

**Minute 80/04(12)**

**CASE NUMBER: 04/06573/FUL  
GRID REF: EAST 433730 NORTH 458110**

**APPLICATION NO.:** 6.100.1691.E.FUL

**LOCATION:**

5 Netheredge Drive Knaresborough North Yorkshire HG5 9DA

**PROPOSAL:**

Demolition of existing dwelling and erection of 1 replacement dwelling. (Site Area 0.04 ha) (Revised Scheme)

**APPLICANT:** Mr R Weddall

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 CI02Z PD RESTRICTION, NO ... extensions,garages,outbuildings and roof/dormer windows
- 5 CD14 NO WINDOWS IN DEVELOPMENT ... first floor northern ... development

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 CI02ZR PROTECT VISUAL AMENITY
- 5 CD14R PRIVACY AND RESIDENTIAL 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 development, 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.

(Councillor Anne Jones declared an interest in this item as she was acquainted with the occupiers of the property which abutted the rear of the application site and also with the occupiers of 9 Netheredge Drive but, on the basis that the interests were not prejudicial, she remained in the meeting and participated in the debate and vote thereon).

(UNANIMOUS DECISION).