

HARROGATE BOROUGH COUNCIL

AREA3 DEVELOPMENT CONTROL COMMITTEE

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

CASE NUMBER:	03/04100/FUL	WARD:	Washburn
CASE OFFICER:	Miss D S Carter	DATE VALID:	20.08.2003
GRID REF:	E 418120	TARGET DATE:	15.10.2003
	N 452850	DECISION DATE:	05.11.2003

APPLICATION NO: 6.117.20.A.FUL

LOCATION:

Highfield Farm Timble Otley North Yorkshire LS21 2NN

PROPOSAL:

Erection of two storey side extension, demolition of existing outbuildings and erection of replacement garage, erection of 1 no stable block with storage and extension to domestic curtilage.

APPLICANT:

Mr Richard Lumley

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.11.2008
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The extension to the property hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter and/or drawings received by the Council of the Borough of Harrogate on the 27th October 2003 and as modified by the conditions of this consent.
- 4 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 5 CD05 REVEALS: MM ... 75
- 6 The doors and window frames of the development hereby permitted shall be constructed in timber and no other materials shall be used without the prior written consent of the Local Planning Authority.
- 7 The window frames of the extension to the property hereby permitted shall be timber vertical sliding sash and no other materials or design shall be used without the prior written approval of the Local Planning Authority.
- 8 CD16 NATURAL STONE HEADS AND CILLS
- 9 The revised domestic curtilage shall be formed by the construction of a stone wall to

match existing traditional walls in the locality, and shall consist of reused stone from the existing wall which is to be removed.

10 CD04Y SAMPLE STONework PANEL

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CC01R ACCORDANCE WITH DRAWINGS
- 4 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 5 CD05R VISUAL AMENITY
- 6 CD13R VISUAL AMENITY
- 7 CD13XR DEV IN CHARACTER WITH LOCALITY
- 8 CD16R VISUAL AMENITY
- 9 CI07YR IN THE INTERESTS OF VISUAL AMENITY
- 10 CD04YR CONFORM TO REQUIREMENTS OF LOCALITY

CASE NUMBER:	03/04740/FUL	WARD:	Washburn
CASE OFFICER:	Miss D S Carter	DATE VALID:	26.09.2003
GRID REF:	E 417870	TARGET DATE:	21.11.2003
	N 452910	DECISION DATE:	17.11.2003

APPLICATION NO: 6.117.18.E.FUL

LOCATION:

Southcroft Timble Otley North Yorkshire

PROPOSAL:

Erection of single storey side and front extensions.

APPLICANT:

Mr & Mrs Meeks

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.11.2008
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CD05 REVEALS: MM ... 75
- 5 CD16 NATURAL STONE HEADS AND CILLS
- 6 The window frames and doors of the development hereby permitted shall be constructed in timber and no other materials shall be used without the prior written consent of the Local Planning Authority.
- 7 CB09 SOAKAWAYS
- 8 Notwithstanding the submitted details and condition 2 of this approval, the field elevation of the extension shall be carried out in accordance with the details

submitted on the 14th November 2003.

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 CD05R VISUAL AMENITY
- 5 CD16R VISUAL AMENITY
- 6 CD13R VISUAL AMENITY
- 7 CB09R POLLUTION PREVENTION
- 8 CC03R TO SECURE SATISFACTORY IMPLEMENTATION

CASE NUMBER:	03/01966/PROW	WARD:	Washburn
CASE OFFICER:	Miss D S Carter	DATE VALID:	24.04.2003
GRID REF:	E 421740	TARGET DATE:	19.06.2003
	N 450802	DECISION DATE:	23.10.2003

APPLICATION NO: 6.132.20.PROW

LOCATION:

Footpath No. 12 Lindley Harrogate District

PROPOSAL:

Diversion of 235m of Footpath No 12.

APPLICANT:

N Houseman

APPROVED

CASE NUMBER:	03/04731/FUL	WARD:	Washburn
CASE OFFICER:	Miss D S Carter	DATE VALID:	26.09.2003
GRID REF:	E 419989	TARGET DATE:	21.11.2003
	N 447471	DECISION DATE:	05.11.2003

APPLICATION NO: 6.140.54.A.FUL

LOCATION:

Newall With Clifton Village Hall Newall Carr Road Newall With Clifton Otley North
Yorkshire LS21 2ES

PROPOSAL:

Erection of detached portacabin.

APPLICANT:

Otley Amateur Radio Society

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.11.2008
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CE02L TEMPORARY CONSENT - BLDGS, EXPIRES ... 31st October 2005
- 4 CF04 PERSONAL CONSENT ... Otley Amateur Radio Society
- 5 CI03 SPECIFIED USE ONLY
- 6 The portacabin hereby permitted shall consist of a dark green finish and thereafter retained and maintained.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CE02LR TEMP STRUCTURE: NO UNLIMITED CONSENT
- 4 CF04R PERSONAL PERMISSION ONLY IS ACCEPTABLE
- 5 CI03R SPECIFIED USE ONLY
- 6 CD09R VISUAL AMENITY

CASE NUMBER:	03/04125/FUL	WARD:	Washburn
CASE OFFICER:	Miss D S Carter	DATE VALID:	09.09.2003
GRID REF:	E 421540	TARGET DATE:	04.11.2003
	N 448140	DECISION DATE:	23.10.2003

APPLICATION NO: 6.144.37.C.FUL

LOCATION:

Farnley C.E. School Farnley Leeds North Yorkshire LS21 2QJ

PROPOSAL:

Erection of extension to existing school to form 2 no. additional classrooms, formation of new disabled access and extension to hard play area.

APPLICANT:

North Yorkshire County Council

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.10.2008
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED

- 4 CD04Y SAMPLE STONework PANEL
- 5 Notwithstanding the details submitted and condition 02 of this approval, details of stone boundary walls for the extension to the hard play area are to be submitted for prior written approval of the Local Planning Authority before the commencement of the development.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
 - 2 CC01R ACCORDANCE WITH DRAWINGS
 - 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
 - 4 CD04YR CONFORM TO REQUIREMENTS OF LOCALITY
 - 5 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
-

CASE NUMBER:	03/04502/FUL	WARD:	Washburn
CASE OFFICER:	Miss D S Carter	DATE VALID:	17.09.2003
GRID REF:	E 423376	TARGET DATE:	12.11.2003
	N 447226	DECISION DATE:	27.10.2003

APPLICATION NO: 6.145.76.FUL

LOCATION:

Green Lane Farm Stainburn Lane Leathley Otley North Yorkshire LS21 2LF

PROPOSAL:

Formation of riding arena with post and rail perimeter fencing.

