

HARROGATE BOROUGH COUNCIL

AREA2 DEVELOPMENT CONTROL COMMITTEE

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

CASE NUMBER:	05/00629/FUL	WARD:	Knaresborough King James
CASE OFFICER:	Miss S Taylor	DATE VALID:	03.03.2005
GRID REF:	E 436226	TARGET DATE:	28.04.2005
	N 456600	DECISION DATE:	30.06.2005;

APPLICATION NO: 6.100.556.M.FUL

LOCATION:

Knaresborough A.F.C. Manse Lane Knaresborough North Yorkshire

PROPOSAL:

Erection of replacement social club and altered vehicular access.

APPLICANT:

Knaresborough Town Football Club

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 30.06.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 The development hereby approved shall not be first occupied prior to the introduction of a pedestrian gateway and improvement of access visibility all in accordance with the details shown on the submitted drawings. Thereafter the gateway shall be maintained and the visibility splays kept unobstructed in perpetuity.
- 5 Suitable and sufficient provision be made for the storage and collection of waste from the proposed development so as not to give rise to a nuisance. Such provision to include consideration of location of waste storage in relation to the nearest residential premises and to include any possible odour or vermin nuisance during storage and noise during collection.
- 6 Prior to the commencement of the development hereby approved an acoustic report shall be submitted for the written approval of the Local Planning Authority by a suitable competent acoustic consultant to ensure that the use of the development hereby approved shall not result in transmission of noise to the neighbouring noise sensitive premises. Any acoustic works and insulation identified, to be undertaken in full prior to the bringing into use of the development and shall thereafter be retained and maintained as designed.
- 7 Prior to the commencement of the development hereby approved full details of any intended

mechanical extract ventilation systems to the premises shall be submitted for the written approval of the local planning authority. Thereafter, any such system that may be approved by the local planning authority shall be implemented in full accordance with the details approved prior to the bringing into use of the development and shall thereafter be retained and maintained in good working order at all times. The details of the system to be submitted for approval shall provide for:

- 1) effective odour and grease filtration
- 2) means to mitigate any extraneous noise from the system itself
- 3) a point of exhaust/emission at such a height in such a position and manner so as to avoid nuisance

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 In the interests of highway safety.
- 5 -7 In the interests of 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:	05/00805/CON	WARD:	Knaresborough King James
CASE OFFICER:	Mr M Williams	DATE VALID:	17.02.2005
GRID REF:	E 434872	TARGET DATE:	14.04.2005
	N 457202	DECISION DATE:	01.07.2005;

APPLICATION NO: 6.100.319.F.CON

LOCATION:

91-93 High Street Knaresborough North Yorkshire HG5 0HG

PROPOSAL:

Demolition of three storey building.

APPLICANT:

Shire Glen Property Ltd

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.07.2010
- 2 CM01 NO DEMOLITION BEFORE CONTRACT FOR REDEV

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CM01R VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the 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:	05/01406/FUL	WARD:	Knaresborough Scriven P
CASE OFFICER:	Phil Jewkes	DATE VALID:	18.03.2005
GRID REF:	E 432912	TARGET DATE:	13.05.2005
	N 458414	DECISION DATE:	12.05.2005;

APPLICATION NO: 6.100.2438.A.FUL

LOCATION:

7 Scotton Drive Knaresborough North Yorkshire HG5 9HG

PROPOSAL:

Erection of two storey side extension and dormer extensions to front and rear.

APPLICANT:

Miss J Croft And Mr H B Clark

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.05.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 10.05.2005
- 3 CL03 TREES NOT TO BE FELLED

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CL03R SAFEGUARD RIGHTS OF CONTROL/AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the 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:	05/01762/LB	WARD:	Knaresborough King James
CASE OFFICER:	Miss S Taylor	DATE VALID:	03.05.2005
GRID REF:	E 434711	TARGET DATE:	28.06.2005
	N 457111	DECISION DATE:	28.06.2005;

APPLICATION NO: 6.100.1503.G.LB

LOCATION:

Manor House 12 Waterside Knaresborough North Yorkshire HG5 9AZ

PROPOSAL:

Retrospective Listed Building Application for the stripping out of basement, installation of tanking and sealing, and the formation of 2 rear windows with external metal cages.

APPLICANT:

Mr David Rance

APPROVED

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the 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:	05/01889/FUL	WARD:	Knaresborough Scriven P
CASE OFFICER:	Mr M Williams	DATE VALID:	18.05.2005
GRID REF:	E 435177	TARGET DATE:	13.07.2005
	N 457435	DECISION DATE:	29.06.2005;

APPLICATION NO: 6.100.772.C.FUL

LOCATION:

Frogmire House Stockwell Road Knaresborough North Yorkshire HG5 0JP

PROPOSAL:

Erection of single storey extension to form new marble store.

APPLICANT:

Robert AaGaard & Co

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 29.06.2010
- 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 the

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:	05/02077/FUL	WARD:	Knareborough King Jam
CASE OFFICER:	Miss S Taylor	DATE VALID:	03.05.2005
GRID REF:	E 435580	TARGET DATE:	28.06.2005
	N 456130	DECISION DATE:	14.06.2005;

APPLICATION NO: 6.100.1378.B.FUL

LOCATION:

61 Aspin Lane Knareborough North Yorkshire HG5 8EX

PROPOSAL:

Erection of disabled access ramp with railings to front entrance.

APPLICANT:

K A And Mrs C L Houseman

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 14.06.2010
- 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 the 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:	05/02136/FUL	WARD:	Knareborough East
CASE OFFICER:	Miss S Greaves	DATE VALID:	13.05.2005
GRID REF:	E 434985	TARGET DATE:	08.07.2005
	N 457330	DECISION DATE:	05.07.2005;

APPLICATION NO: 6.100.2447.FUL

LOCATION:

33 St Margarets Road Knareborough North Yorkshire HG5 0JS

PROPOSAL:

Erection of replacement detached garage.

APPLICANT:

Mr Ramskill

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.07.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 30 June 2005
- 3 CD12A MATCHING MATERIALS
- 4 CD14 NO WINDOWS IN DEVELOPMENT ... southeast and southwest ... detached garage

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the 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:	05/02169/FUL	WARD:	Knarborough King Jam
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	13.05.2005
GRID REF:	E 435035	TARGET DATE:	08.07.2005
	N 455450	DECISION DATE:	24.06.2005;

APPLICATION NO: 6.100.1956.A.FUL

LOCATION:

The Grange Thistle Hill Knarborough North Yorkshire

PROPOSAL:

Erection of replacement single storey front extension.

APPLICANT:

Mr And Mrs Richardson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 24.06.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD04 STONWORK TO MATCH EXISTING
- 4 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 5 Notwithstanding the terms of the submitted plans and condition 02 above the windows to the east elevation shall be vertical sliding sash and no other design shall be used unless otherwise agreed in writing by the Local Planning Authority.
- 6 CD16 NATURAL STONE HEADS AND CILLS
- 7 All new doors and windows shall be set back from the external face of the walls to form reveals to match those of existing openings.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST
- 4 CD12R VISUAL AMENITY
- 5 CD13R VISUAL AMENITY
- 6 CD16R VISUAL AMENITY
- 7 CD05R VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the 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:	05/02313/FUL	WARD:	Knaresborough Scriven P
CASE OFFICER:	Mr M Parkes	DATE VALID:	13.05.2005
GRID REF:	E 435193	TARGET DATE:	08.07.2005
	N 457957	DECISION DATE:	21.06.2005;

APPLICATION NO: 6.100.2444.FUL

LOCATION:

6 Norwood Court Knaresborough North Yorkshire

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr And Mrs Allan

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 21.06.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The materials to be used in the construction of the external base walls of the conservatory hereby permitted shall match those used in the existing building.

