

HARROGATE BOROUGH COUNCIL

AREA2 DEVELOPMENT CONTROL COMMITTEE

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

CASE NUMBER:	05/00651/FUL	WARD:	Knareborough King James
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	29.07.2005
GRID REF:	E 434546	TARGET DATE:	23.09.2005
	N 457185	DECISION DATE:	22.09.2005;

APPLICATION NO: 6.100.1334.E.FUL

LOCATION:

The Worlds End P H Bond End Knareborough North Yorkshire HG5 9AJ

PROPOSAL:

Retention of timber decking to rear.

APPLICANT:

Sharon Coggan

APPROVED subject to the following conditions:-

- 1 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 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:	05/03383/FUL	WARD:	Knarborough Scriven P
CASE OFFICER:	Mr M Parkes	DATE VALID:	15.07.2005
GRID REF:	E 432760	TARGET DATE:	09.09.2005
	N 458542	DECISION DATE:	08.09.2005;

APPLICATION NO: 6.100.2188.A.FUL

LOCATION:

2A Scotton Grove Knarborough North Yorkshire HG5 9HQ

PROPOSAL:

Erection of single storey rear conservatory and first floor extension to create a 2 storey dwelling

APPLICANT:

S Graeme And L Bradley

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 08.09.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12X SAMPLES OF MATCHING MATERIALS
- 4 The first floor side windows to the north elevation of the enlarged dwelling hereby approve 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.
- 5 The first floor void area above hall of the development hereby approved shall be kept oper and shall not be infilled.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 4 and 5. In the interests of privacy and residential 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 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 Co Authority Mining Reports Service can be contacted on 0845 762 6848 or at

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:	05/03531/FUL	WARD:	Knareborough Scriven P
CASE OFFICER:	Miss S Greaves	DATE VALID:	20.07.2005
GRID REF:	E 435130	TARGET DATE:	14.09.2005
	N 457565	DECISION DATE:	06.09.2005;

APPLICATION NO: 6.100.2458.FUL

LOCATION:

17 Stockwell Avenue Knareborough North Yorkshire HG5 0LA

PROPOSAL:

Erection of single storey rear extension

APPLICANT:

Mr And Mrs Herrington

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.09.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 24 August 2005
- 3 CD12A MATCHING MATERIALS
- 4 CD14 NO WINDOWS IN DEVELOPMENT ... northeast and southwest ... single storey rear extension

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:	05/03645/FUL	WARD:	Knareborough Scriven P
CASE OFFICER:	Miss S Greaves	DATE VALID:	25.07.2005
GRID REF:	E 435482	TARGET DATE:	19.09.2005
	N 458075	DECISION DATE:	14.09.2005;

APPLICATION NO: 6.100.240.B.FUL

LOCATION:

23 Orchard Close Knareborough North Yorkshire HG5 0NH

PROPOSAL:

Erection of single storey rear extension

APPLICANT:

Mr And Mrs J Easton

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 14.09.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 6 September 2005
- 3 CD12A MATCHING MATERIALS
- 4 CD14 NO WINDOWS IN DEVELOPMENT ... southwest ... single storey rear extension

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:	05/03812/FUL	WARD:	Knaresborough East
CASE OFFICER:	Miss S Greaves	DATE VALID:	02.08.2005
GRID REF:	E 435838	TARGET DATE:	27.09.2005
	N 456788	DECISION DATE:	22.09.2005;

APPLICATION NO: 6.100.2459.FUL

LOCATION:

26 Princess Drive Knaresborough North Yorkshire HG5 0AG

PROPOSAL:

Erection of single storey side extension.

APPLICANT:

Mr And Mrs Osborn

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 22.09.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 CD14 NO WINDOWS IN DEVELOPMENT ... southwest ... single storey side extension

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:	05/03850/FUL	WARD:	Knarborough East
CASE OFFICER:	Phil Jewkes	DATE VALID:	12.08.2005
GRID REF:	E 435530	TARGET DATE:	07.10.2005
	N 457320	DECISION DATE:	22.09.2005;

APPLICATION NO: 6.100.315.B.FUL

LOCATION:

7 Charlton Villas Knarborough North Yorkshire HG5 0DF

PROPOSAL:

Erection of single storey side extension.

APPLICANT:

Mr And Mrs Finan

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 22.09.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS
- 4 The hedge along the southern boundary of the garden shall be retained throughout the life of the development.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF 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 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:	05/03921/COU	WARD:	Knarborough King James
CASE OFFICER:	Phil Jewkes	DATE VALID:	12.08.2005
GRID REF:	E 435034	TARGET DATE:	07.10.2005
	N 456921	DECISION DATE:	22.09.2005;

APPLICATION NO: 6.100.434.K.COU

LOCATION:

2A Green Dragon Yard Knarborough North Yorkshire

PROPOSAL:

Change of use from residential (Use Class C3) to Beauty therapy (Sui Generis).

APPLICANT:

Miss Karen Blenkarn

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 22.09.2010
- 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:	05/03929/FUL	WARD:	Knarborough King James
CASE OFFICER:	Mr M Parkes	DATE VALID:	15.08.2005
GRID REF:	E 434985	TARGET DATE:	09.10.2005
	N 456970	DECISION DATE:	22.09.2005;

APPLICATION NO: 6.100.1065.E.FUL

LOCATION:

Knarborough Police Station Castlegate Knarborough North Yorkshire HG5 8AR

PROPOSAL:

Erection of 3 no. 4.5 metre high pole mounted antenna's with 1 attached dish, associated cable trays, equipment cabin and electrical meter cabinet.

APPLICANT:

Vodafone Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 22.09.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The installation hereby approved shall be dismantled and removed from the site immediately following its cessation of use for telecommunication purposes.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 To ensure that the locality is not blighted by redundant equipment.

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:	05/04041/LB	WARD:	Knareborough King James
CASE OFFICER:	Phil Jewkes	DATE VALID:	09.08.2005
GRID REF:	E 435227	TARGET DATE:	04.10.2005
	N 456906	DECISION DATE:	13.09.2005;

APPLICATION NO: 6.100.1445.A.LB

LOCATION:

16 York Place Knareborough North Yorkshire HG5 0AA

PROPOSAL:

Listed Building application for the replacement of first floor rear sash window and removal of external pipework.

APPLICANT:

Mr And Mrs T Carter

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.09.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 The rain water goods of the works hereby permitted shall be cast iron and no other materials or design shall be used without the prior written approval of the Local Planning Authority.
- 4 The replacement sash window and frame shall match the historic details of the existing windows and frames and the work shall be carried out in accordance with the approved detailed plans. The external wall shall where necessary be made good prior to the completion of the works and shall match the colour, texture and detail of the existing wall.

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD16R VISUAL AMENITY
- 4 CD16R VISUAL AMENITY

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:	05/04046/FUL	WARD:	Knarborough Scriven P
CASE OFFICER:	Phil Jewkes	DATE VALID:	10.08.2005
GRID REF:	E 434959	TARGET DATE:	05.10.2005
	N 457647	DECISION DATE:	13.09.2005;

APPLICATION NO: 6.100.828.B.FUL

LOCATION:

18C Boroughbridge Road Knarborough North Yorkshire HG5 0NJ

PROPOSAL:

Erection of two storey side and rear extension.