APPLICANT:

Mr P Riley

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.10.2008
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 A detailed scheme for landscaping, including the planting of a hedgerow alongside the post and rail fence 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.

Reasons for Conditions:-

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

3 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY

CASE NUMBER:	03/02549/FUL	WARD:	Low Harrogate
CASE OFFICER:	Mr M Williams	DATE VALID:	06.06.2003
GRID REF:	E 430446	TARGET DATE:	01.08.2003
	N 455007	DECISION DATE:	18.11.2003

APPLICATION NO: 6.79.9997.FUL

LOCATION:

88 Station Parade Harrogate North Yorkshire HG1 1HQ

PROPOSAL:

Change of use from offices on lower ground & ground floors to form extension to nightclub, erection of 4 storey rear extension for nightclub on lower ground & ground floors, offices on 1st floor & 1 no flat on 2nd floor (site area 0.04ha).

APPLICANT:

Headheight Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 18.11.2008
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 Prior to the commencement of the development hereby approved, an acoustic report shall be submitted for the written approval of the local planning authority prepared by an appropriately qualified acoustic consultant.

The report shall include the following:-

- i) Details of a scheme of works/measures necessary to control noise emanating from the proposed extension to ensure that the development does not give rise to additional noise breakout, especially to the rear elevation where there are noise sensitive properties. This shall include details of the likely internal noise levels, the attenuation properties of the building itself and predicted external levels with particular emphasis on the break out of low frequency noise.
- ii) Details of a scheme of works/measures necessary to control the transmission of noise to adjoining/adjacent commercial premises likely to cause nuisance to neighbouring business operators.
- iii) Details of a scheme of works/measures necessary to minimise noise disturbance arising from deliveries and refuse collections from the rear of the premises, with specific consideration of the surface treatment of the rear yard and the erection of an additional barrier along the boundary with No. 15 Belford Place.

The report should be submitted for the approval of the local planning authority prior to the recommendations within it being carried out. Any recommendations within the report shall be implemented before the development is brought into use and shall thereafter be maintained at all times and in the case of any recommended measures complied with at all times.

- 4 CD04 STONWORK TO MATCH EXISTING
- 5 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 6 CB23 WKS FOR FOUL AND SW DISCHARGES TO BE APP
- 7 CB25 NO DISCHARGE UNTIL APPRVD WRKS COMPLETED
- 8 CB18X NO BLDG OVER/WITHIN 3M OF SEWER
- 9 Prior to the development commencing details of how Secured by Design principles have been incorporated into the scheme shall be submitted for the written approval of the local planning authority and once approved thereafter implemented prior to the first use of the development hereby approved.
- 10 Before the development hereby permitted is brought into use, a scheme shall be approved in writing with the local planning authority which specifies the relocation and enclosure of the existing ventilation units on the rear of No. 90 Station Parade. The units shall be installed and operated in accordance with the approved scheme.
- 11 The toilet windows to the rear (west) elevation shall be fixed and obscure glazed.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 In the interests of amenity
- 4 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST
- 5 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 6 CB23R TO ENSURE PROPER DRAINAGE
- 7 CB25R TO ENSURE SITE PROPERLY DRAINED
- 8 CB18XR TO ALLOW SUFFICIENT ACCESS FOR MAINT/RPR
- 9 In the interests of residential amenity and community safety in order to reduce the fear of crime.
- 10 In the interests of amenity
- 11 In the interests of amenity

CASE NUMBER:	03/02741/FUL	WARD:	Harlow Moor (3)
CASE OFFICER:	Miss S Taylor	DATE VALID:	10.09.2003
GRID REF:	E 429437	TARGET DATE:	05.11.2003
	N 454803	DECISION DATE:	03.11.2003

APPLICATION NO: 6.79.1611.E.FUL

LOCATION:

Flat 1 18 Harlow Moor Drive Harrogate North Yorkshire HG2 0JX

PROPOSAL:

Conversion of existing basement area to form additional living accommodation, formation

of new bay window with light well at basement level to front elevation and formation of new doorway and windows to rear elevation.

APPLICANT:

Mr Kevin Rayiru

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 03.11.2008
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS

CASE NUMBER:	03/03321/FUL	WARD:	Hookstone
CASE OFFICER:	Miss S Taylor	DATE VALID:	30.09.2003
GRID REF:	E 431700	TARGET DATE:	25.11.2003
	N 454300	DECISION DATE:	11.11.2003

APPLICATION NO: 6.79.837.T.FUL

LOCATION:

St John Fisher Catholic High School Hookstone Drive Harrogate North Yorkshire HG2 8PT

PROPOSAL:

Erection of temporary building containing 2 classrooms.

APPLICANT:

St John Fisher Catholic High School

GRANTED TEMPORARY PERMISSION subject to the following conditions:

- 1 CE02L TEMPORARY CONSENT - BLDGS, EXPIRES ... two years from the date of this planning consent
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 The materials to be used in the construction of the temporary classroom hereby approved shall be in accordance with the details submitted within the planning application.

Reasons for Conditions:-

- 1 CE02LR TEMP STRUCTURE: NO UNLIMITED CONSENT
- 2 CC02R COMPLIANCE WITH DRAWINGS

3 CD12R VISUAL AMENITY

CASE NUMBER:	03/04210/LB	WARD:	Low Harrogate
CASE OFFICER:	Miss S Taylor	DATE VALID:	29.08.2003
GRID REF:	E 429860	TARGET DATE:	24.10.2003
	N 455270	DECISION DATE:	24.10.2003

APPLICATION NO: 6.79.309.Q.LB

LOCATION:

The White Hart Hotel And Conference Centre Cold Bath Road Harrogate North Yorkshire
HG2 0NF

PROPOSAL:

Listed Building Application for the installation of passenger lift into existing lift shaft.