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 the

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:	05/02361/FUL	WARD:	Knarborough King Jam
CASE OFFICER:	Mr R Forrester	DATE VALID:	16.05.2005
GRID REF:	E 435100	TARGET DATE:	11.07.2005
	N 456460	DECISION DATE:	27.06.2005;

APPLICATION NO: 6.100.2446.FUL

LOCATION:

Candy Cottage 35 Abbey Road Knarborough North Yorkshire HG5 8HY

PROPOSAL:

Erection of detached garden room.

APPLICANT:

Mr W Scott

APPROVED subject to the following conditions:-

1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.06.2010

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 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:	05/02373/FUL	WARD:	Knareborough King Jam
CASE OFFICER:	Mr R Forrester	DATE VALID:	17.05.2005
GRID REF:	E 435226	TARGET DATE:	12.07.2005
	N 456353	DECISION DATE:	27.06.2005;

APPLICATION NO: 6.100.1894.A.FUL

LOCATION:

18 St Roberts Road Knareborough North Yorkshire HG5 8EQ

PROPOSAL:

Erection of single storey side extension to replace existing conservatory.

APPLICANT:

Mr And Mrs J Dry

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.06.2010
- 2 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 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 the 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:	05/01993/FUL	WARD:	Ouseburn
CASE OFFICER:	Miss S Taylor	DATE VALID:	05.05.2005
GRID REF:	E 445759	TARGET DATE:	30.06.2005
	N 456971	DECISION DATE:	14.06.2005;

APPLICATION NO: 6.103.52.E.FUL

LOCATION:

Rosedale Cottage Boroughbridge Road Green Hammerton York North Yorkshire YO26 8AE

PROPOSAL:

Erection of first floor rear extension.

APPLICANT:

Mr L Mattocks

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 14.06.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 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:	05/02411/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs L Drake	DATE VALID:	26.05.2005

CASE OFFICER: Mrs L Drake
GRID REF: E 445660
N 457046

DATE VALID: 26.05.2005
TARGET DATE: 21.07.2005
DECISION DATE: 04.07.2005;

APPLICATION NO: 6.103.40.K.FUL

LOCATION:

Caskill House Boroughbridge Road Green Hammerton York North Yorkshire YO26 8AE

PROPOSAL:

Erection of attached rear double garage and porch extension.

APPLICANT:

Mr And Mrs S Price

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 04.07.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12X SAMPLES OF MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the 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: 05/02110/RENEW
CASE OFFICER: Mrs J Lurcuck
GRID REF: E 450651
N 457950

WARD: Ouseburn
DATE VALID: 11.05.2005
TARGET DATE: 06.07.2005
DECISION DATE: 20.06.2005;

APPLICATION NO: 6.104.16.J.RENEW

LOCATION:

The Rear Of Croft House The Green Nun Monkton York North Yorkshire

PROPOSAL:

Renewal of unimplemented planning permission 6.104.16.H.RENEW for the erection of 1 detached dwelling (site area 0.091ha).

APPLICANT:

Waites & Moorey

APPROVED subject to the following conditions:-

- 1 Application for approval of the reserved matters shall be made to the Local Planning Authority not later than 20.06.2008. The development hereby permitted shall be begun on or before whichever is the later of the following dates:-
 - I. 20.06.2010
 - II. The expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.
- 2 CA01 OUTLINE
- 3 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 4 The application for Reserved Matters shall include either:
 - i) Full details of open space to serve the development in accordance with Policy R4 of the Harrogate District Local Plan to be submitted to and approved by the Local Planning Authority and agreement has been reached with the Local Planning Authority as to provision of the same and its subsequent management and maintenance.
 - ii) Alternative arrangements for the provision of open space have been submitted to and approved in writing by the Local Planning Authority.
- 5 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:-
 - (ia) the access shall be formed with 6 metre radius
 - (ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 6 metres back into the plot and shall open into the site
- 6 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 PD/230596-01/JC). Once created these areas shall be maintained clear of any obstruction and retained for the intended purpose at all times.
- 7 The floor levels of the proposed dwelling shall be set at, at least, 600 millimetres above the 1982 flood level of 11.80 metres above Ordnance Datum.

Reasons for Conditions:-

- 1 CA06R TO COMPLY WITH SECTIONS 91-94
- 2 CA01R SAFEGUARD RIGHTS OF CONTROL
- 3 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 4 CL12R COMPLIANCE WITH R4 - OPEN SPACE POLICY
- 5 HW08R ROAD SAFETY REQUIREMENTS
- 6 To provide for appropriate on-site vehicle parking facilities with associated access and manoeuvring areas, in the interests of highway safety and the general amenity of the development.
- 7 To comply with the requirements of the Environment Agency.

INFORMATIVES

1. The proposed development lies within a coal mining area. In the circumstances applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Coal Authority before undertaking any operation that involves entry into any coal or mines of coal, including coal mine shafts and adits and the implementation of site investigations or other works. Property specific summary information on any past, current and proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk.
2. North Yorkshire County Council, Highway Authority Comments
 - a) It is an offence under the Inclosure Act 1876 Sec.12 & Commons Act 1876 Sec.29 to damage or encroach upon Registered Land and the construction of a vehicular access would be such an encroachment.
 - b) An offence is committed if vehicular access is gained by driving across an un-surfaced registered area whereby mud is deposited on the Highway, contrary to the Highways Act 1980, Sec.151.

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:	05/01732/PDU CO	WARD:	Ribston
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	06.05.2005
GRID REF:	E 434208	TARGET DATE:	01.07.2005
	N 452589	DECISION DATE:	15.06.2005;

APPLICATION NO: 6.121.186.PDU CO

LOCATION:

6 Manor Fold Follifoot Harrogate North Yorkshire

PROPOSAL:

Erection of rear conservatory and replacement windows and doors in white UPVC.

APPLICANT:

Mr And Mrs Wood

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 15.06.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 1.6.2005
- 3 The fence located along the joint boundary shall be retained. In the event that it is removed it shall be replaced with a 1.8 metre high close boarded fence running along the length of the conservatory hereby permitted and thereafter maintained and retained as such.

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:	05/01936/FUL	WARD:	Ribston
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	28.04.2005
GRID REF:	E 433404	TARGET DATE:	23.06.2005
	N 453576	DECISION DATE:	22.06.2005;

APPLICATION NO: 6.121.60.B.FUL

LOCATION:

Burnison House Ridding Lane Follifoot Harrogate North Yorkshire HG3 1DQ

PROPOSAL:

Erection of single storey rear extension and replacement front porch.

APPLICANT:

Peter Knowles

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 22.06.2010
- 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 the 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:	05/02054/FUL	WARD:	Marston Moor
CASE OFFICER:	Mr R Forrester	DATE VALID:	11.05.2005

GRID REF: E 445860
N 453328

TARGET DATE: 06.07.2005
DECISION DATE: 21.06.2005;

APPLICATION NO: 6.124.416.FUL

LOCATION:

Unit 2 Locksley Business Park Blind Lane Tockwith York North Yorkshire YO26 7QJ

PROPOSAL:

Erection of extension to existing industrial building

APPLICANT:

Castles UK Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 21.06.2010
- 2 CD12A MATCHING MATERIALS
- 3 A detailed scheme for landscaping, including the planting of trees and/or shrubs and the use of surface materials shall be submitted to the Local Planning Authority and no development shall take place until the Local Planning Authority have approved a landscaping scheme; such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and the timing of implementation of the scheme, including any earthworks required and the scheme shall be implemented at the first available planting season following commencement of the development.
- 4 CL04 REPLANTING IF ANY TREES/SHRUBS DIE

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 3 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 4 CL04R 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: 05/02332/FUL
CASE OFFICER: Mrs L Drake
GRID REF: E 447420
N 452362

WARD: Marston Moor
DATE VALID: 16.05.2005
TARGET DATE: 11.07.2005
DECISION DATE: 01.07.2005;

APPLICATION NO: 6.124.417.FUL

LOCATION:

3 Kendal Gardens Tockwith York North Yorkshire YO5 8QR

PROPOSAL:

Erection of rear sun room.