APPLICANT:

Mr G Hitch

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.09.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE 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:	05/03866/FUL	WARD:	Ribston
CASE OFFICER:	Mr A Darby	DATE VALID:	10.08.2005
GRID REF:	E 446653	TARGET DATE:	05.10.2005
	N 455680	DECISION DATE:	28.09.2005;

APPLICATION NO: 6.113.41.A.FUL

LOCATION:

Damson Cottage Crooked Lane Kirk Hammerton York North Yorkshire YO5 8DG

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr And Mrs E Bridges

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.09.2010
- 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:	05/04172/FUL	WARD:	Ouseburn
CASE OFFICER:	Mr R Forrester	DATE VALID:	17.08.2005
GRID REF:	E 450860	TARGET DATE:	12.10.2005
	N 456890	DECISION DATE:	22.09.2005;

APPLICATION NO: 6.115.45.C.FUL

LOCATION:

Appletree Cottage Moor Monkton York North Yorkshire YO26 8JA

PROPOSAL:

Erection of conservatory and attached double garage with first floor ancillary living accommodation.

APPLICANT:

Mr And Mrs Woodhead

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 22.09.2010
- 2 CD10 MATERIALS TO BE APPROVED
- 3 CD15 NO FURTHER WINDOWS IN DEVELOPMENT ... eastern elevation ... extension
- 4 CF06 IN CONJUNCTION WITH EXIST ACCOMMODATION ... accommodation ...
appletree cottage

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
 - 2 CD10R INTERESTS OF AMENITY
 - 3 CD15R PRIVACY AND RESIDENTIAL AMENITY
 - 4 The formation of an additional separate residential unit would not be acceptable due to the relationship to the existing dwelling, in the interest of residential amenity.
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CASE NUMBER:	05/00509/FUL	WARD:	Ribston
CASE OFFICER:	Mr R N Watson	DATE VALID:	28.01.2005
GRID REF:	E 432350	TARGET DATE:	25.03.2005
	N 452010	DECISION DATE:	23.09.2005;

APPLICATION NO: 6.121.50.K.FUL

LOCATION:

Follifoot Hall Pannal Road Follifoot Harrogate North Yorkshire HG3 1DP

PROPOSAL:

Conversion of Follifoot Hall to form 1 dwelling, and erection of 1 detached dwelling including the demolition of office premises and outbuildings (site area 0.98ha).

APPLICANT:

Graycliffe Homes Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.09.2010
- 2 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 3 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING ... 742/18
- 4 HW23 GARAGE CONVERSION TO HABITABLE ROOM
- 6 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS
- 7 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 02.08.2005

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 3 HW17R ROAD SAFETY REQUIREMENTS
- 4 HW23R ROAD SAFETY REQUIREMENTS
- 6 CI02YR PROTECT VISUAL AMENITY
- 7 CC01R ACCORDANCE WITH DRAWINGS

INFORMATIVES

1. This development is subject to a Planning Obligation made under Section 106 of the Town and Country Planning Act 1990.

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:	04/04571/OUT	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mr M A Warden	DATE VALID:	07.09.2004
GRID REF:	E 433881	TARGET DATE:	02.11.2004
	N 450131	DECISION DATE:	22.08.2005;

APPLICATION NO: 6.122.280.A.OUT

LOCATION:

Parks Farm Park Lane Spofforth Harrogate North Yorkshire HG3 1BY

PROPOSAL:

Outline application for the erection of 1 no dwelling, with access (Site Area 0.069 ha).

APPLICANT:

Mrs A Addyman

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 22.08.2007 ... 22.08.2008
- 2 CA01A OUTLINE - ACCESS NOT RM
- 3 At the same time as submission of reserved matters as required by condition 2 above
 - i. Full details of public open space to serve the development in accordance with Policy R4 of the Harrogate District Local Plan shall be submitted to and approved by the Local Planning Authority and agreement reached with the Local Planning Authority as to the provision of the same and its subsequent management and maintenance.
 - ii. Alternative arrangements for the provision of open space shall be submitted to and approved in writing by the Local Planning Authority.
- 4 The existing Public Right of Way shall be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and Country Planning Act 1990.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CA01AR SAFEGUARD RIGHTS OF CONTROL
- 3 CL12R COMPLIANCE WITH R4 - OPEN SPACE POLICY
- 4 HW32R TO PROTECT THE RIGHT OF WAY

INFORMATIVES

1. This development is subject to a Planning Obligation made under Section 106 of the Town and Country Planning Act 1990.

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:	05/03517/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mr R Forrester	DATE VALID:	22.08.2005
GRID REF:	E 436612	TARGET DATE:	17.10.2005
	N 450639	DECISION DATE:	26.09.2005;

APPLICATION NO: 6.122.83.B.FUL

LOCATION:

1 Park Mount Spofforth Harrogate North Yorkshire HG3 1BN

PROPOSAL:

Erection of timber building in rear garden to accommodate catering business (B1).

APPLICANT:

Mrs B Bowdler

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.09.2010
- 2 Within 2 months of its erection, the building shall be painted/stained in a colour, that shall first be agreed in writing by the Local Planning Authority. The building shall thereafter be retained in the agreed colour.
- 3 The hedge on the North-east and South -east boundary of the site shall be retained at a height no less than 2m above ground level to the satisfaction of the Local Planning Authority.
- 4 The building/business hereby approved, shall only be occupied/operated by the occupant the dwelling known as 1 Park Mount, Follifoot, and only for the operation of a catering business and for no other purpose.
- 5 There shall be no direct retail sale of goods to the general public from the site.
- 6 CI08 NO OUTSIDE STORAGE

- 7 The use hereby approved shall not be carried out and no deliveries/collection/dispatch vehicle movements, shall be undertaken other than between the hours of 0800-18.00 hours in any one day Monday to Fridays and 08.00-13.00 hours on Saturdays and shall not be carried on at all on Sundays and Public Bank Holidays.
- 8 Prior to commencement of the development full details of mechanical extract 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 bringing in to 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 must provide for :

Effective Odour and grease filtration.

Means to mitigate any extraneous noise from the system itself.

Precise details of point of exhaust/emission at such a location and manner so as to avoid nuisance from odour, noise and vibration.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD05R VISUAL AMENITY
- 3 CL10R VISUAL AMENITY
- 4 CI03R SPECIFIED USE ONLY
- 5 CI04AR NOT RETAIL AREA
- 6 CI08R GENERAL AMENITY
- 7 CN01R AMENITIES OF NEIGHBOURS
- 8 CN02R 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:	05/03647/FUL	WARD:	Marston Moor
CASE OFFICER:	Mr A Hough	DATE VALID:	02.08.2005
GRID REF:	E 446876	TARGET DATE:	27.09.2005
	N 452196	DECISION DATE:	06.09.2005;

N 452196

DECISION DATE: 06.09.2005;

APPLICATION NO: 6.124.420.FUL

LOCATION:

11 Kirk Lane Tockwith York North Yorkshire YO26 7PX

PROPOSAL:

Increase in roof height and erection of extension to side and rear, and two front dormers.

APPLICANT:

Mr And Mrs J Wilson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.09.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE 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 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: 05/04090/FUL
CASE OFFICER: Mrs L Drake
GRID REF: E 446985
N 452308

WARD: Marston Moor
DATE VALID: 12.08.2005
TARGET DATE: 07.10.2005
DECISION DATE: 26.09.2005;

APPLICATION NO: 6.124.421.FUL

LOCATION:

Cherry Tree Cottage Chapmans Yard Marston Road Tockwith York North Yorkshire YO5 8PR

PROPOSAL:

Erection of two storey rear extension.

