
Minute 16/05(04)

**CASE NUMBER: 05/01314/FUL
GRID REF: EAST 434826 NORTH 458571**

APPLICATION NO.: 6.94.75.A.FUL

LOCATION:

Land At Grid Ref434826/458571 North Of Applegarth The Green Scriven
Knaresborough North Yorkshire

PROPOSAL:

Erection of 1 detached dwelling (revised scheme) (site area 0.05ha).

APPLICANT: Mr And Mrs Dowbiggin

DEFERRED and the HOPS be authorised to APPROVE the application subject to the following conditions and such other conditions HOPS considers to be necessary.

REASON FOR DEFERRAL:

1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE

Reasons for Conditions:-

1 CA05R TO COMPLY WITH SECTIONS 91-94

This application was deferred and HOPS be authorised to APPROVE contrary to the officer's recommendation on the following basis:

1. The proposal would not have an adverse effect on the character and appearance of the approach into Scriven, and ultimately Knaresborough, thereby according with Policy HD16 of the Harrogate District Local Plan;
2. The proposed dwelling would not be highly visible or prominent when viewed from the approach from the north and it would not, therefore, have an adverse effect on the character and appearance of the Conservation Area, being in accordance with Policies HD3, HD16 and A1 of the Harrogate District Local Plan;
3. The access to this site is considered suitable for the level of traffic that would be generated by the proposal, with the visibility on the junction of the driveway with The Green satisfying highway standards. The proposal therefore accords with Policies T1 and A1 of the Harrogate District Local Plan.

(Eight Members voted in favour of the motion with two voting against).