APPLICANT:

NYCH Ltd

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 24.10.2008
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
 - 2 CC02R COMPLIANCE WITH DRAWINGS
-

CASE NUMBER:	03/04249/FUL	WARD:	Pannal
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	29.09.2003
GRID REF:	E 431010	TARGET DATE:	24.11.2003
	N 453550	DECISION DATE:	18.11.2003

APPLICATION NO: 6.79.93.AA.FUL

LOCATION:

Former Tangerine Health Club Beech Avenue Harrogate North Yorkshire HG2 8DS

PROPOSAL:

Formation of new entrance and access ramp.

APPLICANT:

Mrs S Reid And Mrs H Farrer

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 18.11.2008
- 2 This permission does not convey approval for the display of any signage which may require consent under the terms of the Town and Country Planning (Control of Advertisements) Regulations 1989. Any such proposal shall be subject to a separate application for Advertisement Consent.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 In order to safeguard the rights of control by the Local Planning Authority.

CASE NUMBER:	03/04273/FUL	WARD:	Woodfield
CASE OFFICER:	Miss S Taylor	DATE VALID:	01.09.2003
GRID REF:	E 431446	TARGET DATE:	27.10.2003
	N 457105	DECISION DATE:	27.10.2003

APPLICATION NO: 6.79.998.B.FUL

LOCATION:

219 Woodfield Road Harrogate North Yorkshire HG1 4JE

PROPOSAL:

Erection of single storey rear extension and conversion of roof space to form additional living accommodation, including erection of rear dormer window and side gable window (revised scheme).

APPLICANT:

Mr & Mrs J Joomun

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.10.2008
- 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

CASE NUMBER:	03/04348/FUL	WARD:	Rossett
CASE OFFICER:	Mrs K Williams	DATE VALID:	05.09.2003
GRID REF:	E 429568	TARGET DATE:	31.10.2003
	N 452453	DECISION DATE:	24.10.2003

APPLICATION NO: 6.79.4770.A.FUL

LOCATION:

Littlewood Yew Tree Close Harrogate North Yorkshire HG2 9LG

PROPOSAL:

Erection of front conservatory.

APPLICANT:

Mr Antrim

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 24.10.2008
- 2 CD12A MATCHING MATERIALS
- 3 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD12A MATCHING MATERIALS
- 3 CC02R COMPLIANCE WITH DRAWINGS

INFORMATIVES

1. Comments from the Environment Agency

The planning application is within 250 metres of a landfill site. The Environment Agency has insufficient information to permit an adequate assessment to be made on the extent to which landfill gas may pose a risk to the development. the responsibility for safe development and secure occupancy of the site rests with the developer and accordingly it is advised to consider the possibility of the presence or future presence of gas and satisfy themselves of any gas precaution measures that may be necessary.

The Environment Agency holds landfill gas monitoring results for many landfills. This information is policy available and can be viewed by appointment.

2. Harrogate Borough Environmental Health Department

The site is within 250 metres of a landfill site categorised by this division as medium risk. It is recommended that prior to development a specific site investigation is commissioned to assess whether landfill gas is migrating onto the application site. However in light of new guidance the following gas mitigation measures will suffice to prevent ingress and build up of landfill gas:

- * A Concrete floor, with granular sub floor ventilation
- * Sealing/protection of all services to the extensions
- * Adequate high level ventilation

If the applicant decided to undertake a site investigation contact the Council's health Division for guidance.

CASE NUMBER:	03/04378/FUL	WARD:	Bilton 2
CASE OFFICER:	Miss S Taylor	DATE VALID:	11.09.2003
GRID REF:	E 431067	TARGET DATE:	06.11.2003
	N 457599	DECISION DATE:	28.10.2003

APPLICATION NO: 6.79.2609.A.FUL

LOCATION:

8 Meadow Drive Harrogate North Yorkshire HG1 3LD

PROPOSAL:

Erection of single storey front extension and front porch.

APPLICANT:

Mrs Dennis

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.10.2008
- 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

CASE NUMBER:	03/04381/FUL	WARD:	Bilton 2
CASE OFFICER:	Miss S Taylor	DATE VALID:	16.09.2003
GRID REF:	E 431055	TARGET DATE:	11.11.2003
	N 457425	DECISION DATE:	28.10.2003

N 457425

DECISION DATE: 28.10.2003

APPLICATION NO: 6.79.8231.A.FUL

LOCATION:

177 Bilton Lane Harrogate North Yorkshire HG1 3DQ

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr And Mrs Staples

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.10.2008
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 The close board fencing along the boundary with No. 179 and the hedging along the boundary with No. 175 shall be permanently maintained to protect the privacy of the neighbouring properties. If either the hedge or the fence is not within the ownership of No. 177 a closeboard fence measuring 2m high shall be erected by the owner of No. 175 in any event that the existing hedge or fence is removed.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 CD15R PRIVACY AND RESIDENTIAL AMENITY

CASE NUMBER: 03/04400/TPO

CASE OFFICER: Miss S Taylor

GRID REF: E 429417
N 454441

WARD: Harlow Moor (3)

DATE VALID: 15.09.2003

TARGET DATE: 10.11.2003

DECISION DATE: 27.10.2003

APPLICATION NO: 6.79.6697.A.TPO

LOCATION:

7 Harlow Manor Park Harrogate North Yorkshire HG2 0EG

PROPOSAL:

To Crown thin by 20% and Crown lift 1 no Hornbeam Tree, Crown lift, Deadwood and Crown clean 1no Beech Tree with Area G1 of Tree Preservation Order 06/1981.

APPLICANT:

Michael Frayne

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.10.2008
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CL16 TREE WORK TO BS 3998

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CL16R HEALTH AND AMENITY OF TREES

CASE NUMBER:	03/04458/FUL	WARD:	Woodfield
CASE OFFICER:	Mr A Caines	DATE VALID:	09.09.2003
GRID REF:	E 430560	TARGET DATE:	04.11.2003
	N 456540	DECISION DATE:	04.11.2003

APPLICATION NO: 6.79.2367.F.FUL

LOCATION:

HSBC Bank 138 Skipton Road Harrogate North Yorkshire HG1 4LL

PROPOSAL:

Formation of access ramp and new door for improved disabled access, including raising ATM.