APPLICANT:

Mr And Mrs Waller

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.07.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12X SAMPLES OF MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12XR 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: 05/01799/FUL
CASE OFFICER: Miss S Taylor
GRID REF: E 449555
N 450915

WARD: Marston Moor
DATE VALID: 21.04.2005
TARGET DATE: 16.06.2005
DECISION DATE: 14.06.2005;

APPLICATION NO: 6.125.120.A.FUL

LOCATION:

Hillside Farm Wetherby Road Marston York North Yorkshire YO26 7NG

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr And Mrs Ostapjuk

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 14.06.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the 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: 04/04720/COU
CASE OFFICER: Mr R Forrester
GRID REF: E 440718

WARD: Ribston
DATE VALID: 03.05.2005
TARGET DATE: 28.06.2005

N 452260

DECISION DATE: 21.06.2005;

APPLICATION NO: 6.135.15.C.CO

LOCATION:

Ox Close Farm Boroughbridge Road North Deighton Wetherby North Yorkshire LS22 5HP

PROPOSAL:

Change of use of agricultural buildings to form Use Class B2 units and installation of new package treatment plant.

APPLICANT:

Harecroft Estates Limited

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 21.06.2010
- 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 09.06.2005 and as modified by the conditions of this consent.
- 3 No occupation of buildings shall take place before the installation of package treatment plant works, in accordance with a scheme approved in writing by the Local Planning Authority.
- 4 CI08 NO OUTSIDE STORAGE

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CB17R TO PREVENT POLLUTION OF WATER ENVIRONMENT
- 4 CI08R GENERAL AMENITY

INFORMATIVES

1. This permission relates solely to the conversion of the existing buildings; any demolition or rebuilding (other than as may be approved in writing by the Local Planning Authority) would render the permission inoperable and invalid.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the 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:	05/01648/FUL	WARD:	Ribston
CASE OFFICER:	Miss S Taylor	DATE VALID:	10.05.2005
GRID REF:	E 440070	TARGET DATE:	05.07.2005
	N 450061	DECISION DATE:	29.06.2005;

APPLICATION NO: 6.136.174.FUL

LOCATION:

17 Ashdale View Kirk Deighton Wetherby North Yorkshire LS22 4DS

PROPOSAL:

Retention of new vehicular access.

APPLICANT:

Noel And Debbie Graham

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 29.06.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 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 4.5m metres back from the carriageway of the existing highway and shall open into the site;

(iv) that part of the access(es) extending 2.5 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;

NOTE:

You are advised that a separate licence will be required from the Local Highway Authority 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.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the 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:	05/01756/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	05.05.2005
GRID REF:	E 432491	TARGET DATE:	30.06.2005
	N 449383	DECISION DATE:	13.06.2005;

APPLICATION NO: 6.141.51.D.FUL

LOCATION:

Wenlock Walton Head Lane Kirkby Overblow Harrogate North Yorkshire HG3 1HG

PROPOSAL:

Erection of replacement conservatory.

APPLICANT:

Ms M Kelly

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.06.2010
- 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 the 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:	05/02121/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mr R Forrester	DATE VALID:	13.05.2005
GRID REF:	E 430681	TARGET DATE:	08.07.2005
	N 447323	DECISION DATE:	22.06.2005;

APPLICATION NO: 6.141.162.FUL

LOCATION:

Keepers Lodge Off Weeton Lane Dunkeswick Leeds North Yorkshire LS17 9LP

PROPOSAL:

Erection of two storey front extension, new front porch and raising roof height of existing single storey side element.

APPLICANT:

Mr And Mrs I Nicol

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 22.06.2010
- 2 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 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 the 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:	05/02025/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs K Williams	DATE VALID:	04.05.2005
GRID REF:	E 436083	TARGET DATE:	29.06.2005
	N 448394	DECISION DATE:	24.06.2005;

APPLICATION NO: 6.149.54.A.FUL

LOCATION:

Hawthorn Cottage Main Street Sicklinghall Wetherby North Yorkshire LS22 4BD

PROPOSAL:

Erection of two storey side extension including side porch.

APPLICANT:

Mr P Othwaite

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 24.06.2010
- 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 23 June 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 no other materials shall be used without the prior written consent of the Local Planning Authority.
- 6 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 elevations of the extension hereby approved, without the prior written approval 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
- 6 CD15R PRIVACY AND RESIDENTIAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the 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:	05/01728/FUL	WARD:	Newby
CASE OFFICER:	Mrs L Drake	DATE VALID:	10.05.2005
GRID REF:	E 443080	TARGET DATE:	05.07.2005
	N 470270	DECISION DATE:	20.06.2005;

APPLICATION NO: 6.36.7.FUL

LOCATION:

Treble Sykes Farm Helperby York North Yorkshire

PROPOSAL:

Erection of front conservatory and detached garage/store and office.

APPLICANT:

Mr P G Sowray

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.06.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 07.06.05
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CI06 DOMESTIC USE ONLY

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 CI06R DOMESTIC USE ONLY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the 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:	05/02406/FUL	WARD:	Newby
CASE OFFICER:	Mr M Parkes	DATE VALID:	17.05.2005
GRID REF:	E 433741	TARGET DATE:	12.07.2005
	N 470602	DECISION DATE:	04.07.2005;

APPLICATION NO: 6.40.15.A.FUL

LOCATION:

2 Ray Lane Bridge Hewick Ripon North Yorkshire HG4 5AB

PROPOSAL:

Erection of replacement garage/store.

APPLICANT:

Mrs S Ross

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 04.07.2010

- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The materials to be used in the construction of the external surfaces of the garage hereby permitted shall match those used in the dwelling.

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 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:	05/02241/FUL	WARD:	Newby
CASE OFFICER:	Mr R Forrester	DATE VALID:	23.05.2005
GRID REF:	E 436250	TARGET DATE:	18.07.2005
	N 468130	DECISION DATE:	01.07.2005;

APPLICATION NO: 6.46.58.FUL

LOCATION:

37 & 38 Skelton On Ure Ripon North Yorkshire HG4 5AJ

PROPOSAL:

Formation of new vehicular access to serve 37 and 38 Skelton on Ure.

APPLICANT:

Trustees Of The Compton 1992 Grandchildren's Settlement

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.07.2010
- 2 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 4.5 metres back from the carriageway of the existing highway and shall open into the site;
- (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 on 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 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.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the 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:	05/01724/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	19.04.2005
GRID REF:	E 439485	TARGET DATE:	14.06.2005
	N 466941	DECISION DATE:	29.06.2005;

N 466941

DECISION DATE: 29.06.2005;

APPLICATION NO: 6.64.222.C.FUL

LOCATION:

Millfield Mill Lane Boroughbridge York North Yorkshire YO5 9LH

PROPOSAL:

Erection of infill attached garage and replacement pitched roofs over existing outbuildings and front porch.

APPLICANT:

Mr G M Turner

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 29.06.2010
- 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 the 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:	05/02055/FUL	WARD:	Boroughbridge
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	29.04.2005
GRID REF:	E 439347	TARGET DATE:	24.06.2005
	N 465911	DECISION DATE:	13.06.2005;

APPLICATION NO: 6.64.639.FUL

APPLICATION NO: 6.64.639.FUL

LOCATION:

16 Lawson Avenue Boroughbridge York North Yorkshire

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Miss A Chapman

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.06.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the 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:	05/02206/FUL	WARD:	Boroughbridge
CASE OFFICER:	Phil Jewkes	DATE VALID:	16.05.2005
GRID REF:	E 439740	TARGET DATE:	11.07.2005
	N 466840	DECISION DATE:	20.06.2005;

APPLICATION NO: 6.64.259.H.FUL

LOCATION:

Boroughbridge Hall Boroughbridge York North Yorkshire YO51 9AN

PROPOSAL:

Removal of existing greenhouse, and erection of replacement porch and greenhouse.

