey Road Knaresborough North Yorkshire HG5 8HY

PROPOSAL:

Erection of detached double garage and conversion of existing garage to habitable rooms.

APPLICANT:

Mr L Fedder

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.01.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Notwithstanding the details submitted the external materials of the garage hereby approved shall be natural stone to all elevations laid to regular courses to match the stonework on the existing cottage and outbuilding.
- 4 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 CD12R VISUAL AMENITY
- 4 HW19R ROAD SAFETY REQUIREMENTS

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:	04/05676/FUL	WARD:	Knaresborough King James
CASE OFFICER:	Mrs K Williams	DATE VALID:	03.11.2004
GRID REF:	E 434660	TARGET DATE:	29.12.2004
	N 457135	DECISION DATE:	17.01.2005;

APPLICATION NO: 6.100.1627.C.FUL

LOCATION:

8A Waterside Knaresborough North Yorkshire HG5 9AZ

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

I Fozard & L Bers

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.01.2010
- 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 22 November 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:	04/05836/LB	WARD:	Knaresborough King James
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	11.11.2004
GRID REF:	E 434892	TARGET DATE:	06.01.2005
	N 457178	DECISION DATE:	17.01.2005;

APPLICATION NO: 6.100.695.F.LB

LOCATION:

85 High Street Knaresborough North Yorkshire HG5 0HL

PROPOSAL:

Listed Building application for the installation of new spiral staircase, formation of first floor office including erection of partition walls and refurbishment of existing first floor side window.

APPLICANT:

Stephensons Estate Agents

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.01.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC02R COMPLIANCE WITH DRAWINGS

CASE NUMBER:	04/05838/FUL	WARD:	Knaresborough East
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	11.11.2004
GRID REF:	E 435634	TARGET DATE:	06.01.2005
	N 457456	DECISION DATE:	17.01.2005;

APPLICATION NO: 6.100.1401.A.FUL

LOCATION:

8 Hambleton Close Knaresborough North Yorkshire HG5 0PY

PROPOSAL:

Erection of single storey side extension.

APPLICANT:

Mr C Bennett

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.01.2010
- 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:	04/06096/FUL	WARD:	Knaresborough Scriven P
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	26.11.2004
GRID REF:	E 433370	TARGET DATE:	21.01.2005
	N 458000	DECISION DATE:	19.01.2005;

APPLICATION NO: 6.100.2411.FUL

LOCATION:

9 Appleby Gate Knaresborough North Yorkshire HG5 9LY

PROPOSAL:

Erection of single storey rear extension part two storey rear extension with dormer.

APPLICANT:

Mr & Mrs M Hunter

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.01.2010
- 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
-

CASE NUMBER:	04/06139/FUL	WARD:	Ribston
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	26.11.2004
GRID REF:	E 434193	TARGET DATE:	21.01.2005
	N 452420	DECISION DATE:	21.01.2005;

APPLICATION NO: 6.121.92.E.FUL

LOCATION:

Rose Cottage Main Street Follifoot Harrogate North Yorkshire HG3 1DU

PROPOSAL:

Erection of detached replacement garage & bicycle store.

APPLICANT:

Mr P D Midgley

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 21.01.2010
- 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 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:	04/04632/FUL	WARD:	Spofforth With Lower
CASE OFFICER:	Mrs K Williams	DATE VALID:	13.09.2004

CASE OFFICER:	Mrs K Williams	DATE VALID:	13.09.2004
GRID REF:	E 436789	TARGET DATE:	08.11.2004
	N 450199	DECISION DATE:	24.01.2005;

APPLICATION NO: 6.122.281.FUL

LOCATION:

13 Nickols Lane Spofforth Harrogate North Yorkshire

PROPOSAL:

Erection of single storey rear extension including formation of 3 no roof lights.

APPLICANT:

Mr & Mrs A C Sullivan

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 24.01.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD04 STONWORK TO MATCH EXISTING
- 4 CD12X SAMPLES OF MATCHING MATERIALS
- 5 The window frames of the development hereby permitted shall be constructed in timber and shall be sliding sash to match the original windows 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 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST
- 4 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 5 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:	04/04634/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs K Williams	DATE VALID:	13.09.2004
GRID REF:	E 436799	TARGET DATE:	08.11.2004
	N 450190	DECISION DATE:	21.01.2005;

APPLICATION NO: 6.122.282.FUL

LOCATION:

11 Nickols Lane Spofforth Harrogate North Yorkshire

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mrs H M Pallister

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 21.01.2010
- 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 12 January 2005 and as modified by the conditions of this consent.
- 3 CD04 STONWORK TO MATCH EXISTING
- 4 CD12X SAMPLES OF MATCHING MATERIALS
- 5 The window frames of the development hereby permitted shall be constructed in timber and shall be sliding sash to match the original 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 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST
- 4 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 5 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:	04/05828/FUL	WARD:	Marston Moor
CASE OFFICER:	Mr M A Warden	DATE VALID:	19.11.2004
GRID REF:	E 445450	TARGET DATE:	14.01.2005
	N 452571	DECISION DATE:	06.01.2005;

APPLICATION NO: 6.124.412.FUL

LOCATION:

Marston Business Park Rudgate Tockwith York North Yorkshire

PROPOSAL:

Formation of 2 storage ponds and installation of 530m of underground pipe.

