
Minute 80/04(04)

**CASE NUMBER: 04/064777/FUL
GRID REF: EAST 439040 NORTH 464889**

APPLICATION NO.: 6.64.606.C.FUL

LOCATION:

New House Farm Minskip York North Yorkshire YO51 9HZ

PROPOSAL:

Demolition of existing farmhouse and erection of 1 detached dwelling (revised scheme, site area 0.195ha).

APPLICANT: Mr G Proctor

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 08.02.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 The sample roofing materials to be submitted under Condition 3 above shall be natural red clay pantiles of traditional profile and no other type of roofing material shall be submitted unless otherwise approved in writing by the Local Planning Authority.
- 5 All doors and windows shall be set back a minimum of 75mm from the external face of the walls to form reveals unless otherwise approved in writing by the Local Planning Authority.
- 6 Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements:-
 - (ic) the crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or the Specification of the Local Highway Authority;
 - (iv) that part of the access(es) extending 4.5 metres into the site from the carriageway of the existing highway shall be made up and surfaced in accordance with the approved details and/or the Specification of the Local Highway Authority;
 - (v) provision shall be made to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the approved details and/or the Specification of the Local Highway Authority.

NOTE:

You are advised that a separate licence will be required from the Local Highway Authority in order to allow any works in the adopted highway to be carried out. The

local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

- 7 CD13X TIMBER VERTICAL SLIDING SASH WINDOWS
- 8 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 9 CL04 REPLANTING IF ANY TREES/SHRUBS DIE

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 5 CD05R VISUAL AMENITY
- 6 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 7 CD13XR DEV IN CHARACTER WITH LOCALITY
- 8 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 9 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY

INFORMATIVES

- 1 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats &c.) Regulations 1994. Should any bats or evidence of bats be found prior to or during demolition, work must stop immediately and English Nature contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given English Nature's contact details. English Nature, North and East Yorkshire Team, Genesis 1 University Road Heslington York YO10 5ZQ. Tel 01904 435500.

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.

(UNANIMOUS DECISION)