APPLICANT:

Mr R A Doyle

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.06.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 13.06.2005
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 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 : 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:	05/02207/LB	WARD:	Boroughbridge
CASE OFFICER:	Phil Jewkes	DATE VALID:	16.05.2005
GRID REF:	E 439740	TARGET DATE:	11.07.2005
	N 466840	DECISION DATE:	20.06.2005;

APPLICATION NO: 6.64.259.I.LB

LOCATION:

Boroughbridge Hall Boroughbridge York North Yorkshire YO51 9AN

PROPOSAL:

Listed Building Application for the removal of existing attached greenhouse and erection of replacement porch and greenhouse.

APPLICANT:

Mr R A Doyle

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.06.2010
- 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 13.06.05 and as modified by the conditions of this consent.
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS

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:	05/02308/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	13.05.2005
GRID REF:	E 439528	TARGET DATE:	08.07.2005
	N 465927	DECISION DATE:	24.06.2005;

APPLICATION NO: 6.64.483.A.FUL

LOCATION:

8 Smithson Grove Boroughbridge York North Yorkshire

PROPOSAL:

Erection of side conservatory and garden shed.

APPLICANT:

Mr Allam

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 24.06.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The brickwork base to the conservatory shall match the existing brickwork on the dwelling.
- 4 No major excavations shall be carried out in connection with the erection of the shed.

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
- 4 CL04XR SAFEGUARD RIGHTS OF CONTROL/AMENITY

INFORMATIVES

1. The foundations of the conservatory shall be constructed in such a way that roots do not cause subsidence concerns in the future.

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:	05/02340/FUL	WARD:	Boroughbridge
CASE OFFICER:	Phil Jewkes	DATE VALID:	16.05.2005
GRID REF:	E 439617	TARGET DATE:	11.07.2005
	N 466657	DECISION DATE:	27.06.2005;

APPLICATION NO: 6.64.605.A.FUL

LOCATION:

1 High Street Boroughbridge York North Yorkshire YO51 9AW

PROPOSAL:

Change of use of storage outbuildings to form 3 offices (Use Class B1).

APPLICANT:

Mr And Mrs D J Malyn

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.06.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CD14 NO WINDOWS IN DEVELOPMENT ... northern ... offices
- 5 The use hereby approved shall not be carried out other than between the hours of 0800 to 1800 Monday to Saturdays and shall not be carried on at all on Sundays and Public Bank Holidays.

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 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 5 CN01R AMENITIES OF NEIGHBOURS

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the 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:	05/01504/FUL	WARD:	Claro
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	25.04.2005
GRID REF:	E 442346	TARGET DATE:	20.06.2005
	N 464200	DECISION DATE:	15.06.2005;

APPLICATION NO: 6.71.155.FUL

LOCATION:

New Pasture Farm Grafton York North Yorkshire YO51 9QR

PROPOSAL:

Formation of outdoor horse menage.

APPLICANT:

A P Young

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 15.06.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The horse menage / stock enclosure hereby approved shall be used for domestic purpose only, in association with the dwelling and farm and not for commercial purposes.
- 4 CL04X REPLANTING IF TREES DIE
- 5 There shall be no lighting on the ménage.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CI06R DOMESTIC USE ONLY
- 4 CL04XR SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 5 In the interersts of amenity.

INFORMATIVES

1. There should be no connection of surface water drainage to Bawter Carr Drain either directly or indirectly without the prior approval of the Claro Internal Drainage Board.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the 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:	05/02341/FUL	WARD:	Claro
CASE OFFICER:	Mr R Forrester	DATE VALID:	17.05.2005
GRID REF:	E 442532	TARGET DATE:	12.07.2005

GRID REF: E 442532 **TARGET DATE:** 12.07.2005
N 463764 **DECISION DATE:** 27.06.2005;

APPLICATION NO: 6.71.156.FUL

LOCATION:

Grafton Lodge East Farm Grafton York North Yorkshire YO51 9QS

PROPOSAL:

Erection of single storey side extension.

APPLICANT:

Mr W J Watkinson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.06.2010
- 2 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 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 the 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: 05/01878/FUL **WARD:** Claro
CASE OFFICER: Mrs G Pinna-Morrell **DATE VALID:** 18.04.2005
GRID REF: E 444285 **TARGET DATE:** 13.06.2005
N 463167 **DECISION DATE:** 13.06.2005;

APPLICATION NO: 6.72.50.F.FUL

LOCATION:

Rusayl Upper Dunsforth York North Yorkshire

PROPOSAL:

Erection of single storey rear extensions and first floor side extension.

APPLICANT:

Mr And Mrs M P Dunn

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.06.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 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 windows shall be inserted in the side, first floor elevations of the extension hereby approved, without the prior written approval of the Local Planning Authority.

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
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the 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:	05/01706/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	19.04.2005
GRID REF:	E 444829	TARGET DATE:	14.06.2005
	N 461851	DECISION DATE:	14.06.2005;

APPLICATION NO: 6.80.115.C.FUL

APPLICATION NO: 6.80.115.C.FUL

LOCATION:

Walnut Farm Main Street Great Ouseburn York North Yorkshire YO5 9RQ

PROPOSAL:

Erection of detached replacement barn and double garage and formation of new vehicular access.

APPLICANT:

Messrs Robinson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 14.06.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 1.6.2005
- 3 Prior to the commencement of the double garage hereby permitted a revised site plan shall be submitted showing the structure re-positioned 1 metre from the existing outbuildings, in strict accordance with the letter received on 1.6.2005 from MJF Architects . Thereafter the garage shall be constructed in strict accordance with such details.
- 3 CD12A MATCHING MATERIALS
- 4 CD09 ASBESTOS COLOURING
- 5 Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements:-

(ic) the crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or Standard Detail number E6D and the Specification of the Local Highway Authority;

(v) provision shall be made to prevent surface water from the site discharging onto the existing highway.

NOTE:

You are advised that a separate licence will be required from the Local Highway Authority 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.

- 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 If the approved garage is constructed adjoining the existing outbuilding, listed building consent is required for its construction.
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD09R VISUAL AMENITY
- 5 HW07R VEHICLE AND PEDESTRIAN SAFETY REQUIREMENTS
- 6 HW19R ROAD SAFETY REQUIREMENTS

INFORMATIVES

1. Listed Building Consent is required for the creation of the new vehicular access. No development should commence until Listed Building Consent has been granted for this work.

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the 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:	05/01804/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	22.04.2005
GRID REF:	E 444329	TARGET DATE:	17.06.2005
	N 462179	DECISION DATE:	13.06.2005;

APPLICATION NO: 6.80.157.A.FUL

LOCATION:

Avenue House Branton Lane Great Ouseburn York North Yorkshire YO51 9RS

PROPOSAL:

Erection of replacement detached garage/stable block.

APPLICANT:

Mr A Soroka

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.06.2010
- 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 the 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:	05/01937/FUL	WARD:	Ouseburn
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	27.04.2005
GRID REF:	E 444955	TARGET DATE:	22.06.2005
	N 461616	DECISION DATE:	14.06.2005;

APPLICATION NO: 6.80.165.FUL

LOCATION:

6 Townend Court Great Ouseburn York North Yorkshire YO26 9RD

PROPOSAL:

Erection of two storey side extension.