APPLICANT:

Centre Park Holdings

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.01.2008

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:	04/06106/FUL	WARD:	Marston Moor
CASE OFFICER:	Miss S Taylor	DATE VALID:	25.11.2004
GRID REF:	E 450125	TARGET DATE:	20.01.2005
	N 451155	DECISION DATE:	19.01.2005;

APPLICATION NO: 6.125.20.E.FUL

LOCATION:

Ivy Dene Tockwith Road Long Marston York North Yorkshire YO26 7PQ

PROPOSAL:

Conversion of ground floor stores to form additional living accommodation, extension over to form pitched roof and installation of a ramped access with 900mm high handrail.

APPLICANT:

Peter Robinson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.01.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 Notwithstanding the provisions of The Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order), no further windows shall be inserted in the any elevations of the West hereby approved, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 CD15R PRIVACY AND RESIDENTIAL AMENITY

INFORMATIVES

1. The proposed development lies within a coal running area. Applicants should take account of any coal running related hazards to stability in their proposals. Property specific summary information on any past, current and proposed surface and underground coal an proposed surface and underground coal running activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 7626848 or at www.coal.gov.uk.

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:	04/05943/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Ms S Purvis	DATE VALID:	15.11.2004
GRID REF:	E 427375	TARGET DATE:	10.01.2005
	N 447492	DECISION DATE:	12.01.2005;

APPLICATION NO: 6.147.92.H.FUL

LOCATION:

12 Huby Park Huby Leeds North Yorkshire LS17 0EE

PROPOSAL:

Retention of conversion of nursing home to 1 dwelling with erection of pitched roof over existing rear extension, removal of rear external staircase and erection of sunroom to existing balcony. (Site Area 0.050 ha) (Revised Scheme)

APPLICANT:

Mr And Mrs P Teather

Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:

Retention of conversion of nursing home to 1 dwelling with erection of pitched roof over existing rear extension and removal of external staircase

Subject to the following Conditions;

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.01.2010
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details as shown on modified by the other conditions of this consent.
- 3 The external materials of the pitched roof hereby approved shall match the existing to the satisfaction of 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

PART TO BE REFUSED:

Erection of sunroom to existing balcony

Reasons for Refusal:

- 1 The proposed sunroom is considered to be harmful to the residential amenity of neighbour due to the potential for overlooking and is considered to be harmful to visual amenity and the appearance of the building contrary to Policies A1 and HD20 of the adopted Harrogate District Local Plan.

JUSTIFICATION FOR GRANTING PARTIAL 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:	04/05900/FUL	WARD:	Newby
CASE OFFICER:	Mrs K Williams	DATE VALID:	15.11.2004
GRID REF:	E 438951	TARGET DATE:	10.01.2005
	N 468429	DECISION DATE:	06.01.2005;

APPLICATION NO: 6.47.65.A.FUL

LOCATION:

20 Manor Drive Kirby Hill York North Yorkshire YO51 9DY

PROPOSAL:

Erection of car port.

APPLICANT:

Mrs Rispin

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.01.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS

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:	04/06085/COU	WARD:	Newby
CASE OFFICER:	Mr R Forrester	DATE VALID:	09.12.2004
GRID REF:	E 442300	TARGET DATE:	03.02.2005
	N 469300	DECISION DATE:	21.01.2005;

APPLICATION NO: 6.48.7.A.COU

LOCATION:

Burton Grange Helperby York North Yorkshire YO61 2RY

PROPOSAL:

Change of use of agricultural building to form workshop and office.

APPLICANT:

Mr D W Cupit

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 21.01.2009
- 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 18.01.2005 and as modified by the conditions of this consent
- 3 The premises shall be used for joinery, plumbing and bathroom fitters workshop and office and for no other purpose (including any other purpose in Class(es) B2 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 as amended).
 - 4 The entrance doors on the northern elevation of the building shall be closed when the workshop is in operation and no further window/door openings shall be inserted into the building without the written approval of the Local Planning Authority.
 - 5 Prior to the commencement of the use hereby approved, details of the internal floor layout of the workshop and office elements of the proposal shall be submitted to and approved in writing by the Local Planning Authority. The use shall only be operated in accordance with the agreed layout.
 - 6 HW19 PRKG SPACES TO REMAIN AVAILABLE FOR VEHICLE PARKING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 Only the use specified is acceptable in the interests of the residential amenity of the occupants of the adjacent farmhouse.
- 4 In order to ensure that no noise/disturbance is transmitted to the adjacent dwellings in the interest of residential amenity.
- 5 In order to ensure that no noise/disturbance is transmitted to the adjacent dwellings in the interest of residential amenity.
- 6 HW19R ROAD SAFETY REQUIREMENTS

INFORMATIVES

1. In order to comply with condition 05, the Local Planning Authority would expect that the office be sited at the southern end of the building close to the farmhouse as per the applicants letter dated 18 January 2005.
2. This permission relates solely to the conversion of the existing buildings and any elevation alterations will need a further planning application. Your attention is drawn to the requirements of condition 04.

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 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:	04/05663/FUL	WARD:	Falls Within 2 Or More
CASE OFFICER:	Mr R Mowat	DATE VALID:	15.11.2004
GRID REF:	E 431760	TARGET DATE:	10.01.2005
	N 472820	DECISION DATE:	10.01.2005;

APPLICATION NO: 6.500.30.L.FUL

LOCATION:

Riverside Meadows Caravan Park Ure Bank Top Ripon North Yorkshire HG4 1JD

PROPOSAL:

Erection of single storey side/front and side conservatory extensions to existing leisure building.