APPLICANT:

Ms Sue Driver

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.09.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 01.09.2005
- 3 CD12X SAMPLES OF MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE 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:	05/03436/FUL	WARD:	Marston Moor
CASE OFFICER:	Mr R Forrester	DATE VALID:	27.07.2005
GRID REF:	E 450090	TARGET DATE:	21.09.2005
	N 450935	DECISION DATE:	09.09.2005;

APPLICATION NO: 6.125.115.A.FUL

LOCATION:

14 Butt Hedge Long Marston York North Yorkshire YO5 8LW

PROPOSAL:

Erection of single storey side extension.

APPLICANT:

Mr M Jenkinson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 09.09.2010
- 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:	05/03689/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mr R Mowat	DATE VALID:	27.07.2005
GRID REF:	E 427950	TARGET DATE:	21.09.2005
	N 447780	DECISION DATE:	13.09.2005;

APPLICATION NO: 6.147.251.FUL

LOCATION:

Weeton Grange Woodgate Lane Weeton Leeds North Yorkshire LS17 0AP

PROPOSAL:

Conversion of potting shed to granny annex.

APPLICANT:

Sir Roy And Lady Meadow

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.09.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 The proposed potting shed conversion shall be used wholly in conjunction with and in addition to the existing living accommodation at the dwelling known as Weeton Grange, Woodgate Lane, Weeton, Leeds, North Yorkshire LS17 0AP.
- 5 CI06 DOMESTIC USE ONLY

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 CF06R SEPARATE RESIDENTIAL UNIT UNACCEPTABLE
- 5 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:	05/03439/FUL	WARD:	Marston Moor
CASE OFFICER:	Mr R Forrester	DATE VALID:	28.07.2005
GRID REF:	E 447396	TARGET DATE:	22.09.2005
	N 446770	DECISION DATE:	06.09.2005;

APPLICATION NO: 6.150.62.A.FUL

LOCATION:

26 Church Lane Wighill Tadcaster North Yorkshire LS24 8BG

PROPOSAL:

Erection of 2 storey side extension, rear conservatory and additional roof accommodation (amended scheme).

APPLICANT:

Mr And Mrs Mcvey

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.09.2010
- 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 side elevations of the extensions hereby approved, without the prior written approval of the Local Planning Authority.
- 4 The windows in the elevations of the conservatory which look towards number 28 Church Lane, and the window in the side elevation of the 2 storey extension, shall be glazed in obscure glass, prior to the occupation of those extensions and the obscure glazing shall thereafter be so retained.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 3 CD12AR IN THE INTERESTS OF VISUAL 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 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:	05/03783/FUL	WARD:	Newby
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	01.08.2005
GRID REF:	E 437220	TARGET DATE:	26.09.2005
	N 470645	DECISION DATE:	26.09.2005;

APPLICATION NO: 6.34.45.A.FUL

LOCATION:

Grange Farm Granary Whitegate Lane Marton Le Moor Ripon North Yorkshire HG4 5AT

PROPOSAL:

Erection of replacement building for use as carport, office, workshop and store

APPLICANT:

Mr J Seeger

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.09.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The timber boarding shall be dark stained prior to the building first being brought into use, the colour of which shall be approved in writing with the Local Planning Authority prior to the commencement of the development
- 4 No development shall take place until a sample of the roof tile has been submitted to and approved in writing by the Local Planning Authority. Thereafter development shall be carried out strictly in accordance with the approved details.
- 5 The building hereby permitted shall be used for ancillary domestic purposes only, and shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Grange Farm Granary.
- 6 CD11 NO ALTS TO CARPORT WITHOUT CONSENT

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD09R VISUAL AMENITY
- 4 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 5 To avoid any separate commercial or industrial use for which the site may not be suitable and in the interests of amenity.
- 6 CD11R VISUAL 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:	05/03805/FUL	WARD:	Newby
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	01.08.2005
GRID REF:	E 437083	TARGET DATE:	26.09.2005
	N 470374	DECISION DATE:	26.09.2005;

APPLICATION NO: 6.34.49.FUL

LOCATION:

9 Tithe Way Marton Le Moor Ripon North Yorkshire HG4 5AN

PROPOSAL:

Raising of roof to provide first floor accommodation within roofspace.

APPLICANT:

Mr A Wilkinson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.09.2010
- 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
- 3 CD12R VISUAL AMENITY

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.

order to allow any works in the adopted highway to be carried out. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

- 5 Prior to the first use of the vehicular access, parking and turning facilities shall be formed within the site so as to enable vehicles to enter and leave the site in a forward gear. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 5 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.

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:	05/04242/RENEW	WARD:	Newby
CASE OFFICER:	Mr A Hough	DATE VALID:	23.08.2005
GRID REF:	E 439337	TARGET DATE:	18.10.2005
	N 467140	DECISION DATE:	26.09.2005;

APPLICATION NO: 6.56.25.F.RENEW

LOCATION:

The Old Stables Langthorpe Boroughbridge York North Yorkshire YO51 9BP

PROPOSAL:

Renewal of unimplemented Permission No 6.56.25.D.FUL for the demolition of existing out buildings and erection of 2 dwellings with new gable end to existing dwelling.

APPLICANT:

Roger Mann

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.09.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 No development shall take place or any works occur which will create any obstruction, either permanent or temporary, to the public right of way adjacent to the proposed development.
- 5 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS
- 6 HW23 GARAGE CONVERSION TO HABITABLE ROOM
- 7 CD18 GARAGE DOOR NOT TO OPEN OVER HIGHWAY
- 8 Prior to the commencement of the development hereby approved details of the proposed balconies shall be submitted for the written approval of the Local Planning Authority.
- 9 CD06 NO PRT OF DEV TO PROJECT B'YND CURTILAGE
- 10 CD13 WINDOW FRAME MATERIALS ... timber
- 11 Floor levels for the two new units should be set at least 600mm above the highest recorded flood level of 15.90 above ordnance datum.
- 12 HW19 PRKG SPACES TO REMAIN AVAIL'BL FOR VEH PRKG

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 In order not to obstruct the right of way
- 5 CI02YR PROTECT VISUAL AMENITY
- 6 HW23R ROAD SAFETY REQUIREMENTS
- 7 CD18R IN THE INTEREST OF HIGHWAY SAFETY
- 8 In the interests of visual amenity and character of the conservation area.
- 9 CD06R NO DETRIMENT TO ADJOINING PROPERTY
- 10 CD13R VISUAL AMENITY
- 11 CB03R WATER AUTHORITY REQUIREMENTS
- 12 HW19R ROAD SAFETY REQUIREMENTS

INFORMATIVES

1. The historic plaques indicating flood levels shall be retained and replaced on the buildings at the appropriate level.

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:	05/01640/FUL	WARD:	Newby
CASE OFFICER:	Mr A Hough	DATE VALID:	28.07.2005
GRID REF:	E 440311	TARGET DATE:	22.09.2005
	N 467755	DECISION DATE:	06.09.2005;

APPLICATION NO: 6.57.6.G.FUL

LOCATION:

Four Alls Farm Milby York North Yorkshire YO5 9HQ

PROPOSAL:

Erection of 0.75m high railings on to existing boundary wall with replacement 2m high gates.