APPLICANT:

Mr And Mrs J K Rose

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 14.06.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 6th June 2005
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the 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:	05/02235/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs L Drake	DATE VALID:	12.05.2005
GRID REF:	E 444030	TARGET DATE:	07.07.2005
	N 462350	DECISION DATE:	20.06.2005;

APPLICATION NO: 6.80.1.A.FUL

LOCATION:

Abeokuta Branton Green Great Ouseburn York North Yorkshire YO5 9RT

PROPOSAL:

Erection of single storey front extension.

APPLICANT:

Mr And Mrs Shaw

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.06.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED

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

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the 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:	05/02060/FUL	WARD:	Claro
CASE OFFICER:	Mr R N Watson	DATE VALID:	16.05.2005
GRID REF:	E 434971	TARGET DATE:	11.07.2005
	N 460592	DECISION DATE:	27.06.2005;

APPLICATION NO: 6.84.67.C.FUL

LOCATION:

Manor Farm Farnham Knaresborough North Yorkshire HG5 9JE

PROPOSAL:

Erection of extension to proposed garage block, amendment to approved scheme 6.84.67.A.FUL.

APPLICANT:

Farnham Venture Partnership

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.06.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED

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

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the 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:	03/03156/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs K Williams	DATE VALID:	21.07.2003
GRID REF:	E 445232	TARGET DATE:	15.09.2003
	N 467076	DECISION DATE:	01.07.2005;

APPLICATION NO: 6.89.7.FUL

LOCATION:

Carriage Gates, Gate Piers, Pedestrian Gates, Screen Walls And Railings At New Lodge Little Ouseburn York North Yorkshire YO26 9SP

PROPOSAL:

Erection of replacement gates.

APPLICANT:

D P Crowther

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.07.2010
- 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 20.10.2003 and as modified by the conditions of this consent.
- 3 Prior to the commencement of development a sample panel of the proposed materials shall be submitted for the written approval of the Local Planning Authority showing details of the approved gates and fixings. Thereafter development shall commence in accordance with the written approval of the Local Planning Authority.
- 4 The colour of the gates shall be submitted for the written approval of the Local Planning Authority and thereafter implemented in accordance with the written approval.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD04XR IN THE INTERESTS OF VISUAL AMENITY

INFORMATIVES

1. Listed Building Consent is also required in respect of this development. You are advised not to start work until such time as an appropriate Notice of Listed Building Consent has been granted and you should ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of such a Listed Building Consent.

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:	05/02185/FUL	WARD:	Knarborough Scriven P
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	10.05.2005
GRID REF:	E 434765	TARGET DATE:	05.07.2005
	N 458460	DECISION DATE:	24.06.2005;

APPLICATION NO: 6.94.57.E.FUL

LOCATION:

Old Wheelwright Cottage Scriven Knarborough North Yorkshire HG5 9DZ

PROPOSAL:

Erection of replacement triple detached timber garage.

APPLICANT:

Mr And Mrs Shires

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 24.06.2010
- 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 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the 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:	05/01830/FUL	WARD:	Ribston
CASE OFFICER:	Miss S Taylor	DATE VALID:	22.04.2005
GRID REF:	E 442226	TARGET DATE:	17.06.2005
	N 456662	DECISION DATE:	13.06.2005;

APPLICATION NO: 6.95.49.FUL

LOCATION:

1 The Villas Hopperton Knaresborough North Yorkshire HG5 8PA

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr And Mrs Roberts

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.06.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD14 NO WINDOWS IN DEVELOPMENT ... south ... single storey rear extension

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the 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

APPLICANT:

Lindrick Homes Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.06.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 30.03.2005
- 3 No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works and scheme for the provision and implementation of a surface run-off limitation, have been submitted to and approved by the Local Planning Authority. Thereafter, the drainage works shall be completed in accordance with the approved details and programme prior to bringing into use any part of the development hereby approved.
- 4 CB05A BUNDING OF TANKS
- 5 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor installed in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority. Roof water shall not pass through the interceptor.
- 6 There shall be no discharge of foul or contaminated drainage water from the site into either groundwater or any surface waters, whether direct or via soakaways.
- 7 The site shall be developed with separate systems of drainage for foul and surface water on and off site.
- 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 and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.
- 9 A sample panel of the type of stone to be used showing the proposed coursing and pointing shall be erected on the site for the written approval of the local planning authority prior to the commencement of development.
- 10 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development 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.
- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no means of enclosure of the boundaries to plots 1,2,3,4,17,18,19 and 20 other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the Local Planning Authority.
- 12 Prior to commencement of the housing development hereby approved, details of the boundary treatment including materials and height of enclosures and samples of the materials, shall be submitted to and have received the written approval of the Local Planning Authority and shall thereafter be implemented in full accordance with those details.
- 13 A detailed scheme for the landscaping of the residential development shown edged blue on drawing number WHC 201(D) 50C, including the planting of trees and/or shrubs, including mature trees to replace on a one for one basis the following trees

identified on the Tree preservation order (all trees in G3, T3, and T4) identified as being removed on the submitted drawings, and the use of surface materials shall be submitted to the Local Planning Authority and no residential development shall take place until the Local Planning Authority have approved the landscaping scheme; such schemes shall specify materials, species, tree and plant sizes, numbers and planting densities, including any earthworks required. The approved landscape proposal shall be implemented in full no later than the first available planting season following commencement of residential development unless otherwise agreed in writing by the Local Planning Authority. It shall also include a tree management plan to address the necessary works to the boundary trees along the boundary of the residential development indicated in the report from Iain Tavendale submitted with the application which must be carried out prior to the completion of the residential development hereby approved.

14 In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to survive for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced by the developer with such live specimens of such species in such number as may be approved by the Local Planning Authority.

15 Details of the precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from the site shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before the development commences on the site and be kept available and in full working order until such time as the Local Planning Authority agrees in writing to their withdrawal.

16 Prior to the commencement of the development hereby permitted, the following drawings and details shall be submitted to, and shall have been approved in writing by the Local Planning Authority in consultation with the Local Highway Authority:-

(i) Detailed plans to a scale of not less than 1:500 showing the proposed highway layout, including dimensions of carriageway, footway, verge widths and visibility splays, the proposed buildings and site layout, the proposed floor levels, driveways and the drainage and sewerage system;

(ii) Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line and channel lines of each proposed road showing the existing ground level and proposed road level, and full details of surface water drainage proposals;

(iii) A typical highway cross-section to a scale of not less than 1:50 showing a specification for the types of construction proposed for carriageways and footways/footpaths and cross-sections along the proposed roads showing the existing and proposed ground levels;

(iv) Details of the method and means of surface water disposal;

(v) Details of all proposed street lighting;

(vi) Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.

No road works shall commence on site prior to the written approval of these details by the Local Planning Authority.

The development shall thereafter not be carried out otherwise than in full compliance with the approved drawings and details.

- 17 No dwelling to which this planning permission relates shall be occupied unless or until the carriageway and any footway/footpath from which it gains access is constructed to basecourse macadam level and/or block paved and kerbed and connected to the existing highway network with street lighting installed and in operation.

The carriageway and footway/footpath wearing courses and street lighting shall be completed within three months of the date of commencement of construction of the penultimate dwelling of the development or within two years of the laying of the basecourse whichever is sooner, unless otherwise agreed in writing with the Local Planning Authority.

- 18 (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the formal consent of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) The erection of fencing beyond the drip line of the canopies exceeding 2m or at a distance specified in BS 5837, for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and not within at least 5m of the trunks, no fires should be lit beneath or close to the canopy of the trees and nothing attached to any part of the trees and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.