APPLICANT:

Flower Of May Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.01.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 No development shall take place until a survey to identify the usage of the leisure building by bats has been undertaken and any necessary mitigation measures (which may include limitations on the times of year when work can be carried out) have been 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 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 In the interests of nature conservation

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.
2. You are strongly encouraged to contact English Nature in respect of Condition 4 at an early date for advice as to a suitable person to do a survey and for procedures to follow in notifying them of works. Section 9 of the Act requires English Nature to be consulted over any development which might affect bats or their roost sites.

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:	04/05717/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	29.11.2004
GRID REF:	E 439134	TARGET DATE:	24.01.2005
	N 466400	DECISION DATE:	21.01.2005;

APPLICATION NO: 6.64.279.D.FUL

LOCATION:

Bar House Roecliffe Lane Boroughbridge York North Yorkshire YO5 9LW

PROPOSAL:

Retention of outdoor riding arena.

APPLICANT:

Messrs Brear

APPROVED subject to the following conditions:-

- 1 The riding arena hereby permitted shall be used for domestic purposes in conjunction with the dwelling known as Bar House, Roecliffe.

Reasons for Conditions:-

- 1 The commercial use of this arena is considered inappropriate in this countryside location.

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:	04/06268/TPO	WARD:	Boroughbridge
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	03.12.2004
GRID REF:	E 439540	TARGET DATE:	28.01.2005
	N 465730	DECISION DATE:	21.01.2005;

APPLICATION NO: 6.64.223.AE.TPO

LOCATION:

Wm Morrison Supermarket Stump Cross Boroughbridge York North Yorkshire

PROPOSAL:

Crown lift 1 Whitebeam tree, T4 of Tree Preservation Order 21/2004.

APPLICANT:

Wm Morrison Supermarkets Plc

APPROVED subject to the following conditions:-

- 1 The works hereby permitted shall be carried out in accordance with British Standards BS3998 (1989).

Reasons for Conditions:-

- 1 In order to maintain the amenity of the locality and to enable the completed replacement planting to be inspected and approved.

CASE NUMBER:	04/06209/FUL	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	03.12.2004
GRID REF:	E 436410	TARGET DATE:	28.01.2005
	N 462665	DECISION DATE:	26.01.2005;

APPLICATION NO: 6.70.16.C.FUL

LOCATION:

Orchard Cottage Main Street Staveley Knaresborough North Yorkshire HG5 9LD

PROPOSAL:

Alterations to stable building to form additional living accommodation with erection of link extension.

APPLICANT:

Mr D R Child

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.01.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD05 REVEALS: MM ... 75
- 5 The development hereby permitted shall include measures to prevent the ingress of landfill gas comprising a) Sealing/protection b) Adequate high level ventilation to the stable building and a) a concrete floor b) gas proof membrane beneath the floor to link extension.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 CD05R VISUAL AMENITY
- 5 To ensure a safe development.

INFORMATIVES

1. Comments received from the Claro Internal Drainage Board.
There must be no connection, direct or indirect, or any outfall to Staveley Village Drain (otherwise known as Tanner Beck) without the prior approval of the Board.

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:	04/04524/FUL	WARD:	Claro
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	06.09.2004
GRID REF:	E 441620	TARGET DATE:	01.11.2004

GRID REF: E 441620 **TARGET DATE:** 01.11.2004
N 463340 **DECISION DATE:** 18.01.2005;

APPLICATION NO: 6.71.91.K.FUL

LOCATION:

Beech House Farm Grafton York North Yorkshire YO26 9QJ

PROPOSAL:

Erection of single storey link extension.

APPLICANT:

Mr & Mrs Everiss

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 18.01.2010
- 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: 04/05755/FUL **WARD:** Claro
CASE OFFICER: Mrs N M Waddington **DATE VALID:** 22.11.2004
GRID REF: E 439321 **TARGET DATE:** 17.01.2005
N 458857 **DECISION DATE:** 10.01.2005;

APPLICATION NO: 6.87.30.B.FUL

APPLICATION NO: 6.87.30.B.FUL

LOCATION:

Bramblewick (Formerly Mowville) Coneythorpe Knaresborough North Yorkshire HG5 0RY

PROPOSAL:

Erection of single storey rear extension and infill of car port to form additional living accommodation.

APPLICANT:

Mr & Mrs R Topham

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.01.2009
- 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: 04/05990/FUL
CASE OFFICER: Mrs K Williams
GRID REF: E 434840
N 458545

WARD: Knaresborough Scriven P
DATE VALID: 18.11.2004
TARGET DATE: 13.01.2005
DECISION DATE: 10.01.2005;

APPLICATION NO: 6.94.29.B.FUL

LOCATION:

Applegarth The Green Scriven Knaresborough North Yorkshire HG5 9EA

PROPOSAL:

Erection of two storey rear and side extensions, single storey side extension, front and rear dormer windows and front porch.

APPLICANT:

Mr And Mrs Dowbiggin

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.01.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE 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:	04/05857/FULMAJ	WARD:	Ouseburn
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	10.11.2004
GRID REF:	E 446406	TARGET DATE:	09.02.2005
	N 459389	DECISION DATE:	21.01.2005;

APPLICATION NO: 6.97.14.AC.FULMAJ

LOCATION:

Queen Ethelburgas College Thorpe Underwood Hall Thorpe Underwood York North Yorkshire

YO26 9SS

PROPOSAL:

Erection of detached building to provide equestrian support and storage for estate.