APPLICANT:

HSBC

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 04.11.2008
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 30.10.2003

Reasons for Conditions:-

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

CASE NUMBER:	03/04470/FUL	WARD:	Hookstone
CASE OFFICER:	Mrs K Williams	DATE VALID:	11.09.2003

PROPOSAL:

Erection of replacement two storey side extension to SE elevation, two storey rear extension and single storey side extensions to NW elevation.

APPLICANT:

Mr And Mrs M Rea

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.11.2008
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 31.10.2003
- 3 CD12A MATCHING MATERIALS
- 4 CD15A NO FURTHER WINDOWS IN DEVELOPMENT ... side (south east) ... two storey side/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 CD15AR PRIVACY AND RESIDENTIAL AMENITY

CASE NUMBER:	03/04487/TPO	WARD:	Harlow Moor (3)
CASE OFFICER:	Mrs K Williams	DATE VALID:	11.09.2003
GRID REF:	E 427643	TARGET DATE:	06.11.2003
	N 455726	DECISION DATE:	13.11.2003

APPLICATION NO: 6.79.10084.TPO

LOCATION:

24 Long Crag View Harrogate North Yorkshire HG3 2GJ

PROPOSAL:

Crown thin 15%, dead wood and crown clean 1no Lodgepole Pine and felling of 2no Sitka Spruce, trees 1 and 5 on plan G8 of Tree Preservation Order 28/2001.

APPLICANT:

Mr & Mrs P J Hodgson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.11.2008
- 2 CL16 TREE WORK TO BS 3998
- 3 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CL16R HEALTH AND AMENITY OF TREES
- 3 CC02R COMPLIANCE WITH DRAWINGS

CASE NUMBER:	03/04493/FUL	WARD:	Pannal
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	11.09.2003
GRID REF:	E 431155	TARGET DATE:	06.11.2003
	N 453110	DECISION DATE:	29.10.2003

APPLICATION NO: 6.79.341.C.FUL

LOCATION:

37 Almsford Avenue Harrogate North Yorkshire HG2 8HE

PROPOSAL:

Erection of single storey rear extension with replacement pitched roof and rear conservatory.

APPLICANT:

Mr & Mrs J Tapscott

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 29.10.2008
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS

CASE NUMBER:	03/04497/FUL	WARD:	Bilton 2
CASE OFFICER:	Miss S Taylor	DATE VALID:	12.09.2003
GRID REF:	E 430281	TARGET DATE:	07.11.2003
	N 457046	DECISION DATE:	27.10.2003

APPLICATION NO: 6.79.10085.FUL

LOCATION:

59 Crab Lane Harrogate North Yorkshire HG1 3BQ

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr & Mrs M Stead

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.10.2008
- 2 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 3 CD17 NO BALCONIES/ROOF GARDEN
- 4 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 23 October 2003
- 5 The 2m close board fence along the boundary with No. 61 shall be permanently maintained.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD12R VISUAL AMENITY
- 3 CD17R IN THE INTERESTS OF PRIVACY AND AMENITY
- 4 CC01R ACCORDANCE WITH DRAWINGS
- 5 CD15R PRIVACY AND RESIDENTIAL AMENITY

CASE NUMBER:	03/04513/FUL	WARD:	Pannal
CASE OFFICER:	Miss S Taylor	DATE VALID:	15.09.2003
GRID REF:	E 430944	TARGET DATE:	10.11.2003
	N 453161	DECISION DATE:	13.11.2003

APPLICATION NO: 6.79.537.A.FUL

LOCATION:

77 Beech Road Harrogate North Yorkshire HG2 8DZ

PROPOSAL:

Erection of rear conservatory to replace existing lean-to extension.

APPLICANT:

Mr And Mrs Hodgson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.11.2008
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 The flank window in the south elevation of the single storey rear conservatory hereby

permitted shall be glazed in obscure glass prior to the first occupation of the building/extension and thereafter retained.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 To prevent overlooking or loss of privacy to adjacent occupiers and to accord with policies HD20 and H15 of the Harrogate Borough Local Plan.

CASE NUMBER:	03/04533/FUL	WARD:	Granby (2)
CASE OFFICER:	Mr M Williams	DATE VALID:	16.09.2003
GRID REF:	E 432251	TARGET DATE:	11.11.2003
	N 455008	DECISION DATE:	10.11.2003

APPLICATION NO: 6.79.3587.D.FUL

LOCATION:

Langdale House 105B Wetherby Road Harrogate North Yorkshire HG2 7SH

PROPOSAL:

Alterations to existing windows on ground and first floor levels and enlargement of existing window opening to ground floor side elevation.

APPLICANT:

J Bass And A Allcock

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.11.2008
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 2 October 2003

Reasons for Conditions:-

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

CASE NUMBER:	03/04558/FUL	WARD:	Rossett
CASE OFFICER:	Miss S Taylor	DATE VALID:	24.09.2003
GRID REF:	E 429273	TARGET DATE:	19.11.2003
	N 453510	DECISION DATE:	05.11.2003

APPLICATION NO: 6.79.10089.FUL

LOCATION:

7 Robinson Drive Harrogate North Yorkshire HG2 9DJ

PROPOSAL:

Erection of two storey side/rear extension.

APPLICANT:

Mr & Mrs King

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.11.2008
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD14 NO WINDOWS IN DEVELOPMENT ... south ... two storey side extension

Reasons for Conditions:-

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

CASE NUMBER:	03/04562/FUL	WARD:	Rossett
CASE OFFICER:	Miss S Taylor	DATE VALID:	17.09.2003
GRID REF:	E 429707	TARGET DATE:	12.11.2003
	N 453776	DECISION DATE:	03.11.2003

APPLICATION NO: 6.79.10088.FUL

LOCATION:

24 Richmond Road Harrogate North Yorkshire HG2 9AP

PROPOSAL:

Erection of bay window to front elevation.