- 19 Prior to the commencement of the development hereby approved, a scheme to deal with any contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation and assessment to identify the extent of any contamination and the measures to be taken to avoid risk to the public when and after the site is developed. The dwelling shall not be occupied until the measures approved in the scheme have been implemented.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 To ensure that the site can be properly drained without the risk of flooding.
- 4 CB05AR PREVENT POLLUTION OF WATER ENVIRONMENT
- 5 CB05AR PREVENT POLLUTION OF WATER ENVIRONMENT
- 6 CB05AR PREVENT POLLUTION OF WATER ENVIRONMENT
- 7 In the interests of satisfactory and sustainable drainage.
- 8 To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.
- 9 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 10 to 12. In the interests of visual amenity.
- 13 and 14. To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 15 To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
- 16 To ensure an appropriate highway construction to an adoptable standard, in the interests of highway safety and the amenity and convenience of highway users.
- 17 To ensure safe and appropriate access and egress to the properties, in the interests of highway safety and the convenience of prospective residents.
- 18 To ensure adequate access for statutory services.
- 19 To provide a safe environment for users of the 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.

CASE NUMBER:	05/01870/FUL	WARD:	Knareborough East
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	21.04.2005
GRID REF:	E 436297	TARGET DATE:	16.06.2005
	N 457210	DECISION DATE:	13.06.2005

APPLICATION NO: 6.100.2246.A.FUL

LOCATION:

13 Farndale Road Knaresborough North Yorkshire HG5 0NY

PROPOSAL:

Demolition of existing detached garage and erection of two storey side extension including integral garage (Revised Scheme).

APPLICANT:

Mr And Mrs A Velvin

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.06.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 02.06.2005
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 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:	05/02122/FUL	WARD:	Knaresborough King Jam
CASE OFFICER:	Miss S Taylor	DATE VALID:	05.05.2005
GRID REF:	E 435891	TARGET DATE:	30.06.2005
	N 456597	DECISION DATE:	20.06.2005

APPLICATION NO: 6.100.2443.FUL

LOCATION:

Coniston Wetherby Road Knaresborough North Yorkshire HG5 8LQ

PROPOSAL:

Erection of two storey side and front extension including raising of the roof height to form first floor with 1 side, 2 front and 2 rear dormer windows.

APPLICANT:

Albert Renton

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.06.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) Fencing to protect the retained tree shown on the plan to the front of the property shall be undertaken and details shall be submitted and approved in writing by the local planning authority before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of two years from the completion of the development.
- 5 CL10 HEDGE TO BE RETAINED/REDUCED ... front ... be retained
- 6 The closed board fencing along the side boundaries shall be retained unless otherwise agreed in writing by the Local Planning Authority.
- 7 The dormer window on the southwest elevation shall be fitted with Level 3 Pilkington obscure glazing and maintained thereafter as such unless otherwise approved in writing by the Local Planning Authority.

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 CL03XR SAFEGUARD RIGHTS OF CONTROL/AMENITY

- 5 CL10R VISUAL AMENITY
- 6 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 7 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:	05/02155/FUL	WARD:	Knaresborough King Jam
CASE OFFICER:	Mr R Forrester	DATE VALID:	16.05.2005
GRID REF:	E 435683	TARGET DATE:	11.07.2005
	N 456090	DECISION DATE:	27.06.2005

APPLICATION NO: 6.100.1500.A.FUL

LOCATION:

71 Aspin Lane Knaresborough North Yorkshire HG5 8HP

PROPOSAL:

Erection of replacement side extension with 1 front and 1 rear dormer window, extension of existing front dormer window and formation of rear dormer window in existing roof.

APPLICANT:

Mr A Whiteley

REFUSED. Reason(s) for refusal:-

- 1 The proposed dormer windows by virtue of their linear extension across the face of the existing dwelling and the size and flat roof nature of the dormer over the garage, will introduce alien features in to the street with a distinct horizontal emphasis which will detract from the appearance of the dwelling, unbalance the appearance with the neighbouring property and create a discordant element in the street scene to the detriment of the visual amenity of the locality. The proposal therefore conflicts with the provisions of Policies A1, HD20 and H15 of the Adopted Harrogate District Local Plan.

CASE NUMBER:	05/02357/FUL	WARD:	Knareborough King Jam
CASE OFFICER:	Mr R Forrester	DATE VALID:	17.05.2005
GRID REF:	E 434999	TARGET DATE:	12.07.2005
	N 456265	DECISION DATE:	27.06.2005

APPLICATION NO: 6.100.332.B.FUL

LOCATION:

11 Whiteway Head Calcutt Knareborough North Yorkshire HG5 8LE

PROPOSAL:

Erection of first floor side extension, rear conservatory and rear porch (Revised Scheme).

APPLICANT:

Mr And Mrs J Ralph

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.06.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD14 NO WINDOWS IN DEVELOPMENT ... south ... elevation
- 4 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 4 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:	05/01092/FUL	WARD:	Ouseburn
CASE OFFICER:	Miss H Sephton	DATE VALID:	02.03.2005
GRID REF:	E 446151	TARGET DATE:	27.04.2005
	N 456469	DECISION DATE:	04.07.2005

APPLICATION NO: 6.103.132.A.FUL

LOCATION:

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

PROPOSAL:

Erection of two storey side and single storey front and rear extensions (Revised Scheme).

APPLICANT:

Miss K J Helliwell

REFUSED. Reason(s) for refusal:-

- 1 The proposed garage and porch extension would obscure the form and character of the existing building and create an intrusive element in the streetscene contrary to Harrogate District Local Plan policies A1, HD20 and H15 which seek to safeguard the quality of amenity and environment.
- 2 The proposed single storey rear extension would due to the length of projection along the boundary with the adjoining house result in overshadowing which would be harmful to the living conditions of neighbours contrary to Harrogate District Local Plan policies A1, H15 and HD20.

CASE NUMBER:	05/01861/FUL	WARD:	Ribston
CASE OFFICER:	Mr M Williams	DATE VALID:	18.04.2005
GRID REF:	E 435710	TARGET DATE:	13.06.2005
	N 453405	DECISION DATE:	13.06.2005

APPLICATION NO: 6.108.19.D.FUL

LOCATION:

8 Plompton Square Plompton Knaresborough North Yorkshire HG5 8LZ

PROPOSAL:

Conversion and extension of buildings to form residential annex to 8 Plompton Square (Site Area 0.009 ha)(Revised Scheme).

APPLICANT:

Mr K Backhouse Esq

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.06.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD04 STONWORK TO MATCH EXISTING
- 4 CD13 WINDOW FRAME MATERIALS ... timber
- 5 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 6 CL04 REPLANTING IF ANY TREES/SHRUBS DIE
- 7 CD05 REVEALS: MM ... 75
- 8 The proposed annex shall be used wholly in conjunction with and in addition to the existing living accommodation at the dwelling at 8 Plompton Square.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD04Y SAMPLE STONWORK PANEL
- 4 CD13R VISUAL AMENITY
- 5 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 6 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 7 CD05R VISUAL AMENITY
- 8 CF06R SEPARATE RESIDENTIAL UNIT UNACCEPTABLE

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:	05/01433/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs K Williams	DATE VALID:	22.03.2005
COORDINATE:	E 450830	TARGET DATE:	17.05.2005
LOCATION:	Ewe Cote Farm Church Lane 455 Moor Monkton York YO23 8LJ	DECISION DATE:	25.06.2005

APPLICATION NO: 6.115.80.J.FUL

LOCATION:

Ewe Cote Farm Church Lane Moor Monkton York North Yorkshire YO26 8LA

PROPOSAL:

Erection of two storey rear extension (Revised Scheme).

APPLICANT:

John Greenwood

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.06.2010
- 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 6 June 2005 and as modified by the conditions of this consent.
- 3 CD12X SAMPLES OF MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA06R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY

INFORMATIVES

1. The proposed development lies within a coal mining area. in the circumstances Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Coal Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and adits and the implementation of site investigation or other works. Property specific summary information on any past, current and proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk.