APPLICANT:

Foxlow Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 21.01.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 20.12.2004
- 3 CD09 ASBESTOS COLOURING
- 4 No development approved by this permission shall be commenced until a Scheme for the provision of surface/ rain water drainage works has been submitted to and approved in writing by the Local Planning Authority. Thereafter the Scheme shall be implemented in strict accordance with such details before the development is first brought into use.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD09R VISUAL AMENITY
- 4 CB02R DRAINAGE REQUIREMENTS

INFORMATIVES

1. The following information has been received from Marston Moor internal Drainage Board:

Should soakaways prove to be ineffective it should be noted that the watercourse passing through, or adjacent to, the Site has insufficient capacity to accept additional surface water discharge. If soakaways are proved not to be capable of serving the proposals then it is recommended that the applicant will have to provide a Scheme for the provision, implementation and maintenance of a surface water regulation system has been approved by and implemented to the reasonable satisfaction of the Local Planning Authority. The rate of discharge would not be expected to exceed that of a 'greenfield 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.

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**

nesting sites for birds. Trees containing rot holes, cracks and splits, crevices, loose bark and hollow branches are amongst some of the favoured sites for bat roosting.

Due to declines in number, 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). All species of birds, their nests and eggs are also protected under the Wildlife and Countryside Act 1981 (as amended).

Tree works can lead to the destruction of roosts and nest sites and the disturbance, injury or death of bats and birds. It is the advice of English Nature that the applicant and Local Planning Authority satisfy themselves that bats and their roosts and nesting birds are not present and will not be affected before starting works.

As there is always the possibility of bats being present at any time of year, work should proceed with caution and preferably outside of the bird breeding season (March - Aug). If any bats are found please contact English Nature for further advice before proceeding.

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:	04/05112/REM	WARD:	Knaresborough Scriven P
CASE OFFICER:	Mr R Forrester	DATE VALID:	06.10.2004
GRID REF:	E 435550	TARGET DATE:	01.12.2004
	N 458530	DECISION DATE:	01.01.2005

APPLICATION NO: 6.100.1491.M.REM

LOCATION:

Land Comprising Part Of OS Field No 5141 Boroughbridge Road Knaresborough North Yorkshire

PROPOSAL:

Reserved matters application under outline planning permission 6.100.1491.K.RENEW for the erection of 3 detached dwellings with access, siting, design, external appearance, and landscaping considered (site area 0.27ha).

APPLICANT:

Gleeson Homes

APPROVED subject to the following conditions:-

- 1 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 09.12.04 and 23.12.2004 and as modified by the conditions of this consent.
- 2 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 3 CA03X LEVELS TO BE APPROVED
- 4 The landscaping scheme hereby approved, shall be undertaken at the first available planting season following commencement of the development and thereafter retained and maintained.
- 5 CL04X REPLANTING IF TREES DIE
- 6 The site shall be developed with separate systems of drainage for foul and surface water on and off site.
- 7 No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balancing works and off site works, have been submitted to and approved by the Local Planning Authority.
- 8 Unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.
- 9 Prior to the first use of the development the approved vehicle parking, manoeuvring, turning areas indicated on the submitted drawings [Reference 3233 01 rev B] shall be provided, laid out, hard surfaced, drained, marked out and made available for use. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 10 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.

- 11 Notwithstanding the layout and details shown upon the submitted drawing(s) 3233 01 rev B 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 construction of a footway over the development frontage and linking to Bar Lane including the relocation of street furniture.

- b) The provision of a 10.0 metre radii to the proposed access road position (north side).
- c) The design of access for use during the construction period and its closure for use by the general public once the proposed residential units are occupied.

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

Reasons for Conditions:-

- 1 CC01R ACCORDANCE WITH DRAWINGS
- 2 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 3 CA03XR ENSURE AMENITY AND ACCESS REQUIREMENTS
- 4 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 5 CL04XR SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 6 In the interests of satisfactory and sustainable drainage.
- 7 To ensure that the development can be properly drained.
- 8 To ensure that no surface water discharges take place until proper provision has been made for its disposal.
- 9 HW18R ROAD SAFETY REQUIREMENTS
- 10 HW07CR VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 11 HWH35R ROAD SAFETY REQUIREMENTS

INFORMATIVES

- 1. Development of the site should take place with separate systems for foul and surface water drainage on and off site.
Foul water may discharge to the 225 mm diameter public foul sewer recorded in Boroughbridge Road at a point approximately 75 metres from the site.
The local public sewer network does not have capacity to accept any discharge of surface water from the proposal site. The developer and Local Planning Authority are advised to contact the relevant drainage authorities with a view to establishing a suitable watercourse for the disposal of surface water.
Soakaways may be acceptable as a method of drainage for surface water, subject to testing and approval of the local Building Control Officer, for the curtilage drainage.
The developer must contact the Highway Authority with regard to acceptability of highway drainage proposals.
An off site foul sewer will be required. These may be provided by the developer and be considered for adoption by means of a sewer adoption agreement under a Section 104 of the Water Industry Act 1991. Alternatively the developer may requisition off-site sewers under Section 98 of the Water Industry Act 1991.