APPLICANT:

Mr And Mrs B Hogan

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 03.11.2008
- 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

CASE NUMBER:	03/04595/FUL	WARD:	Pannal
CASE OFFICER:	Miss S Taylor	DATE VALID:	22.09.2003
GRID REF:	E 429752	TARGET DATE:	17.11.2003
	N 451708	DECISION DATE:	03.11.2003

APPLICATION NO: 6.79.6440.A.FUL

LOCATION:

13 Burn Bridge Road Harrogate North Yorkshire HG3 1NS

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr And Mrs D Morgan

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 03.11.2008
- 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 CD12 MATERIALS OF EXTN TO MATCH EXISTING

CASE NUMBER:	03/04597/TPO	WARD:	Stray
CASE OFFICER:	Miss S Taylor	DATE VALID:	19.09.2003
GRID REF:	E 431240	TARGET DATE:	14.11.2003
	N 454830	DECISION DATE:	28.10.2003

APPLICATION NO: 6.79.8893.A.TPO

LOCATION:

Beechwood St Winifreds Road Harrogate North Yorkshire HG2 8LN

PROPOSAL:

Felling of 2 no. Beech trees, crown clean of 1 no. beech tree all within G14 and crown reduction, lift and thinning of 1 no. Oak tree T5 of Tree Preservation Order No.2/1995.

APPLICANT:

Dr And Mrs J Ainscough

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.10.2008
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CL16 TREE WORK TO BS 3998
- 4 CL18A REPLACEMENT TREE PLANTING ... 2 ... beech ... 2m (stock size 8 - 10 cm) ... In the location of the 2 beech trees to be removed

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CL16R HEALTH AND AMENITY OF TREES

CASE NUMBER:	03/04611/FUL	WARD:	Stray
CASE OFFICER:	Miss S Taylor	DATE VALID:	24.09.2003
GRID REF:	E 431451	TARGET DATE:	19.11.2003
	N 454970	DECISION DATE:	28.10.2003

APPLICATION NO: 6.79.7772.A.FUL

LOCATION:

33 St Winifreds Road Harrogate North Yorkshire HG2 8LW

PROPOSAL:

Erection of detached single garage to rear.

APPLICANT:

Mr & Mrs J C Monaghan

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.10.2008
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 The materials to be used in the construction of the exterior walls and roof of the

- development hereby approved shall match the materials used in the main house.
4 HW23 GARAGE CONVERSION TO HABITABLE ROOM

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 HW23R ROAD SAFETY REQUIREMENTS

CASE NUMBER:	03/04617/ADV	WARD:	Low Harrogate
CASE OFFICER:	Mr M Parkes	DATE VALID:	26.09.2003
GRID REF:	E 429670	TARGET DATE:	21.11.2003
	N 454852	DECISION DATE:	17.11.2003

APPLICATION NO: 6.79.3960.G.ADV

LOCATION:

117 Cold Bath Road Harrogate North Yorkshire HG2 0NU

PROPOSAL:

Display of 1 no. fascia sign.

APPLICANT:

Jayne E Carnall

APPROVED subject to the following conditions:-

- 1 Prior to the display of the advertisement hereby allowed full details of the dimensions of the area of the stone bay in which the sign is to be located and the dimensions of the sign including the thickness of the sign panel shall be submitted to and approved in writing by the Local Planning Authority and thereafter the sign shall be manufactured and displayed in strict accordance with the approved details.

Reasons for Conditions:-

- 1 To ensure the sign is of appropriate scale for this property.

INFORMATIVES

1. This consent does not imply any approval of the use of the premises as a retail shop. No such use should commence until such time as planning permission has been obtained.
-

CASE NUMBER:	03/04639/TPO	WARD:	High Harrogate (4)
CASE OFFICER:	Miss S Taylor	DATE VALID:	22.09.2003
GRID REF:	E 430971	TARGET DATE:	17.11.2003
	N 455458	DECISION DATE:	28.10.2003

APPLICATION NO: 6.79.8117.C.TPO

LOCATION:

Brynings 13 Christ Church Oval Harrogate North Yorkshire HG1 5AJ

PROPOSAL:

Thinning of 1no. Beech Tree within Area G1 of Tree Preservation Order 02/1973.

APPLICANT:

Mrs Diana Tyler

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.10.2008
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CL16 TREE WORK TO BS 3998
- 4 The Beech tree shall be thinned by 10% with minor reduction of lateral branches away from the property, (up to a maximum of 2m) with no wounds to be created over 80mm.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CL16R HEALTH AND AMENITY OF TREES
- 4 CL16R HEALTH AND AMENITY OF TREES

CASE NUMBER:	03/04668/TPO	WARD:	Pannal
CASE OFFICER:	Miss D S Carter	DATE VALID:	24.09.2003
GRID REF:	E 430205	TARGET DATE:	19.11.2003
	N 451785	DECISION DATE:	27.10.2003

APPLICATION NO: 6.79.8493.B.TPO

LOCATION:

23 Rosedale Pannal Harrogate North Yorkshire HG3 1LB

PROPOSAL:

Crown lift, deadwood & cut back ivy to 1no Alder Tree, 5no Sycamore Trees, 2no Ash Trees, 2no Horse Chestnut Trees, & 1no Variegated Sycamore Tree, & Fell 1no Sycamore

Tree & 1no Ash Tree within Area A1 of Tree Preservation Order 1/1969.

APPLICANT:

Mrs Anne Bailey

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.10.2008
- 2 CL16 TREE WORK TO BS 3998
- 3 During the first planting season (October-March) following the felling of the tree(s) hereby granted consent, replacement tree planting shall take place as follows:-

No. of trees	2
Species of trees	Norway Maples
Height on planting	6ft (stock size 8-10cms.)
Location of planting	Within rear garden area

No later than two weeks following the carrying out of the above required replacement tree planting, notice shall be provided, in writing, to the Local Planning Authority, confirming completion of the required work

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CL16R HEALTH AND AMENITY OF TREES
- 3 CL18AR MAINTAIN AMENITY/INSPECT PLANTING

CASE NUMBER:	03/04692/TPO	WARD:	Stray
CASE OFFICER:	Miss S Taylor	DATE VALID:	24.09.2003
GRID REF:	E 431400	TARGET DATE:	19.11.2003
	N 454985	DECISION DATE:	28.10.2003

APPLICATION NO: 6.79.8902.A.TPO

LOCATION:

Oakfield (Formerly Palmeria) Slingsby Walk Harrogate North Yorkshire HG2 8LL

PROPOSAL:

Deadwood 1no. Oak Tree & 2no. Beech Trees, Crown clean 1no. Oak Tree & 1no. Beech Tree and reduction of lateral branches to 1no. Oak Tree within Area G6 of Tree Preservation Order 02/1995.