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:	05/01533/PNA	WARD:	Ribston
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	11.05.2005
GRID REF:	E 432810	TARGET DATE:	06.07.2005
	N 452230	DECISION DATE:	13.06.2005

APPLICATION NO: 6.121.12. X.PNA

LOCATION:

Follifoot Ridge Farm Pannal Road Follifoot Harrogate North Yorkshire HG3 1DP

PROPOSAL:

Erection of general purpose agricultural building.

APPLICANT:

U J E Kirkby Esq

REFUSED. Reason(s) for refusal:-

- 1 There is insufficient justification for the formation of a new building in this locality, particularly as existing agricultural buildings have been converted to other uses. The proposed building will further encroach on the open countryside which is Greenbelt land and therefore its siting and design is inappropriate. It is unacceptable in terms of policy GB1, GB2 of the Harrogate District Local Plan.

CASE NUMBER:	05/02365/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs J Lurcuck	DATE VALID:	16.05.2005
GRID REF:	E 436084	TARGET DATE:	11.07.2005
	N 451005	DECISION DATE:	27.06.2005

APPLICATION NO: 6.122.284.A.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 and 1 bay window to front elevation. (Revised Scheme)

APPLICANT:

Mr And Mrs Falkingham

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.06.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 8 June 2005
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 The en-suite and bathroom dormer windows to the north elevation, and the dressing room dormer window to the south elevation hereby approved shall be shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be maintained at all times, unless otherwise agreed in writing with the Local Planning Authority.
- 5 Prior to the commencement of the erection of the dormers, the door to the north elevation shall be blocked up and the wall made good with matching materials, unless otherwise agreed in writing with the Local Planning Authority.
- 6 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 north elevation with No. 7, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 In the interests of privacy and residential amenity for the occupiers of No. 7 and 11 Castle Ings.
- 5 In the interests of privacy and residential amenity for the occupiers of No. 7 Castle Ings.
- 6 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:	05/01426/FUL	WARD:	Marston Moor
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	13.04.2005
GRID REF:	E 446840	TARGET DATE:	08.06.2005
	N 452060	DECISION DATE:	13.06.2005

APPLICATION NO: 6.124.40.L.FUL

LOCATION:

The Sports Field At OS Field 8300 Tockwith Lane Tockwith York North Yorkshire

PROPOSAL:

Erection of 6 pole mounted floodlights.

APPLICANT:

Tockwith Tennis Club

REFUSED. Reason(s) for refusal:-

- 1 The proposed floodlights, due to their height and number would create an unacceptable visual intrusion that would detract from the character and appearance of the wider countryside in a manner contrary to Policy A1 of the Harrogate District Local Plan which seeks to safeguard the quality of amenity and environment.

CASE NUMBER:	05/02049/FUL	WARD:	Marston Moor
CASE OFFICER:	Mr R Forrester	DATE VALID:	17.05.2005
GRID REF:	E 449738	TARGET DATE:	12.07.2005
	N 451641	DECISION DATE:	20.06.2005

APPLICATION NO: 6.125.30.B.FUL

LOCATION:

Cherry Tree House Tockwith Road Long Marston York North Yorkshire YO5 8PJ

PROPOSAL:

Erection of two storey rear extension.

APPLICANT:

Paul Burgess

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.06.2010
- 2 CD12A MATCHING MATERIALS

- 3 Notwithstanding the provisions of The Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order with or without modification), no further windows shall be inserted in the south east elevations hereby approved, without the prior written approval of the Local Planning Authority.
- 4 The en-suite bathroom window to the south east elevation of the extension hereby approved shall be obscure glazed to level 3 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 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 3 CD15AR PRIVACY AND RESIDENTIAL AMENITY
- 4 CD15AR 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:	05/02514/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs L Drake	DATE VALID:	25.05.2005
GRID REF:	E 432520	TARGET DATE:	20.07.2005
	N 449480	DECISION DATE:	04.07.2005

APPLICATION NO: 6.141.94.C.FUL

LOCATION:

Forge Cottage Kirkby Overblow Harrogate North Yorkshire HG3 1HF

PROPOSAL:

Erection of first floor side extension.

APPLICANT:

Mr Backhouse

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension, by reason of its size, mass, fenestration and position on the boundary will have an adverse effect on the residential amenity of the occupiers of neighbouring properties through overlooking and overshadowing, contrary to policies H15, A1 and HD20 of the Harrogate District Local Plan.

CASE NUMBER:	05/02310/FUL	WARD:	Marston Moor
CASE OFFICER:	Mr R Forrester	DATE VALID:	12.05.2005
GRID REF:	E 445076	TARGET DATE:	07.07.2005
	N 450628	DECISION DATE:	27.06.2005

APPLICATION NO: 6.142.136.FUL

LOCATION:

The Lodge Main Street Bickerton Wetherby North Yorkshire LS22 5ER

PROPOSAL:

Erection of first floor side extension.

APPLICANT:

Mr And Mrs L Williams

REFUSED. Reason(s) for refusal:-

- 1 The upstanding gable feature on the front elevation will emphasise the linear nature of the extension, which is at odds with the very symmetrical design of the main dwelling. The extension will therefore detract from the character of the existing dwelling and would appear as an intrusive feature in the street scene contrary to criterion C of Policy H15, Policy HD20 and criterion D of Policy A1 of the Adopted Harrogate District Local Plan.

CASE NUMBER:	05/02002/FUL	WARD:	Spofforth With Lower
CASE OFFICER:	Mrs K Williams	DATE VALID:	27.04.2005
GRID REF:	E 436128	TARGET DATE:	22.06.2005
GRID REF:	N 448458	DECISION DATE:	20.06.2005

Lavender House (Formerly Main Close) Main Street Wetherby North Yorkshire LS22 4BD

APPLICATION NO: 6.149.101.A.FUL

APPLICATION NO: 6.149.101.A.FUL

LOCATION:

Lavender House (Formerly Martin Close) Main Street Sicklinghall Wetherby North
Yorkshire LS22 4BD

PROPOSAL:

Erection of two storey rear extension and rear dormer window, alteration to existing front dormer and demolition of existing detached garage (Revised Scheme).

APPLICANT:

Mr And Mrs Websdale

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.06.2010
- 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 3 June 2005 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:	05/02057/FUL	WARD:	Newby
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	04.05.2005
APPLICATION NO:	6.149.101.A.FUL	TARGET DATE:	29.06.2005

N 468545

DECISION DATE: 27.06.2005

APPLICATION NO: 6.47.75.A.FUL

LOCATION:

Homewood Church Lane Kirby Hill York North Yorkshire YO5 9DX

PROPOSAL:

Loft conversion with the erection of rear dormer window. (Revised Scheme)

APPLICANT:

Mr And Mrs Lawson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.06.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 22.06.2005
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS ... 22.06.2005
- 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:	05/01409/FUL	WARD:	Newby
CASE OFFICER:	Mr M A Warden	DATE VALID:	11.05.2005
GRID REF:	KE 43774	TARGET DATE:	06.07.2005
APPLICATION NO:	N 468908	DECISION DATE:	27.06.2005

PROPOSAL:

Conversion of 2nd floor office building to form 1 dwelling (site area

LOCATION:

Mushroom Farm Minskip York North Yorkshire YO5 9HZ

PROPOSAL:

Conversion and extension to detached office building to form 1 dwelling (site area 0.089ha).

APPLICANT:

Minskip Mushroom Farm Ltd

REFUSED. Reason(s) for refusal:-

- 1 The proposed development would involve significant alteration and extension to the existing building to create a new dwelling outside any settlement in the countryside and consequently the development would be contrary to North Yorkshire County Structure Plan Policy HD and Harrogate District Local Plan Policies C16 and H7.