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:	04/05657/FUL	WARD:	Knarborough East
CASE OFFICER:	Mr R Forrester	DATE VALID:	16.11.2004
GRID REF:	E 437583	TARGET DATE:	11.01.2005
	N 458381	DECISION DATE:	10.01.2005

APPLICATION NO: 6.100.2108.C.FUL

LOCATION:

Mill Farm Knarborough North Yorkshire

PROPOSAL:

Conversion of redundant farm buildings to form 2 dwellings, including single storey rear extension, new package treatment plant and associated car parking (Revised Scheme) (Site Area 0.098 ha).

APPLICANT:

Webster Partners

REFUSED. Reason(s) for refusal:-

- 1 The proposed development makes no provision for affordable dwellings and therefore conflicts with the aims of Policies H5 and criterion E of Policy C16 of the adopted Harrogate District Local Plan.
- 2 The treatment of existing door/window openings and creation of new doors/windows will result in a very domestic appearance to the development, which would be harmful to the rural character of the barns and detrimental to the appearance of the countryside. The proposal therefore conflicts with the Councils Adopted Supplementary Planning Guidance - The Reuse and Adaptation of Rural Buildings Design Guide 1992, and Policies C16, A1 and HD20 of the Adopted Harrogate District Local Plan - 2001.
- 3 The proposed conversion, due to the relationship of the dwellings and window positions in relation to the private gardens of the adjacent dwellings will create incidences of overlooking and a loss of privacy. In addition, the position of the proposed parking facilities in relation to other dwellings, will create noise/general disturbance for those residents. The development will therefore result in a poor standard of residential amenity contrary to Policy A1 of the Adopted Harrogate District Local Plan - 2001.

CASE NUMBER:	04/05858/FUL	WARD:	Knaresborough East
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	12.11.2004
GRID REF:	E 436186	TARGET DATE:	07.01.2005
	N 456980	DECISION DATE:	17.01.2005

APPLICATION NO: 6.100.2410.FUL

LOCATION:

9 Garsdale Road Knaresborough North Yorkshire HG5 0LU

PROPOSAL:

Erection of two storey side extension and front porch.

APPLICANT:

Mr And Mrs A Mossman

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.01.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 Notwithstanding the details shown on the front and rear elevations the ridge of the extension should not project above the ridge on the main house as shown on the side elevation drawing.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 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:	04/06014/FUL	WARD:	Knaresborough Scriven P
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	17.11.2004
GRID REF:	E 434880	TARGET DATE:	12.01.2005
	N 457680	DECISION DATE:	10.01.2005

APPLICATION NO: 6.100.1749.G.FUL

LOCATION:

Sylvian House Tentergate Lane Knaresborough North Yorkshire HG5 9BH

PROPOSAL:

Erection of first floor extension to existing garages to form a games room.

APPLICANT:

Mr G Hitch

REFUSED. Reason(s) for refusal:-

- 1 The proposal by reason of its height, bulk and design is considered to have a harmful impact upon the character of this part of the streetscene. The proposal is therefore contrary to the provision of Policies A1, H15 and HD20 of the Harrogate District Local Plan.

CASE NUMBER:	04/06065/FUL	WARD:	Knaresborough Scriven P
CASE OFFICER:	Mr M Williams	DATE VALID:	22.11.2004
GRID REF:	E 432783	TARGET DATE:	17.01.2005
	N 458515	DECISION DATE:	10.01.2005

APPLICATION NO: 6.100.2295.A.FUL

LOCATION:

1 Scotton Grove Knaresborough North Yorkshire HG5 9HQ

PROPOSAL:

Substitution of house type for application no 6.100.2295.FUL.

APPLICANT:

Mr R Milner

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.01.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 4 CD15A NO FURTHER WINDOWS IN DEVELOPMENT ... south and north ... dwelling
- 5 Prior to the commencement of any other part of the development hereby permitted, the access to the site shall be laid out and constructed in accordance with the following requirements: -

The crossing of the highway verge and /or footpath shall be constructed in accordance the approved details and/or the specification of the Highway Authority.
- 6 The first floor window in the north elevation, and the ground floor window in the south elevation shall be obscure glazed prior to occupation and shall thereafter be retained as such.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD15AR PRIVACY AND RESIDENTIAL AMENITY
- 5 To ensure a satisfactory means of public access to the site from the public highway, in the interests of vehicular and pedestrian safety and convenience.
- 6 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:	04/06079/ADV	WARD:	Knaresborough Scriven P
APPLICATION NO:	04/06079/ADV	DATE VALID:	24.11.2004
GRID REF:	E 435360	TARGET DATE:	19.01.2005
LOCATION:	N 458400	DECISION DATE:	17.01.2005

APPLICATION NO: 6.100.351.N.ADV

LOCATION:

Piccadilly Motors Ltd Boroughbridge Road Knaresborough North Yorkshire HG5 0LZ

PROPOSAL:

Display of 7 internally illuminated fascia signs, 1 replacement internally illuminated pylon sign, 1 internally illuminated pylon sign, 2 entrance signs and 6 flag pole signs.