APPLICANT:

Mrs Swarbrick

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 28.10.2008
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CL16 TREE WORK TO BS 3998

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
 - 2 CC02R COMPLIANCE WITH DRAWINGS
 - 3 CL16R HEALTH AND AMENITY OF TREES
-

CASE NUMBER:	03/04703/FUL	WARD:	Starbeck
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	24.09.2003
GRID REF:	E 432918	TARGET DATE:	19.11.2003
	N 455552	DECISION DATE:	18.11.2003

APPLICATION NO: 6.79.10091.FUL

LOCATION:

96 Prospect Road Harrogate North Yorkshire HG2 7NX

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr & Mrs N C Ramsey

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 18.11.2008
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 CD14 NO WINDOWS IN DEVELOPMENT ... side (facing no.39 Prospect Road) ... development

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
-

CASE NUMBER:	03/04708/LB	WARD:	Harlow Moor (3)
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	23.09.2003
GRID REF:	E 427895	TARGET DATE:	18.11.2003
	N 454230	DECISION DATE:	13.11.2003

APPLICATION NO: 6.79.1616.Q.LB

LOCATION:

The Harrogate Arms Hotel Crag Lane Harrogate North Yorkshire HG3 1QA

PROPOSAL:

Listed Building Application for various internal alterations and refurbishment works, including the removal of internal walls.

APPLICANT:

The Pub Estate Company

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.11.2008
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 All new or replacement joinery and plasterwork, including skirtings, doors, architraves and cornices shall match the existing to the satisfaction of the Local Planning Authority.
- 4 Full details shall be submitted of the design and method of opening of any new replacement timber windows and no development on this part of the proposal shall be commenced in advance of the written approval of the Local Planning Authority. Thereafter development shall be carried out strictly in accordance with the approved details.

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD16R VISUAL AMENITY
- 4 CD07R VISUAL AMENITY

CASE NUMBER:	03/04722/FUL	WARD:	Harlow Moor (3)
CASE OFFICER:	Mr W McEwan	DATE VALID:	24.09.2003
GRID REF:	E 429121	TARGET DATE:	19.11.2003
	N 455412	DECISION DATE:	18.11.2003

APPLICATION NO: 6.79.4282.H.FUL

LOCATION:

76 Duchy Road Harrogate North Yorkshire HG1 2HA

PROPOSAL:

Erection of front conservatory.

APPLICANT:

Mr J Mitchell

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 18.11.2008
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 13.11.2003
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

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

CASE NUMBER:	03/04732/FUL	WARD:	Rossett
CASE OFFICER:	Mr W McEwan	DATE VALID:	26.09.2003
GRID REF:	E 429226	TARGET DATE:	21.11.2003
	N 453292	DECISION DATE:	03.11.2003

APPLICATION NO: 6.79.9735.A.FUL

LOCATION:

8 Whinney Lane Harrogate North Yorkshire HG2 9LT

PROPOSAL:

Demolition of existing attached garage and erection of single storey pitched roof side extension incorporating garage and living accommodation (revised scheme).

APPLICANT:

Mrs A Portlock

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 03.11.2008
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94

- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

CASE NUMBER:	03/04744/FUL	WARD:	Pannal
CASE OFFICER:	Miss S Taylor	DATE VALID:	29.09.2003
GRID REF:	E 431000	TARGET DATE:	24.11.2003
	N 453737	DECISION DATE:	03.11.2003

APPLICATION NO: 6.79.10093.FUL

LOCATION:

14 Halstead Road Harrogate North Yorkshire HG2 8BP

PROPOSAL:

Erection of single storey side extensions and replacement of flat roof with pitched on existing rear extension.

APPLICANT:

Mr & Mrs D Owen

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 03.11.2008
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD15A NO FURTHER WINDOWS IN DEVELOPMENT ... North ... extensions

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

CASE NUMBER:	03/04745/COU	WARD:	Granby (2)
CASE OFFICER:	Mrs E A Smith	DATE VALID:	29.09.2003
GRID REF:	E 431230	TARGET DATE:	24.11.2003
	N 455950	DECISION DATE:	13.11.2003

APPLICATION NO: 6.79.2096.J.COU

LOCATION:

Harrogate Rugby Club Claro Road Harrogate North Yorkshire HG1 4AG

PROPOSAL:

Change of use to allow staff from Harrogate District Hospital to use rugby club car park from Monday to Friday 8am - 6pm.

APPLICANT:

Harrogate Health Care NHS Trust

APPROVED subject to the following conditions:-

- 1 CE04 USE TO CEASE BEFORE ... 13.11.2005

Reasons for Conditions:-

- 1 In order that the use may be subject to review in the interests of traffic flow and for the consideration of wider implications and solutions of travel to and from Harrogate District Hospital.

INFORMATIVES

1. The Local Planning Authority request that management measures ensure that any parking to serve coaching or other activities by the Rugby Club is not compromised by the this approved additional use and also that other informal parking for school pupil parents, which occurs intermittently but helps local traffic flow and highway safety issues, is able to continue.
2. It is suggested that "white lining" or other markings would increase the capacity of the parking area and ensure free flow/turning is maintained so that it could be more efficiently used and it is urged that this is carried out.

CASE NUMBER:	03/04753/FUL	WARD:	Low Harrogate
CASE OFFICER:	Mr M Parkes	DATE VALID:	29.09.2003
GRID REF:	E 430230	TARGET DATE:	24.11.2003
	N 455210	DECISION DATE:	05.11.2003

APPLICATION NO: 6.79.6453.B.FUL

LOCATION:

St John's House To Rear Of 12/14 Princes Street Harrogate North Yorkshire

PROPOSAL:

Conversion of part of garage to form hairdressing salon (Use Class A1) with formation of mezzanine floor and replacement of roller shutter doors with windows and folding doors (revised scheme).