CASE NUMBER:	05/01856/FUL	WARD:	Newby
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	25.04.2005
GRID REF:	E 438852	TARGET DATE:	20.06.2005
	N 468247	DECISION DATE:	20.06.2005

APPLICATION NO: 6.56.138.A.FUL

LOCATION:

14 The Croft Kirby Hill Boroughbridge North Yorkshire YO51 9YA

PROPOSAL:

Erection of two storey and single storey rear extension (Revised Scheme).

APPLICANT:

Mr And Mrs Moore

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.06.2010
- 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

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:	05/01391/FUL	WARD:	Boroughbridge
CASE OFFICER:	Miss S Taylor	DATE VALID:	31.03.2005
GRID REF:	E 439540	TARGET DATE:	26.05.2005
	N 466665	DECISION DATE:	13.06.2005

APPLICATION NO: 6.64.374.A.FUL

LOCATION:

10 St Helena Boroughbridge York North Yorkshire YO51 9AG

PROPOSAL:

Erection of two storey rear link extension and conversion of outbuilding to form additional living accommodation.

APPLICANT:

AGH Contracts Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.06.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 11.05.2005
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD15 NO FURTHER WINDOWS IN DEVELOPMENT ... flank elevations ... two storey rear link extension

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS

- 3 CD12R VISUAL AMENITY
- 4 CD15R 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:	05/02041/FUL	WARD:	Claro
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	29.04.2005
GRID REF:	E 441599	TARGET DATE:	24.06.2005
	N 462679	DECISION DATE:	20.06.2005

APPLICATION NO: 6.71.22.B.FUL

LOCATION:

Clover Cottage Marton Marton Cum Grafton York North Yorkshire YO51 9QY

PROPOSAL:

Retention of two storey and rear first floor extensions incorporating alterations to approved scheme 6.71.22.A.FUL comprising of altered fenestration to south-west elevation (including additional first floor window) and north-west gable.

APPLICANT:

Mr T Brierley

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.06.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 The bedroom and ensuite windows to the South West elevation of the extension hereby approved shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be maintained at all times unless otherwise approved in writing by the Local Planning Authority.
- 5 Notwithstanding the provisions of The Town and Country Planning General Permitted

Development Order 1995 (or any order revoking and re-enacting that Order with or without modification), no further windows shall be inserted in the extension hereby approved, without the prior written approval of the Local Planning Authority.

- 6 Within 1 month of the date of this permission a scheme for the replacement of the bedroom and dining room windows and door with Georgian style windows and doors shall be submitted for the written approval of the Local Planning Authority. Within 3 months of the date of this permission the approved scheme shall be implemented in full.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 CD15R PRIVACY AND RESIDENTIAL AMENITY
- 5 In the interests of privacy and residential amenity and visual amenity.
- 6 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:	05/01872/FUL	WARD:	Claro
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	25.04.2005
GRID REF:	E 444662	TARGET DATE:	20.06.2005
	N 465096	DECISION DATE:	13.06.2005

APPLICATION NO: 6.72.83.FUL

LOCATION:

Land Comprising OS Field 4700 Ings Road Lower Dunsforth York North Yorkshire

PROPOSAL:

Erection of hay and equipment store with associated hardstanding and new vehicular access track.

APPLICANT:

Mr D Ratcliffe

REFUSED. Reason(s) for refusal:-

- 1 The proposed building due to its size and siting would create an unacceptable visual intrusion which would harm the character and appearance of the countryside in a manner contrary to Policies A1 and C13 of the Harrogate District Local Plan which seek to safeguard the quality of amenity and environment.

CASE NUMBER:	05/01938/FUL	WARD:	Claro
CASE OFFICER:	Mr R Mowat	DATE VALID:	21.04.2005
GRID REF:	E 431930	TARGET DATE:	16.06.2005
	N 460820	DECISION DATE:	13.06.2005

APPLICATION NO: 6.76.22.E.FUL

LOCATION:

Mouse Hall (formerly Revley Cottage) Brearton Harrogate North Yorkshire HG3 3BX

PROPOSAL:

Demolition of existing rear conservatory and side extension, and erection of two storey rear and single storey side extensions (Revised Scheme).

APPLICANT:

Mr I D Pattison

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.06.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 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 with or without modification), no further windows shall be inserted in the external elevations of the two storey and single storey extension hereby approved, without the prior written approval 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
- 4 CD15AR 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:	05/01877/FUL	WARD:	Ouseburn
CASE OFFICER:	Miss Laura Eastwood	DATE VALID:	25.04.2005
GRID REF:	E 444087	TARGET DATE:	20.06.2005
	N 462320	DECISION DATE:	20.06.2005

APPLICATION NO: 6.80.131.C.FUL

LOCATION:

Lyn Garth Branton Green Great Ouseburn York North Yorkshire YO26 9RT

PROPOSAL:

Erection of extension to raise roof height over part of existing storage building.

APPLICANT:

Mr M Wright

REFUSED. Reason(s) for refusal:-

- 1 The proposed increase in height to part of this agricultural building would create an unbalanced structure that would be harmful to the appearance of the wider area. There is insufficient evidence to support the proposal and it is contrary to policies A1 and HD20 of the Harrogate District Local Plan.

CASE NUMBER:	05/02289/FUL	WARD:	Ouseburn
CASE OFFICER:	Mr R Forrester	DATE VALID:	09.05.2005
APPLICATION NO:	E.444087 E.44480 .FUL	TARGET DATE:	04.07.2005

N 460704

DECISION DATE: 27.06.2005

APPLICATION NO: 6.88.66.D.FUL

LOCATION:

Wheelwright House Main Street Little Ouseburn York North Yorkshire YO26 9TD

PROPOSAL:

Conversion of outbuilding, including raising of roof height and erection of single storey rear extension to form 'granny annexe'.

APPLICANT:

Mr & Mrs Graham

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.06.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Notwithstanding the provisions of The Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order with or without modification), no further windows shall be inserted in the west elevation hereby approved, without the prior written approval of the Local Planning Authority.
- 4 CD12A MATCHING MATERIALS
- 5 The proposed annex in this location shall be used wholly in conjunction with and in addition to the existing living accommodation at the dwelling known as Wheelwright House.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD15AR PRIVACY AND RESIDENTIAL AMENITY
- 4 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 5 CF06R SEPARATE RESIDENTIAL UNIT UNACCEPTABLE

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:	05/02471/FUL	WARD:	Ouseburn
CASE OFFICER:	Mr R Forrester	DATE VALID:	23.05.2005
GRID REF:	E 444550	TARGET DATE:	18.07.2005
	N 460650	DECISION DATE:	04.07.2005

APPLICATION NO: 6.88.53.B.FUL

LOCATION:

The Old Post Office (formerly Paddock Bend) Main Street Little Ouseburn York North Yorkshire

PROPOSAL:

Erection of first floor side extension over existing driveway, rear conservatory and rear infill extension, and formation of additional first floor living accommodation in existing detached garage.

APPLICANT:

Mr And Mrs Bentley

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 04.07.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 CD13 WINDOW FRAME MATERIALS
- 5 CF06X DEVELOPMENT ANCILLARY TO DWELLING USE ... the Old Post Office
- 6 CD15A NO FURTHER WINDOWS IN DEVELOPMENT ... south elevation of the garage
- 7 Notwithstanding the submitted plans, the rooflights on the rear elevation of the garage shall be omitted and no rooflights or dormer windows shall be inserted into that elevation in the future.

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
- 4 CD13R VISUAL AMENITY
- 5 CF06XR SEPARATE RESIDENTIAL USE NOT ACCEPTABLE
- 6 CD15AR PRIVACY AND RESIDENTIAL AMENITY
- 7 CD15AR 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.