APPLICANT:

Piccadilly Motors Ltd

Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:

Display of 4 fascia signs to front elevation with internal illumination to letters and logo only, 3 non illuminated fascia signs to side and rear elevations and two non illuminated entrance signs

Subject to the following Conditions;

- 1 The internal illumination to the four fascia signs to the front elevation (Signs 1C, 1D, 1E and 2A) shall be to the letters and logo only. The coloured bands shall not be illuminated.
- 2 The 3 fascia signs to the sides and rear elevation (Signs 1A, 1B and 2B) and the two entrance signs (Signs 3 and 4) shall be non illuminated.
- 3 The level of luminance to the illuminated letters and logos shall not exceed 250 candelas per square metre.

Reasons for Conditions:

- 1 In the interests of amenity
- 2 In the interests of amenity
- 3 In the interests of visual and residential amenity

PART TO BE REFUSED:

2 internally illuminated pylon signs, 6 flagpole signs and 7 internally illuminated fascia signs.

Reasons for Refusal:

- 1 The two pylon signs by reason of their number, height, and extent of illumination, and the 6 flagpole signs are considered to represent visual clutter, harmful to the visual amenities of the locality. The proposal is therefore contrary to the provisions of Policies A1 and HD22 of the Harrogate District Local Plan.
- 2 The proposed internal illumination to the fascia signs on the side and rear elevations and the proposed internally illuminated coloured band to the signs on the front elevation is considered to represent excessive illumination harmful to the visual

amenities of the locality, and contrary to the provisions of Policies A1 and HD22 of the Harrogate District Local Plan.

CASE NUMBER:	04/03306/FUL	WARD:	Ouseburn
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	09.09.2004
GRID REF:	E 446151	TARGET DATE:	04.11.2004
	N 456469	DECISION DATE:	17.01.2005

APPLICATION NO: 6.103.132.FUL

LOCATION:

5 Kirk Hammerton Lane Green Hammerton York North Yorkshire YO26 8BS

PROPOSAL:

Erection of two storey side and rear, single storey rear and single storey front extensions.

APPLICANT:

Miss K J Helliwell

REFUSED. Reason(s) for refusal:-

- 1 The proposal, due to its excessive size and position on the property will have an overbearing impact on surrounding properties and be detrimental to the character of the locality. It is contrary to the Council's house extensions and garages guidance and Policies A1 and H15 of the Harrogate District Local Plan.
-

CASE NUMBER:	04/05143/FUL	WARD:	Ribston
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	11.10.2004
GRID REF:	E 434897	TARGET DATE:	06.12.2004
	N 452120	DECISION DATE:	24.01.2005

APPLICATION NO: 6.121.110.B.FUL

LOCATION:

Aketon Lodge Farm Spofforth Lane Follifoot Harrogate North Yorkshire HG3 1EG

PROPOSAL:

Erection of two storey front and side extensions.

APPLICANT:

Mr & Mrs S Mackaness

REFUSED. Reason(s) for refusal:-

- 1 The further enlargement of this previously significantly extended property would harm the openness and purpose of the Green Belt contrary to Harrogate District Local Plan Policies GB6, GB4, A1 and H15 which seek to ensure that extensions to dwellings in the Green Belt are not disproportionate additions over and above the original building.

CASE NUMBER:	04/05682/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	03.11.2004
GRID REF:	E 436211	TARGET DATE:	29.12.2004
	N 451124	DECISION DATE:	17.01.2005

APPLICATION NO: 6.122.277.A.FUL

LOCATION:

24 Castle Street Spofforth Harrogate North Yorkshire HG3 1AP

PROPOSAL:

Erection of two storey rear extension (revised scheme).

APPLICANT:

Mr N Howson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.01.2010
- 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:	04/06109/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Miss S Taylor	DATE VALID:	26.11.2004
GRID REF:	E 436084	TARGET DATE:	21.01.2005
	N 451005	DECISION DATE:	21.01.2005

APPLICATION NO: 6.122.284.FUL

LOCATION:

9 Castle Ings Spofforth Harrogate North Yorkshire HG3 1BZ

PROPOSAL:

Erection of single storey rear conservatory, pitched roof over existing study, 1 dormer window at each side elevation & 1 bay window to front elevation.

APPLICANT:

Mr & Mrs Falkingham

REFUSED. Reason(s) for refusal:-

- 1 It is considered that the proposed side dormer windows are out of keeping with the style of the existing property and would lead to an unacceptable level of overlooking and loss of privacy to the neighbouring properties contrary to policies A1, HD20, HD3 and H15 of the Local Plan and the Supplementary Planning Guidance - House Extensions and Garages.
-

CASE NUMBER:	04/02520/FUL	WARD:	Ribston
CASE OFFICER:	Mr A Hough	DATE VALID:	20.05.2004
GRID REF:	E 438710	TARGET DATE:	15.07.2004
	N 453290	DECISION DATE:	24.01.2005

APPLICATION NO: 6.123.22.D.FUL

LOCATION:

Grange Farm Wetherby Road Little Ribston Wetherby North Yorkshire LS22 4EP

PROPOSAL:

Conversion of existing cow byre to form 1 no. dwelling. (Site Area 0.031 ha)

APPLICANT:

J Goodwill And Son

REFUSED. Reason(s) for refusal:-

- 1 The proposed development represents the sub-division of a larger site, which in the absence of the provision of any affordable housing for local needs would be contrary to the provisions of Harrogate District Local Plan Policies H5 and C16.
- 2 The proposed development would as a consequence of the amount of new build be tantamount to the construction of a new dwelling having a very suburban appearance to the detriment of the original character of the barns and rural setting of the village. The scheme would as a consequence be contrary to the provisions of Harrogate District Local Plan Policies HD20, A1 and C16.