APPLICANT:

Mr P Crawford

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.11.2008
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 Samples of the materials it is intended shall be used externally in the external surfaces of the altered elevations hereby approved, shall be submitted for the written approval of the Local Planning Authority and the development shall not be started before any such approval.
- 4 The 4 car parking spaces shown on drawing 03/563/01a shall be provided prior to the commencement of the use hereby approved and shall thereafter be maintained for vehicular use free of obstruction.
- 5 CI05 USE CLASS RESTRICTION ... a hairdressing salon ... A1
- 6 The use hereby approved shall not be carried out other than between the hours of 0830 and 1800 Monday to Saturdays and shall not be carried on at all on Sundays and Public Bank Holidays.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 To ensure the continued provision of off-street accommodation for vehicles for users of the office accommodation on the upper floors of the property.
- 5 CI05R SPECIFIED USE ONLY IS ACCEPTABLE ... amenity
- 6 CN03R IN THE INTERESTS OF AMENITY

CASE NUMBER:	03/04756/FUL	WARD:	Rossett
CASE OFFICER:	Miss J Sutcliffe	DATE VALID:	29.09.2003
GRID REF:	E 429731	TARGET DATE:	24.11.2003
	N 453341	DECISION DATE:	11.11.2003

APPLICATION NO: 6.79.10099.FUL

LOCATION:

38 Rossett Avenue Harrogate North Yorkshire HG2 9NA

PROPOSAL:

Erection of pitched roof over existing flat roofed side extension.

APPLICANT:

NYCC - Environmental Services

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 11.11.2008
- 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

CASE NUMBER:	03/04772/CMA	WARD:	Rossett
CASE OFFICER:	Miss S Taylor	DATE VALID:	30.09.2003
GRID REF:	E 429590	TARGET DATE:	28.10.2003
	N 453630	DECISION DATE:	24.10.2003

APPLICATION NO: 6.79.455.N.CMA

LOCATION:

Rossett Acre Primary School Pannal Ash Road Harrogate North Yorkshire HG2 9PH

PROPOSAL:

Retention of Elliott prefabricated classroom unit (No.1).

APPLICANT:

Director Of Education

Subject to NO OBJECTIONS with OBSERVATIONS as follows:-

1. No objection is raised to the proposal of a further temporary period.
2. Consideration should be given to the need for the additional accommodation in light of the existing permission for a the extension to form school hall, classrooms and staff room.

CASE NUMBER:	03/04801/CLOPUD	WARD:	Woodfield
CASE OFFICER:	Mr M Parkes	DATE VALID:	30.09.2003
GRID REF:	E 431401	TARGET DATE:	25.11.2003
	N 457321	DECISION DATE:	24.10.2003

APPLICATION NO: 6.79.10036.A.CLOPU

D

LOCATION:

41 Sandhill Drive Harrogate North Yorkshire HG1 4JL

PROPOSAL:

Certificate of Lawfulness for proposed erection of side and rear dormer window.

APPLICANT:

Mr WS Wilson

APPROVED subject to the following conditions:-

- 1 The proposal is a permitted development under Article 3 and Schedule 2 Part 1 of the above Order if carried out in strict accordance with drawing WS/01/01 dated June 2003 and the only outbuilding located within a distance of 5 metres from the dwelling is a garage of dimensions not exceeding 5.79m x 3m x 2.31m.

CASE NUMBER:	03/04833/FUL	WARD:	Hookstone
CASE OFFICER:	Miss J Sutcliffe	DATE VALID:	06.10.2003
GRID REF:	E 432068	TARGET DATE:	01.12.2003
	N 454900	DECISION DATE:	18.11.2003

APPLICATION NO: 6.79.10096.FUL

LOCATION:

15 Wayside Walk Harrogate North Yorkshire HG2 8NN

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr And Mrs I Kerr

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 18.11.2008
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94

- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY

CASE NUMBER:	03/04904/FUL	WARD:	Rossett
CASE OFFICER:	Miss J Sutcliffe	DATE VALID:	08.10.2003
GRID REF:	E 430180	TARGET DATE:	03.12.2003
	N 453225	DECISION DATE:	11.11.2003

APPLICATION NO: 6.79.8967.A.FUL

LOCATION:

12 Rossett Drive Harrogate North Yorkshire HG2 9NS

PROPOSAL:

Erection of single storey side extension.

APPLICANT:

Mrs S King

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 11.11.2008
- 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

CASE NUMBER:	03/04906/FUL	WARD:	Pannal
CASE OFFICER:	Miss J Sutcliffe	DATE VALID:	09.10.2003
GRID REF:	E 431192	TARGET DATE:	04.12.2003
	N 452691	DECISION DATE:	11.11.2003

APPLICATION NO: 6.79.3931.A.FUL

LOCATION:

13 Fulwith Close Harrogate North Yorkshire HG2 8HP

PROPOSAL:

Erection of single storey pitched roof rear extension and front canopy over entrance.

APPLICANT:

Mr P Hopkins

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 11.11.2008
- 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

CASE NUMBER:	03/04988/FUL	WARD:	Bilton 2
CASE OFFICER:	Miss D S Carter	DATE VALID:	13.10.2003
GRID REF:	E 430520	TARGET DATE:	08.12.2003
	N 457589	DECISION DATE:	17.11.2003

APPLICATION NO: 6.79.3327.A.FUL

LOCATION:

94 Bachelor Gardens Harrogate North Yorkshire HG1 3EA

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr And Mrs Wright

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.11.2008
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The materials to be used in the construction of the external surfaces of the dwarf wall of the conservatory hereby permitted shall match those used in the existing building.
- 4 The windows in the southern elevation of the conservatory hereby permitted shall be glazed in obscure glass prior to the first occupation of the building/extension and thereafter retained.

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 To prevent overlooking or loss of privacy to adjacent occupiers.

CASE NUMBER:	03/05019/FUL	WARD:	High Harrogate (4)
CASE OFFICER:	Miss D S Carter	DATE VALID:	15.10.2003
GRID REF:	E 431027	TARGET DATE:	10.12.2003
	N 455975	DECISION DATE:	17.11.2003

APPLICATION NO: 6.79.10103.FUL

LOCATION:

2 Chestnut Avenue Harrogate North Yorkshire HG1 4BQ

PROPOSAL:

Retention of 1 no. rear porch.

