

**Minute 80/04(16)**

**CASE NUMBER: 03/04686/FUL  
GRID REF: EAST 432980 NORTH 450430**

**APPLICATION NO.:** 6.122.197.G.FUL

**LOCATION:**

Sunrise Farm Follifoot Lane Kirkby Overblow Harrogate North Yorkshire HG3 1HA

**PROPOSAL:**

Conversion, including demolition and extension, of existing barns to form 3 no. dwellings with detached garages (site area 0.37 hectares) Revised scheme.

**APPLICANT:** Mr And Mrs MR Liddle

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 08.02.2010
- 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 08.04.04 and as modified by the conditions of this consent.
- 3 All new doors and windows shall be set back a minimum of 75 mm from the external face of the walls to form reveals to the satisfaction of the Local Planning Authority.
- 4 Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements:-
  - (ic) the crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or the Specification of the Local Highway Authority;
  - (ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall open into the site;
  - (iv) that part of the access(es) extending 6 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.

- 5 Prior to the first use of the development the vehicular access, parking and turning facilities shall be formed in accordance with the submitted drawing [Reference 2323.5 Rev A]. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 6 Prior to the first occupation of the dwellings hereby approved the modern farm buildings shall be demolished and removed from the curtilages.
- 7 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS

**Reasons for Conditions:-**

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD05R VISUAL AMENITY
- 4 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 5 HW17R ROAD SAFETY REQUIREMENTS
- 6 In the interest of residential amenity.
- 7 CI02YR PROTECT 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.

(Mr J Goodwin (agent who answered questions) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(UNANIMOUS DECISION).