CASE NUMBER:	04/04957/PDU CO	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	05.10.2004
GRID REF:	E 449675	TARGET DATE:	30.11.2004
	N 451669	DECISION DATE:	10.01.2005

APPLICATION NO: 6.125.136.A.PDU CO

LOCATION:

16 Manor Chase Long Marston York North Yorkshire YO5 8RB

PROPOSAL:

Conversion of loft space to form additional living accommodation including 4 roof lights.(Revised scheme)

APPLICANT:

Mr & Mrs Ibson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.01.2009
- 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 17 December 2004 and as modified by the conditions of this consent.

- 3 The rooflights hereby approved shall not project above the plane of the roof and prior to the commencement of development details of the type of rooflight shall be submitted for the written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 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:	04/06072/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mr P Jewkes	DATE VALID:	22.11.2004
GRID REF:	E 432536	TARGET DATE:	17.01.2005
	N 449155	DECISION DATE:	17.01.2005

APPLICATION NO: 6.141.6.B.FUL

LOCATION:

Penny Gate Swindon Lane Kirkby Overblow Harrogate North Yorkshire HG3 1HH

PROPOSAL:

Conversion of store and ancillary flat to form 1 separate dwelling (site area 0.025ha).

APPLICANT:

Mr M Goodwin

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.01.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

- 3 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 4 CL03 TREES NOT TO BE FELLED
- 5 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS
- 6 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING ... reference AL(2-)11
rev 002

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 4 CL03R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 5 CI02YR PROTECT VISUAL AMENITY
- 6 HW17R ROAD SAFETY REQUIREMENTS

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:	04/06154/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs K Williams	DATE VALID:	02.12.2004
GRID REF:	E 447130	TARGET DATE:	27.01.2005
	N 450730	DECISION DATE:	24.01.2005

APPLICATION NO: 6.142.37.G.FUL

LOCATION:

The Old School House Tockwith Lane Bilton In Ainsty York North Yorkshire YO26 7NX

PROPOSAL:

Erection of 2 detached stables and associated hardstanding and access track (revised scheme).

APPLICANT:

Mr S Kingham

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 24.01.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 HW16 DETAILS OF TURNING SPACE
- 4 A vehicle parking and turning area shall, at all times, be provided and maintained within the site so as to ensure that vehicles visiting the site can enter and leave the public highway in a forward gear.
- 5 The suitability of soakaways as a means of surface water disposal, should be ascertained in accordance with BRE Digest 365 and to the satisfaction of the Approving Authority.
- 6 CB09 SOAKAWAYS
- 7 Notwithstanding the submitted details the proposed stable block shall be restricted to two stables only, waste shall be disposed of in a suitable manner and there shall be no burning or stockpiling of manure on the site.
- 8 CL03 TREES NOT TO BE FELLED
- 9 CL02 LANDSCAPING: DETAILS TO BE APPROVED

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 HW16R ROAD SAFETY REQUIREMENTS
- 4 To ensure appropriate on-site parking facilities with associated access and manoeuvring area, in the interests of highway safety and the general amenity of the development.
- 5 CB09R POLLUTION PREVENTION
- 6 CB09R POLLUTION PREVENTION
- 7 In the interests of amenity.
- 8 CL03R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 9 CL02R SAFEGUARD RIGHTS OF CONTROL/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:	04/02299/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Miss S Taylor	DATE VALID:	10.05.2004
GRID REF:	E 427800	TARGET DATE:	05.07.2004
	N 447285	DECISION DATE:	10.01.2005

APPLICATION NO: 6.147.1.B.FUL

LOCATION:

Thornton Rust Weeton Lane Weeton Leeds North Yorkshire LS17 0AN

PROPOSAL:

Erection of first floor extension and 2 no. dormer windows to the front elevation and 2 no. dormer windows to the rear elevation.

APPLICANT:

Mr & Mrs M Harris

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.01.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 16.12.2004
- 3 CD15 NO FURTHER WINDOWS IN DEVELOPMENT ... flank ... first floor extension
- 4 The property shall have a rendered finish as indicated in the approved application and details of the proposed colour shall be submitted and approved by the Local Planning Authority prior to the commencement of the development hereby approved.
- 5 Samples of the materials it is intended shall be used externally in the construction of the roof 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 CD15R PRIVACY AND RESIDENTIAL AMENITY
- 4 CD12R VISUAL AMENITY
- 5 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 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:	04/02886/PNA	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	09.06.2004
GRID REF:	E 428379	TARGET DATE:	07.07.2004
	N 446803	DECISION DATE:	10.01.2005

APPLICATION NO: 6.147.244.A.PNA

LOCATION:

Land Comprising Part Of OS Field No 3684 Wescoe Hill Lane Weeton Leeds North Yorkshire

PROPOSAL:

Erection of agricultural storage building and access track.