APPLICANT:

Mr R Mell

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.09.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 Notwithstanding the submitted details all gates shall open inwards into the site and not outwards over the highway verge.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 In the interests of highway safety

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:	05/02834/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	04.07.2005
GRID REF:	E 439671	TARGET DATE:	29.08.2005
	N 466797	DECISION DATE:	13.09.2005;

APPLICATION NO: 6.64 597.B.FUL

LOCATION:

2 Fishergate And 1 Hall Square Boroughbridge York North Yorkshire YO51 9AL

PROPOSAL:

Installation of vdu tourist information unit and cctv camera to the front elevation.

APPLICANT:

Boroughbridge Town Council

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.09.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 22.08.2005
- 3 Any part of the external wall which may be damaged by the installation of the equipment shall be repaired to match the existing finish.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 In the interest of visual amenity.

INFORMATIVES

1. Planning permission has also been granted for these works. You are advised, if you have not already done so, to obtain sight of the Notice of Planning Permission and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the Planning Permission.

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:	05/02836/LB	WARD:	Boroughbridge
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	04.07.2005
GRID REF:	E 439671	TARGET DATE:	29.08.2005
	N 466797	DECISION DATE:	13.09.2005;

APPLICATION NO: 6.64.597.C.LB

LOCATION:

2 Fishergate And 1 Hall Square Boroughbridge York North Yorkshire YO51 9AL

PROPOSAL:

Listed Building application for the installation of a vdu tourist information unit and cctv camera to the front elevation.

APPLICANT:

Boroughbridge Town Council

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.09.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 22.08.2005
- 3 Any part of the external wall which may be damaged by the installation of the equipment shall be repaired to match the existing finish.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 In the interest 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 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:	05/03681/FUL	WARD:	Boroughbridge
CASE OFFICER:	Mr A Hough	DATE VALID:	01.08.2005
GRID REF:	E 439676	TARGET DATE:	26.09.2005
	N 466601	DECISION DATE:	15.09.2005;

APPLICATION NO: 6.64.642.FUL

LOCATION:

Poultry House Church Lane Boroughbridge York North Yorkshire YO51 9BA

PROPOSAL:

Demolition of existing outbuilding and erection of one dwelling with integral carports.(site area 0.046 ha.)

APPLICANT:

Mr G Farrer

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 15.09.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12X SAMPLES OF MATCHING MATERIALS
- 4 CD06 NO PRT OF DEV TO PROJECT B'YND CURTILAGE
- 5 CD13 WINDOW FRAME MATERIALS ... timber
- 6 CD15A NO FURTHER WINDOWS IN DEVELOPMENT ... western ... development
- 7 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS
- 8 CP02 ARCHAEOLOGICAL INVESTIGATION REQUIRED ... within the application area
- 9 CB09 SOAKAWAYS
- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any subsequent Order, the car ports hereby approved shall not be enclosed, otherwise altered, or converted into habitable room(s) without the express written approval of the Local Planning Authority.
- 11 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING ... F/05/02/EG05
- 12 The dwelling shall not be occupied until parking spaces of a size not less than 4.8 metres :

2.4 metres, including one garage or a car parking space capable of accommodating a garage, have been provided within the curtilage of the dwelling, in accordance with standards set out in the North Yorkshire County Council Transport and Development - A Guide 2003. Any garages shall then be positioned a minimum of 6 metres back from the highway boundary. Once created these parking and garaging areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

13 HW26 PRECAUTIONS TO PREVENT MUD ON HIGHWAY

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD06R NO DETRIMENT TO ADJOINING PROPERTY
- 5 CD13R VISUAL AMENITY
- 6 CD15AR PRIVACY AND RESIDENTIAL AMENITY
- 7 CI02YR PROTECT VISUAL AMENITY
- 8 CP02R THE SITE IS OF ARCHAEOLOGICAL IMPORTANCE
- 9 CB09R POLLUTION PREVENTION
- 10 HW23R ROAD SAFETY REQUIREMENTS
- 11 HW17R ROAD SAFETY REQUIREMENTS
- 12 HW21R ROAD SAFETY REQUIREMENTS
- 13 HW26R ROAD SAFETY REQUIREMENTS

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:	05/03688/FUL	WARD:	Claro
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	27.07.2005
GRID REF:	E 441481	TARGET DATE:	21.09.2005
	N 462515	DECISION DATE:	20.09.2005;

APPLICATION NO: 6.71.110.A.FUL

LOCATION:

Kinnessburn Marton Cum Grafton York North Yorkshire YO5 9QY

PROPOSAL:

Erection of first floor side storey extension.

APPLICANT:

Mr And Mrs Fox

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.09.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 12.9.2005
- 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:	05/02977/LB	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	16.06.2005
GRID REF:	E 444233	TARGET DATE:	11.08.2005
	N 464887	DECISION DATE:	02.09.2005;

APPLICATION NO: 6.72.62.B.LB

LOCATION:

The Old Vicarage Lower Dunsforth York North Yorkshire YO26 9SA

PROPOSAL:

Listed Building Application for the conversion of coach house to form annexe including installation of window to SW gable, 5 no rooflights, replacement staircase, demolition of chimney stack and outbuilding, and erection of rear porch to main house with formation of replacement stairs to basement, part removal of existing staircase and demolition of internal wall to facilitate enlarged kitchen, and new French doors.

APPLICANT:

Mr & Mrs S Johnson

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 02.09.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 20.07.2005
- 3 CD12X SAMPLES OF MATCHING MATERIALS
- 4 The window frames and door frames of the development hereby permitted shall be constructed in timber and no other materials shall be used without the prior written approval of the Local Planning Authority
- 5 The window frames of the alterations to the Coach House hereby permitted shall be timber vertical sliding sash or horizontal sliding sash and no other design and materials shall be used without the prior written approval of the Local Planning Authority
- 6 All new heads, cills internal plasterwork and joinery shall match the existing period pattern and sizes.
- 7 All new windows and doors shall be set back from the external face of the building to form reveals to match those of existing openings.
- 8 Notwithstanding the submitted details the rooflights shall be of the 'conservation' lying flush with the roof slope and shall be no more than 550mm wide, unless otherwise agreed in writing with the Local Planning Authority.
- 9 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a schedule of windows and doors including plans at 1:20 scale, to show their design, method of opening, details, mouldings, sections, glazing bars and reveals.
- 10 No development shall take place until a sample panel showing the proposed brickwork and pointing has been erected on site for the written approval of the Local Planning Authority

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD13XR DEV IN CHARACTER WITH LOCALITY
- 5 CD13XR DEV IN CHARACTER WITH LOCALITY
- 6 CD05R VISUAL AMENITY
- 7 CD05R VISUAL AMENITY
- 8 CD05R VISUAL AMENITY
- 9 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST
- 10 CD04YR CONFORM TO REQUIREMENTS OF LOCALITY

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:	05/02686/FUL	WARD:	Claro
CASE OFFICER:	Miss S Greaves	DATE VALID:	28.07.2005
GRID REF:	E 438705	TARGET DATE:	22.09.2005
	N 461000	DECISION DATE:	21.09.2005;

APPLICATION NO: 6.78.68.B.FUL

LOCATION:

Hillcrest House (Formerly The Bungalow) Moor Lane Arkendale Knaresborough North Yorkshire HG5 0RF

PROPOSAL:

Erection of front/side conservatory.

