
Minute 16/05(13)

**CASE NUMBER: 05/02539/FUL
GRID REF: EAST 442210 NORTH 450570**

APPLICATION NO.: 6.136.19.B.FUL

LOCATION:

Chatterleys Ingmanthorpe Wetherby North Yorkshire

PROPOSAL:

Erection of replacement dwelling with two storey detached garage (site area 0.18ha).

APPLICANT: Miss M Hook

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.07.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CF06 IN CONJUNCTION WITH EXIST ACCOMMODATION ... garage and office ... Chatterleys, Ingmanthorpe, Wetherby.
- 5 The development hereby approved shall not be occupied until the original garage to the north of the dwelling has been demolished and removed from the site.

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 CF06R SEPARATE RESIDENTIAL UNIT UNACCEPTABLE
- 5 In the interests of visual amenity.

INFORMATIVES

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

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

(UNANIMOUS DECISION)