APPLICANT:

Mr J Ogden

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.01.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 22.11.2004
- 3 Notwithstanding the submitted drawing and the terms of condition 02 above, this permission extends to permit the area of hard surfacing shown hatched on the plan attached to this decision notice. The land outside this area shall be retained as agricultural land.
- 4 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 5 CD09 ASBESTOS COLOURING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
 - 2 CC01R ACCORDANCE WITH DRAWINGS
 - 3 In the interests of visual amenity and in order to safeguard the openness of the green belt.
 - 4 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
 - 5 CD09R VISUAL AMENITY
-

CASE NUMBER:	04/06246/REM	WARD:	Newby
CASE OFFICER:	Mr R Forrester	DATE VALID:	08.12.2004
GRID REF:	E 438849	TARGET DATE:	02.02.2005
	N 467291	DECISION DATE:	17.01.2005

APPLICATION NO: 6.56.14.J.REM

LOCATION:

Orchard Cottage Langthorpe York North Yorkshire YO51 9BZ

PROPOSAL:

Reserved matters application under Outline Permission 6.56.14.G.RENEW for the erection of 1 bungalow with siting, access, design, external appearance and landscaping considered (revised scheme) (site area 0.025ha).

APPLICANT:

Mr And Mrs Dunn

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.01.2007
- 2 CD10 MATERIALS TO BE APPROVED
- 3 CL02X PROVISION FOR TREE PLANTING
- 4 CL04X REPLANTING IF TREES DIE

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD10R INTERESTS OF AMENITY
- 3 CL02XR SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 4 CL04XR SAFEGUARD RIGHTS OF CONTROL/AMENITY

INFORMATIVES

1. Please note that the conditions imposed on the outline consent remain in force and details of foul/surface water need to be submitted for 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:	01/04034/LB	WARD:	Boroughbridge
CASE OFFICER:	Mr P J Costar	DATE VALID:	04.11.2004
GRID REF:	E 439582	TARGET DATE:	30.12.2004
	N 466908	DECISION DATE:	17.01.2005

APPLICATION NO: 6.64.296.D.LB

LOCATION:

No. 3 (Formerly Mythurst) Bridge Street Boroughbridge York North Yorkshire YO5 9LF

PROPOSAL:

Listed building application for the reinstatement of the internal dividing wall, including installation of 4 panelled door, and retention of blocked up doorway between hall and kitchen.

APPLICANT:

C Lucas

APPROVED subject to the following conditions:-

- 1 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 2 The external timber surfaces of the frame and doors hereby approved shall be finished a shade and colour, the details of which shall be submitted for the written approval of the Local Planning Authority, prior to the commencement of the works.
- 3 The joinery and plasterwork of the development hereby approved shall match the joinery and plasterwork of the existing building to the satisfaction of the Local Planning Authority.
- 4 The development hereby approved shall be commenced within 6 months of the date of this permission.

Reasons for Conditions:-

- 1 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 2 CC04R IN THE INTERESTS OF VISUAL AMENITY
- 3 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST
- 4 CC04R IN THE INTERESTS OF 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:	04/05965/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mrs K Williams	DATE VALID:	17.11.2004
GRID REF:	E 439485	TARGET DATE:	12.01.2005
	N 466480	DECISION DATE:	10.01.2005

APPLICATION NO: 6.64.12.N.FUL

LOCATION:

Charltons Of Boroughbridge Spa Garage Horsefair Boroughbridge York North Yorkshire YO51 9HR

PROPOSAL:

Fixing of white plastic cladding over existing brickwork to the exterior walls to the north, south and west elevations.

APPLICANT:

Charltons Spa Garage

REFUSED. Reason(s) for refusal:-

- 1 The amount and colour of the plastic cladding is considered to be excessive and would be unduly prominent within the streetscene. This would have a harmful impact upon the character and appearance of the conservation area contrary to Harrogate District Local Plan Policies A1, HD3 and HD20.
-

CASE NUMBER:	04/05562/FUL	WARD:	Claro
CASE OFFICER:	Mr P Jewkes	DATE VALID:	15.12.2004
GRID REF:	E 434468	TARGET DATE:	09.02.2005
	N 463342	DECISION DATE:	17.01.2005

APPLICATION NO: 6.69.1.B.FUL

LOCATION:

The Garden House (Formerly The Coach House) Copgrove Harrogate North Yorkshire
HG3 3SZ

PROPOSAL:

Conversion of outbuilding to form ancillary staff living accommodation for the dwelling The Garden House (Site Area 0.005 ha).

APPLICANT:

Miss S McIntyre

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.01.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CF06X DEVELOPMENT ANCILLARY TO DWELLING USE ... The Garden House

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 CF06XR SEPARATE RESIDENTIAL USE NOT ACCEPTABLE

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:	04/06145/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs L Drake	DATE VALID:	30.11.2004
GRID REF:	E44706	TARGET DATE:	25.01.2005
APP NO:	N 461895	DECISION DATE:	17.01.2005

PROPOSAL:

Conversion of outbuilding to form 1 dwelling.

LOCATION:

Well Farm Main Street Great Ouseburn York North Yorkshire YO26 9RE

PROPOSAL:

Conversion and extension of detached garage to form 1 dwelling.

APPLICANT:

Mr S Houghton

REFUSED. Reason(s) for refusal:-

- 1 Part of the proposed dwelling and the majority of its domestic curtilage lies outside of the development limit for Great Ouseburn. The proposal is therefore contrary to policies HX and H6 of Harrogate District Local Plan.
 - 2 The proposed dwelling would have a detrimental impact on the residential amenity of Well Farm by way of overlooking and loss of privacy and noise and disturbance resulting from vehicles accessing the site, contrary to Policies H6 and A1 of the Harrogate District Local Plan.
-
-