APPLICANT:

Mrs Hollis

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 21.09.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 16 September 2005
- 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:	05/03869/FUL	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	05.08.2005
GRID REF:	E 432542	TARGET DATE:	30.09.2005
	N 459160	DECISION DATE:	28.09.2005;

APPLICATION NO: 6.83.161.FUL

LOCATION:

West Lea Havikil Lane Scotton Knaresborough North Yorkshire HG5 9HN

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr And Mrs Butler

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.09.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 01.09.2005
- 3 The external materials of the extension hereby approved and the colour of the paint finish shall match the existing to the satisfaction of the Local Planning Authority.
- 4 HW23 GARAGE CONVERSION TO HABITABLE ROOM

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 HW23R ROAD SAFETY REQUIREMENTS

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:	05/03678/FUL	WARD:	Ouseburn
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	21.07.2005
GRID REF:	E 443960	TARGET DATE:	15.09.2005
	N 459870	DECISION DATE:	08.09.2005;

APPLICATION NO: 6.88.46.C.FUL

LOCATION:

West Sleeper Farm Little Ouseburn York North Yorkshire YO5 9TL

PROPOSAL:

Erection of pig rearing building.

APPLICANT:

Mr P Bielby

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 08.09.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD09 ASBESTOS COLOURING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD09R 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:	05/03908/LB	WARD:	Knarborough Scriven P
CASE OFFICER:	Phil Jewkes	DATE VALID:	10.08.2005
GRID REF:	E 434836	TARGET DATE:	05.10.2005
	N 458393	DECISION DATE:	13.09.2005;

APPLICATION NO: 6.94.78.B.LB

LOCATION:

Oak Lea The Green Scriven Knarborough North Yorkshire HG5 9DX

PROPOSAL:

Listed Building application for erection of satellite dish to rear elevation.

APPLICANT:

Jonathan And Fiona Topps

APPROVED subject to the following conditions:-

1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.09.2010

Reasons for Conditions:-

1 CA05LR TO COMPLY WITH SECTION 18

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.

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

CASE NUMBER: 05/00061/FUL
CASE OFFICER: Ms S Purvis
CPID REF: E 424022

WARD: Knaresborough East
DATE VALID: 24.12.2004
TARGET DATE: 18.02.2005

2. This planning permission does not relate to the provision of a new shop front. A separate planning application and listed building consent must be submitted for a new shop front for consideration.

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:	05/00069/LB	WARD:	Knarborough East
CASE OFFICER:	Ms S Purvis	DATE VALID:	24.12.2004
GRID REF:	E 434932	TARGET DATE:	18.02.2005
	N 457167	DECISION DATE:	26.09.2005

APPLICATION NO: 6.100.2207.D.LB

LOCATION:

82/82A High Street Knarborough North Yorkshire HG5 0EA

PROPOSAL:

Listed building application for the conversion of first and second floor to form 2 flats including reroofing, installation of replacement window, repairs to masonry and rainwater goods, removal of ground floor wall and various other alterations.

APPLICANT:

Freshwater Property Management

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.09.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 10.08.2005 and 09.09.2005
- 4 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 5 CD13X TIMBER VERTICAL SLIDING SASH WINDOWS
- 6 The rain water goods of the development hereby permitted shall be cast iron and no other material or design shall be used without the prior written consent of the Local Planning Authority.

- 7 The two remaining 6 and 12 paned vertical sliding sashes in the rear elevation shall be retained and repaired if their condition permits. If these two window frames cannot be retained all the windows shall be replaced with exact copies in softwood, particularly with regard to the profiles of glazing bars and the thickness of meeting rails the details of which shall be submitted to and approved in writing by the Local Planning Authority. The windows shall be single glazed and the work completed before the development is brought into use.
- 8 Any repointing of the walls shall be carried out with a lime mortar mix of 1:2:9 cement, lime, sharp sand and shall be brushed or bagged off on completion of the work to leave is slightly recessed behind the face of the stonework/brickwork.
- 9 All the windows shall be painted off-white unless otherwise approved in writing with the Local Planning Authority.
- 10 The development shall not commence until an internal inspection has been made by the applicant's agent and the Council's Conservation Officer to agree and approve the treatment of the fire doors the details of which shall be submitted to and approved in writing by the Local Planning Authority. The approved work shall be implemented before the development is brought into use.
- 11 The development shall not commence until the colour of the render of the walls has been submitted to and approved in writing by the Local Planning Authority. No other colour shall be used and the work shall be completed before the development is brought into use.

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CC01R ACCORDANCE WITH DRAWINGS
- 4 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 5 CD13XR DEV IN CHARACTER WITH LOCALITY
- 6 CD13XR DEV IN CHARACTER WITH LOCALITY
- 7 CD13XR DEV IN CHARACTER WITH LOCALITY
- 8 CD13XR DEV IN CHARACTER WITH LOCALITY
- 9 CD13XR DEV IN CHARACTER WITH LOCALITY
- 10 CD13XR DEV IN CHARACTER WITH LOCALITY
- 11 CD13XR DEV IN CHARACTER WITH LOCALITY

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: 05/03299/FUL
CASE OFFICER: Mr M Williams
GRID REF: E 435727
N 457456

WARD: Knaresborough East
DATE VALID: 19.07.2005
TARGET DATE: 13.09.2005
DECISION DATE: 12.09.2005

APPLICATION NO: 6.100.2387.C.FUL

LOCATION:

1 Park Lane Knaresborough North Yorkshire HG5 0DQ

PROPOSAL:

Erection of 2 semi-detached dwellings (Site Area 0.047 ha) (Revised Scheme).

APPLICANT:

Rawson Developments

REFUSED. Reason(s) for refusal:-

- 1 The proposed dwellings would detract from the residential amenities of No. 3 Park Lane through overbearing, contrary to Local Plan Policies HD20 and A1.
- 2 The proposed dwellings would appear incongruous in the streetscene and have a detrimental impact on the visual amenities of the area, contrary to Local Plan Policies HD20 and A1.
- 3 The lack of adequate vehicle turning area within the site means that vehicles would be likely to reverse onto the highway and interfere with the free flow of traffic with consequent detriment to road safety.

CASE NUMBER: 05/03428/FUL
CASE OFFICER: Miss S Greaves
GRID REF: E 435418
N 457877

WARD: Knaresborough Scriven P
DATE VALID: 13.07.2005
TARGET DATE: 07.09.2005
DECISION DATE: 05.09.2005

APPLICATION NO: 6.100.2457.FUL

LOCATION:

9 Meadow Road Knaresborough North Yorkshire HG5 0PE

PROPOSAL:

Retention of rear conservatory with raised decking area.

APPLICANT:

Robert Lee

APPROVED subject to the following conditions:-

- 1 The 2.7m length of upvc boarding on the south elevation of the conservatory hereby approved shall be retained unless otherwise agreed in writing by the Local Planning Authority.
- 2 The 3no window panels (6 windows in total as highlighted on the enclosed plan) to the south elevation of the conservatory 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. The installation of this obscure glazing shall be carried out within 3 months of the date of this permission unless otherwise agreed in writing with the Local Planning Authority.
- 3 The conservatory hereby permitted shall be removed and all materials resulting from the demolition shall be removed within 56 days of the date of failure to meet any one of the requirements set out in conditions one and two above.

Reasons for Conditions:-

- 1 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 2 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 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:	05/03600/FUL	WARD:	Knareborough King Jam
CASE OFFICER:	Phil Jewkes	DATE VALID:	12.08.2005
GRID REF:	E 435152	TARGET DATE:	07.10.2005
	N 456901	DECISION DATE:	19.09.2005

APPLICATION NO: 6.100.879.B.FUL

LOCATION:

Swadforth House 5 Gracious Street Knaresborough North Yorkshire HG5 8DT

PROPOSAL:

Conversion of antiques showroom (Use Class A1) to form additional living accommodation (site area 0.006ha).

APPLICANT:

John Thompson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.09.2010
- 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 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:	05/03641/ADV	WARD:	Knaresborough King Jam
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	25.07.2005
GRID REF:	E 436695	TARGET DATE:	19.09.2005
	N 456271	DECISION DATE:	19.09.2005

APPLICATION NO: 6.100.2338.B.ADV

LOCATION:

Land At GR 436695/456271, NE Of Volvo Dealership St James Retail, Business And Industrial Park Knaresborough North Yorkshire

PROPOSAL:

Display of 1 internally illuminated pylon sign, 1 internally illuminated fascia sign, 3 internally illuminated hanging signs, 1 internally illuminated pylon entrance sign and 1 non illuminated free standing sign.

APPLICANT:

Mr J Buchan

APPROVED subject to the following conditions:-

1 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 25.08.2005

Reasons for Conditions:-

1 CC01R ACCORDANCE WITH DRAWINGS

CASE NUMBER:	05/03795/FUL	WARD:	Knareborough King Jam
CASE OFFICER:	Mr A Caines	DATE VALID:	28.07.2005
GRID REF:	E 434353	TARGET DATE:	22.09.2005
	N 455773	DECISION DATE:	05.09.2005

APPLICATION NO: 6.100.2181.C.FUL

LOCATION:

Moor Lodge Forest Moor Road Knareborough North Yorkshire HG5 8JY

PROPOSAL:

Erection of two storey and single storey side extension.

APPLICANT:

Mr And Mrs A Jubb

REFUSED. Reason(s) for refusal:-

1 The proposed extension, by reason of its scale, form and design would represent a disproportionate addition, over and above the size of the original dwelling. This inappropriate development would harm the open character and visual amenity of the Green Belt and would thus be contrary to the provisions of Harrogate District Local Plan Policies GB2, GB4, GB6, A1 & HD20; North Yorkshire County Structure Plan Policy E9 and Government planning policy guidance in PPG2 Green Belts.

CASE NUMBER: 05/03811/FUL
CASE OFFICER: Mr R Forrester
GRID REF: E 435683
N 456090

WARD: Knaresborough King Jam
DATE VALID: 28.07.2005
TARGET DATE: 22.09.2005
DECISION DATE: 05.09.2005

APPLICATION NO: 6.100.1500.B.FUL

LOCATION:

71 Aspin Lane Knaresborough North Yorkshire HG5 8HP

PROPOSAL:

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

APPLICANT:

Mr A Whittleley

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.09.2010
- 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 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: 05/03598/TPO
CASE OFFICER: Miss S Greaves
APPLICATION NO: E. 405880.A.TPO

WARD: Ouseburn
DATE VALID: 21.07.2005
TARGET DATE: 15.09.2005

N 456918

DECISION DATE: 19.09.2005

APPLICATION NO: 6.103.118.A.TPO

LOCATION:

Stamford House, The Green, Green Hammerton Harrogate District North Yorkshire

PROPOSAL:

Felling of one Oak tree T1 of Tree Preservation Order 02/2005

APPLICANT:

Mr R Hughes

Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:

Pruning of 1no Oak tree T1 of Tree Preservation Order 2/2005.

Subject to the following Conditions;

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.09.2007
- 2 CL16 TREE WORK TO BS 3998
- 3 Pruning of Oak tree T1 to give clearance away from the roof and property by reducing the laterals back shall not exceed 2m, with no wounds over 50mm diameter.

Reasons for Conditions:

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CL16R HEALTH AND AMENITY OF TREES
- 3 CL16R HEALTH AND AMENITY OF TREES

PART TO BE REFUSED:

Felling of 1no Oak tree T1 of Tree Preservation Order 2/2005.

Reasons for Refusal:

- 1 The felling of the Oak tree (T1) is not acceptable as this is a healthy tree and the reasons for the work are based on assumptions of what may or may not occur in the future, and is contrary to Harrogate District Local Plan policies A1, HD3, HD13 (adopted 2001, altered 2004).

JUSTIFICATION FOR GRANTING PARTIALCONSENT:

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:	05/03979/FUL	WARD:	Ouseburn
CASE OFFICER:	Miss H Sephton	DATE VALID:	12.08.2005
GRID REF:	E 446151	TARGET DATE:	07.10.2005
	N 456469	DECISION DATE:	26.09.2005

APPLICATION NO: 6.103.132.B.FUL

LOCATION:

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

PROPOSAL:

Erection of single storey and two storey side and rear extensions and porch to front elevation (revised scheme).

APPLICANT:

Miss K J Helliwell

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.09.2010
- 2 CD12A MATCHING MATERIALS
- 3 CD14 NO WINDOWS IN DEVELOPMENT ... side ... extensions

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 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:	05/02636/FUL	WARD:	Ouseburn
CASE OFFICER:	Mr A Hough	DATE VALID:	21.07.2005
GRID REF:	E 450532	TARGET DATE:	15.09.2005
	N 458169	DECISION DATE:	12.09.2005

APPLICATION NO: 6.104.21.C.FUL

LOCATION:

Edgcombe Cottage Moor End Nun Monkton York North Yorkshire YO26 8EN

PROPOSAL:

Erection of first floor side, single storey side and rear extensions, attached single garage, pitched roof over existing front flat roof and front porch and 2 front and 2 rear dormer windows.

APPLICANT:

Mr And Mrs S Dale

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.09.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD10 MATERIALS TO BE APPROVED

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD10R 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:	05/01304/FUL	WARD:	Ouseburn
CASE OFFICER:	Mr A Hough	DATE VALID:	18.04.2005
GRID REF:	E 451445	TARGET DATE:	13.06.2005
	N 455425	DECISION DATE:	22.09.2005

APPLICATION NO: 6.115.32.J.FUL

LOCATION:

Cockhill Farm Moor Monkton York North Yorkshire YO51 8JE

PROPOSAL:

Conversion of workshop to form one dwelling and installation of new package treatment plant. (Site Area 0.03ha)

APPLICANT:

Mr D F B Palframan

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 22.09.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 09.06.2005 and 11.05.2005
- 3 CD05 REVEALS: MM ... 75
- 4 Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements:-

(i) the existing access shall be reconstructed in accordance with standard detail number E6c and the specification of the local highway authority unless otherwise agreed in writing by the local planning authority.

NOTE:

You are advised that a separate licence will be required from the Local Highway Authority in order to allow any works in the adopted highway to be carried out. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

- 5 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN ... Reference 05 revB
- 6 HW32 PUBLIC RIGHTS OF WAY
- 7 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD05R VISUAL AMENITY
- 4 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 5 HW18R ROAD SAFETY REQUIREMENTS
- 6 HW32R TO PROTECT THE RIGHT OF WAY
- 7 CI02YR PROTECT VISUAL AMENITY

INFORMATIVES

1. This application is subject to a unilateral obligation made under S106 of the Town and Country Planning Act 1990 in relation to buildings adjacent to the proposed dwelling

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:	05/03615/FUL	WARD:	Ribston
CASE OFFICER:	Mr R Mowat	DATE VALID:	21.07.2005
GRID REF:	E 434050	TARGET DATE:	15.09.2005
	N 452440	DECISION DATE:	13.09.2005

APPLICATION NO: 6.121.147.B.FUL

LOCATION:

Summerfield Tofts Lane Follifoot Harrogate North Yorkshire HG3 1DY

PROPOSAL:

Erection of two storey front extension with dormer window also canopy over front door.

APPLICANT:

Mr And Mrs Woolcock

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.09.2010
- 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), no windows shall be inserted in the side 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 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:	05/03737/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	02.08.2005
GRID REF:	E 436793	TARGET DATE:	27.09.2005
	N 450193	DECISION DATE:	19.09.2005

APPLICATION NO: 6.122.287.FUL

LOCATION:

12 Nickols Lane Spofforth Harrogate North Yorkshire

PROPOSAL:

Erection of single storey front extension and single storey rear extension with balcony over.

APPLICANT:

Mr And Mrs M Walton

REFUSED. Reason(s) for refusal:-

- 1 The proposed rear extension, due to its size and design would create overlooking and have an un-neighbourly and overbearing impact on adjacent properties in a manner which would harm the level of amenity which the occupants of these houses currently enjoy; contrary to Policies A1, HD20 and H15 of the Harrogate District Local Plan.
- 2 The proposed development due its size and design would detract from the character and appearance of this group of properties and harm the openness of this part of the green belt in a manner contrary to Polices A1, HD20, H15, GB4 and GB6 of the Harrogate District Local Plan.

CASE NUMBER:	05/03756/FUL	WARD:	Marston Moor
CASE OFFICER:	Mr A Hough	DATE VALID:	28.07.2005
GRID REF:	E 446481	TARGET DATE:	22.09.2005
	N 452214	DECISION DATE:	19.09.2005

APPLICATION NO: 6.124.418.A.FUL

LOCATION:

9 Lucas Grove North Tockwith York North Yorkshire YO5 8QZ

PROPOSAL:

Erection of two storey rear extension (Revised Scheme).

APPLICANT:

Mr And Mrs M P Hamilton

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 19.09.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 CD15A NO FURTHER WINDOWS IN DEVELOPMENT ... northern and southern ... extension

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 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:	05/03576/FUL	WARD:	Ribston
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	19.07.2005
GRID REF:	E 439856	TARGET DATE:	13.09.2005
	N 450177	DECISION DATE:	05.09.2005

APPLICATION NO: 6.136.56.H.FUL

LOCATION:

The Barn Main Street Kirk Deighton Wetherby North Yorkshire LS22 4DZ

PROPOSAL:

Erection of 1 clock tower to roof of previously approved first floor extension over existing garage (application no. 6.136.56.G.FUL).

APPLICANT:

Mr And Mrs A Asga

REFUSED. Reason(s) for refusal:-

- 1 The proposed clock tower would introduce a discordant element to the design of the property and extension approved under planning reference 6.136.56.G.FUL. This would detract from and have a materially harmful effect on the character and appearance of the existing building and conservation area; contrary to Policy E4 of the North Yorkshire County Structure Plan and Policies A1, H15 and HD3 of the Harrogate District Local Plan.
-

CASE NUMBER: 05/04040/FUL
CASE OFFICER: Phil Jewkes
GRID REF: E 441718
N 451772

WARD: Ribston
DATE VALID: 15.08.2005
TARGET DATE: 10.10.2005
DECISION DATE: 26.09.2005

APPLICATION NO: 6.136.163.D.FUL

LOCATION:

Land At Grid Ref 441718/451772 Hall Garth Lane Kirk Deighton Wetherby North Yorkshire

PROPOSAL:

Erection of detached agricultural building.

APPLICANT:

Mr K Kunz

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.09.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 The agricultural building hereby approved shall be used for agricultural purposes only and shall not be used for any other purpose. Within 3 months of its cessation of use for agriculture the building shall be dismantled and wholly 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 For the avoidance of doubt as to what is being permitted.

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:	04/01173/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Mr M A Warden	DATE VALID:	25.03.2004
GRID REF:	E 430550	TARGET DATE:	20.05.2004
	N 446880	DECISION DATE:	23.09.2005

APPLICATION NO: 6.141.110.D.FUL

LOCATION:

Hawthorne House Farm Dunkeswick Leeds North Yorkshire LS17 9LP

PROPOSAL:

Conversion of farm buildings to form 5 no dwellings and erection of 1 no pair of detached garages (site area 0.256ha)

APPLICANT:

Mr P Snowden

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.09.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 15.10.2004
- 3 CD04 STONEMWORK TO MATCH EXISTING
- 4 CD05 REVEALS: MM ... 75
- 5 CD13 WINDOW FRAME MATERIALS ... timber
- 6 Rainwater goods shall be black and fixed directly to the stonework with rise and fall brackets (i.e not fascia boards).
- 7 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 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 onto the existing or proposed highway in accordance with the approved details and/or the Specification of the Local Highway Authority.

NOTE:

You are advised that a separate licence will be required from the Local Highway Authority in order to allow any works in the adopted highway to be carried out. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

- 8 Prior to the commencement of the development hereby permitted visibility splays providing clear visibility of Access A: 2m x 90m in an easterly direction and 2m x 60m in a westerly direction; Access B: 2m x 90m measured down the centre line of the access road and the nearside channel line of the major road shall be provided at the junction of the access road with the county highway. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 9 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING ... Site Layout 1:200
- 10 HW23 GARAGE CONVERSION TO HABITABLE ROOM
- 11 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS
- 12 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. Thereafter the approved landscaping scheme shall be implemented.
- 13 CL04 REPLANTING IF ANY TREES/SHRUBS DIE

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 CD05R VISUAL AMENITY
- 5 CD13R VISUAL AMENITY
- 6 CD01R DWELLING BE IN KEEPING WITH OLDER PROPS
- 7 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 8 HW10R ROAD SAFETY REQUIREMENTS
- 9 HW17R ROAD SAFETY REQUIREMENTS
- 10 HW23R ROAD SAFETY REQUIREMENTS
- 11 CI02YR PROTECT VISUAL AMENITY
- 12 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity and to ensure a proper separation between the dwellings and the farm buildings to the south.
- 13 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY

INFORMATIVES

1. This permission relates solely to the conversion of the existing buildings; any demolition and 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 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:	05/03800/PNT56	WARD:	Newby
CASE OFFICER:	Mr M Parkes	DATE VALID:	28.07.2005
GRID REF:	E 432105	TARGET DATE:	21.09.2005
	N 472535	DECISION DATE:	20.09.2005

APPLICATION NO: 6.32.120.C.PNT56

LOCATION:

Land Comprising Part Of Field No.0058 Hutton Lane Sharow Ripon

PROPOSAL:

Erection of 3 antennae and 1 transmission dish on existing mast with ancillary cabling and meter within existing compound.

APPLICANT:

Vodafone Ltd

APPROVED subject to the following conditions:-

1 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

1 CC02R COMPLIANCE WITH DRAWINGS

CASE NUMBER:	05/03330/FUL	WARD:	Boroughbridge
CASE OFFICER:	Miss S Greaves	DATE VALID:	13.07.2005
GRID REF:	E 432597	TARGET DATE:	07.09.2005
	N 465589	DECISION DATE:	05.09.2005

PROPOSAL:

Application for planning permission for erection of rear conservatory.

LOCATION:

13 Stump Cross Boroughbridge York North Yorkshire YO5 9HU

PROPOSAL:

Demolition of existing porch and erection of rear conservatory.

APPLICANT:

Mr And Mrs Kershaw

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.09.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 1 September 2005
- 3 CD12A MATCHING MATERIALS
- 4 The windows to the north and south elevations, facing No.'s 12 and 14, of the conservatory 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.

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 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:	05/03602/FUL	WARD:	Boroughbridge
CASE OFFICER:	Miss S Greaves	DATE VALID:	22.07.2005
APPLICATION NO:	E.032562	TARGET DATE:	16.09.2005

N 466908

DECISION DATE: 13.09.2005

APPLICATION NO: 6.64.296.H.FUL

LOCATION:

No. 3 (Formerly Mythurst) Bridge Street Boroughbridge York North Yorkshire YO5 9LF

PROPOSAL:

Erection of rear extension (Revised Scheme).

APPLICANT:

Mr C Lucas

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension due to its position, form and design would be harmful to the character and appearance of the existing building and conservation area, and is contrary to Policies A1, HD1, HD3, HD20 and H15 of Harrogate District Local Plan (adopted 2001, altered 2004).

CASE NUMBER:	05/03603/LB	WARD:	Boroughbridge
CASE OFFICER:	Miss S Greaves	DATE VALID:	20.07.2005
GRID REF:	E 439582	TARGET DATE:	14.09.2005
	N 466908	DECISION DATE:	13.09.2005

APPLICATION NO: 6.64.296.G.LB

LOCATION:

No. 3 (Formerly Mythurst) Bridge Street Boroughbridge York North Yorkshire YO5 9LF

PROPOSAL:

Listed Building application for the extension of existing garage and fitting of up and over door (Revised Scheme).

APPLICANT:

Mr C Lucas

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension due to its position, form and design would be harmful to the character, appearance, and physical fabric of this listed building, and the conservation area, and is contrary to Policies HD1 and HD3 of Harrogate District Local Plan (adopted 2001, altered 2004).

CASE NUMBER:	05/03434/FUL	WARD:	Claro
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	27.07.2005
GRID REF:	E 444185	TARGET DATE:	21.09.2005
	N 464855	DECISION DATE:	19.09.2005

APPLICATION NO: 6.72.75.A.FUL

LOCATION:

Holly Tree House (Formerly Foxgloves) Lower Dunsforth York North Yorkshire

PROPOSAL:

Erection of two storey side and single storey front extensions and formation of tennis court.

APPLICANT:

Mr And Mrs P Langstaff

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension due to its size, scale and design would detract from the character and appearance of the existing property and harm the spatial quality of the area in a manner contrary to Policies A1, HD20 and H15 of the Harrogate District Local Plan which seek to safeguard the quality of amenity and environment.

CASE NUMBER:	05/03172/FUL	WARD:	Claro
CASE OFFICER:	Mr M Parkes	DATE VALID:	15.07.2005
GRID REF:	E 432040	TARGET DATE:	09.09.2005
	N 460900	DECISION DATE:	05.09.2005

APPLICATION NO: 6.76.44.FUL

LOCATION:

Meadow House Brearton Harrogate North Yorkshire HG3 3BX

PROPOSAL:

Erection of two storey and single storey rear extensions.

APPLICANT:

Mr And Mrs Beagrie

REFUSED. Reason(s) for refusal:-

- 1 The proposed two storey extension by reason of its size and location would be harmful to the existing character of this dwellinghouse and would unduly overbear the adjacent dwellinghouses and overlook that to the north east such as to be contrary to Policies A1, HD20 and H15 of the Harrogate District Local Plan and supplementary planning guidance referred to therein.

CASE NUMBER:	05/03534/FUL	WARD:	Ouseburn
CASE OFFICER:	Mr M Williams	DATE VALID:	18.07.2005
GRID REF:	E 444555	TARGET DATE:	12.09.2005
	N 462245	DECISION DATE:	12.09.2005

APPLICATION NO: 6.80.148.C.FUL

LOCATION:

Brignall Seggans Road Great Ouseburn Harrogate North Yorkshire YO26 9RN

PROPOSAL:

Addition of 3 catslide dormer windows to rear elevation

APPLICANT:

Mr And Mrs Coates

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 12.09.2010
- 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 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:	05/03626/FUL	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	02.08.2005
GRID REF:	E 432635	TARGET DATE:	27.09.2005
	N 459347	DECISION DATE:	26.09.2005

APPLICATION NO: 6.83.160.FUL

LOCATION:

7 Main Street Scotton Knaresborough North Yorkshire HG5 9HU

PROPOSAL:

Retention of 5 metre vehicular access.

APPLICANT:

Mr G Holdsworth

REFUSED. Reason(s) for refusal:-

- 1 The proposal by reason of the extent of the loss of the stone wall and grass verge together with the extent and appearance of the hardstanding is considered harmful to the visual amenities of the locality and this part of the streetscene. The proposal is therefore contrary to the provisions of policies A1 and HD18 of the Harrogate District Local Plan.

CASE NUMBER:	05/03814/ADV	WARD:	Claro
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	03.08.2005
GRID REF:	E 433630	TARGET DATE:	28.09.2005
	N 459940	DECISION DATE:	26.09.2005

APPLICATION NO: 6.83.57.Y.ADV

LOCATION:

Interprint Market Flat Lane Scotton Knaresborough North Yorkshire HG5 9JA

PROPOSAL:

Retention of 2 free standing pole mounted non illuminated signs.

APPLICANT:

Interprint Ltd

REFUSED. Reason(s) for refusal:-

- 1 The signs by reason of their number, size, and colour are considered visually intrusive in the streetscene, harmful to the visual amenities of the locality. The proposal is therefore contrary to the provisions of policies A1 and HD22 of the Harrogate District Local Plan
- 2 The Planning Authority considered that clear visibility of 90m cannot be achieved along the public highway in a north westerly direction from a point 4.5m from the carriageway edge measured down the centre line of the minor/access road and consequently traffic generated by the proposal would be likely to create conditions prejudicial to highway safety

CASE NUMBER:	05/03265/FUL	WARD:	Claro
CASE OFFICER:	Mr M Williams	DATE VALID:	15.07.2005
GRID REF:	E 434715	TARGET DATE:	09.09.2005
	N 460375	DECISION DATE:	26.09.2005

APPLICATION NO: 6.84.40.F.FUL

LOCATION:

Sunnyside Farm Farnham Knaresborough North Yorkshire HG5 9JD

PROPOSAL:

Erection of two storey side extension to form annexe.

APPLICANT:

Mr M B Clark

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension, by reason of its scale and design would detract from the character and appearance of the buildings at Sunnyside Farm and Sunnyside Cottage, contrary to Local Plan Policies H16, HD20 and A1.

HARROGATE BOROUGH COUNCIL

AREA2 DEVELOPMENT CONTROL COMMITTEE

**LIST OF APPLICATIONS DETERMINED BY THE SOLICITOR OF THE COUNCIL
AFTER CONSULTATION WITH THE HEAD OF PLANNING SERVICES**

CASE NUMBER: 05/02663/CLEUD **WARD:** Marston Moor
CASE OFFICER: Mr R N Watson **DATE VALID:** 10.06.2005

CASE NUMBER: 05/02667/CLEUD **WARD:** Marston Moor
CASE OFFICER: Mr R N Watson **DATE VALID:** 10.06.2005