APPLICANT:

Mr W Gardiner

APPROVED

CASE NUMBER:	03/04723/FUL	WARD:	Killinghall
CASE OFFICER:	Mr W McEwan	DATE VALID:	25.09.2003
GRID REF:	E 430076	TARGET DATE:	20.11.2003
	N 461165	DECISION DATE:	05.11.2003

APPLICATION NO: 6.82.10.C.FUL

LOCATION:

Vicarage House Nidd Harrogate North Yorkshire HG3 3BN

PROPOSAL:

Erection of detached triple garage and store to replace existing.

APPLICANT:

Mr J D Longden

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.11.2008
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD04 STONWORK TO MATCH EXISTING
- 4 CI06 DOMESTIC USE ONLY ... garage building
- 4 The bargeboards on the development hereby permitted, shall be painted black or a dark colour and thereafter retained and maintained as such as as such unless otherwise approved in writing by the Local Planning Authority.

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 CI06R DOMESTIC USE ONLY
- 4 CD05R VISUAL AMENITY

CASE NUMBER:	03/04879/FUL	WARD:	Killinghall
CASE OFFICER:	Miss J Sutcliffe	DATE VALID:	07.10.2003
GRID REF:	E 425875	TARGET DATE:	02.12.2003
	N 458504	DECISION DATE:	18.11.2003

APPLICATION NO: 6.92.233.FUL

LOCATION:

76 Brookfield Crescent Hampsthwaite Harrogate North Yorkshire HG3 2EE

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr J Graeme

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 5 years ... 18.11.2008
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

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

CASE NUMBER:	03/03285/FUL	WARD:	Killinghall
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	10.07.2003
GRID REF:	E 428595	TARGET DATE:	04.09.2003
	N 458483	DECISION DATE:	05.11.2003

APPLICATION NO: 6.93.334.A.FUL

LOCATION:

The Coach House, Glenmayne Ripon Road Killinghall Harrogate North Yorkshire

PROPOSAL:

Erection of replacement rear conservatory, attached double garage and single storey rear extension.

APPLICANT:

Mr & Mrs Bruce

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.11.2008
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 15.09.2003
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD04 STONEMWORK TO MATCH EXISTING
- 5 All new doors and windows and areas of infill stonework shall be set back from the external face of the walls to form reveals and match those of the existing openings.
- 6 CD16 NATURAL STONE HEADS AND CILLS
- 7 CD13X TIMBER VERTICAL SLIDING SASH WINDOWS
- 8 CL10 HEDGE TO BE RETAINED/REDUCED ... northern ... retained
- 9 The rooflights shall be conservation type and shall not project above the plane of the roof.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
 - 2 CC01R ACCORDANCE WITH DRAWINGS
 - 3 CD12R VISUAL AMENITY
 - 4 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST
 - 5 CD05R VISUAL AMENITY
 - 6 CD16R VISUAL AMENITY
 - 7 CD13XR DEV IN CHARACTER WITH LOCALITY
 - 8 CL10R VISUAL AMENITY
 - 9 In the interests of visual amenity.
-

CASE NUMBER:	03/04256/FUL	WARD:	Killinghall
CASE OFFICER:	Mr M Williams	DATE VALID:	19.09.2003
GRID REF:	E 428890	TARGET DATE:	14.11.2003
	N 459580	DECISION DATE:	13.11.2003

APPLICATION NO: 6.93.25.Y.FUL

LOCATION:

Killinghall Stone Quarry Ripon Road Killinghall Harrogate North Yorkshire HG3 2BA

PROPOSAL:

Change of use of existing light industrial unit including offices (Use Class B2) to form offices and showroom (Use Class B1) including formation of mezzanine floor.

APPLICANT:

Mr J Cherrington

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.11.2008
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CI03 SPECIFIED USE ONLY
- 4 CN01 HOURS OF WORKING ... 0800-1700 ... 0900-1600
- 5 The mobile units housing the applicant's existing showroom and offices shall be removed from site prior to the occupation of the proposed showroom and offices.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CI03R SPECIFIED USE ONLY
- 4 CN01R AMENITIES OF NEIGHBOURS
- 5 In the interests of visual amenity.

CASE NUMBER:	03/04304/PDUCCO	WARD:	Saltergate
CASE OFFICER:	Miss D S Carter	DATE VALID:	23.09.2003
GRID REF:	E 427972	TARGET DATE:	18.11.2003
	N 456734	DECISION DATE:	27.10.2003

APPLICATION NO: 6.93.494.FUL

LOCATION:

9 Heather Way Harrogate North Yorkshire HG3 2SH

PROPOSAL:

Conversion of garage to form additional living accommodation.

APPLICANT:

Mr D A Ranson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.10.2008
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The materials to be used in the construction of the external surfaces of blocking up the garage door and window openings hereby permitted shall match those used in the existing building.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

CASE NUMBER:	03/05036/FUL	WARD:	Killinghall
CASE OFFICER:	Miss D S Carter	DATE VALID:	16.10.2003
GRID REF:	E 428638	TARGET DATE:	11.12.2003
	N 458480	DECISION DATE:	17.11.2003

APPLICATION NO: 6.93.180.B.FUL

LOCATION:

Rosegarth 44 Ripon Road Killinghall Harrogate North Yorkshire HG3 2DF

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr P Carling

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.11.2008
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 CD04 STONework TO MATCH EXISTING

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 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST
-

HARROGATE BOROUGH COUNCIL

AREA3 DEVELOPMENT CONTROL COMMITTEE

LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING SERVICES
AFTER CONSULTATION WITH THE CHAIRMAN or VICE CHAIRMAN OF AREA3
DEVELOPMENT CONTROL COMMITTEE

CASE NUMBER:	03/04338/LB	WARD:	Washburn
CASE OFFICER:	Miss D S Carter	DATE VALID:	19.09.2003
GRID REF:	E 416660	TARGET DATE:	14.11.2003
	N 455420	DECISION DATE:	17.11.2003

APPLICATION NO: 6.105.3.H.LB

LOCATION:

Blubberhouses Hall Hall Lane Blubberhouses Otley North Yorkshire LS21 2NX

PROPOSAL:

Listed Building Application for various internal and external alterations including 2 no replacement exterior doors, widening of opening and installation of stone arch on ground floor, and removal of partition walls on second floor.

APPLICANT:

Mr M Nelson

REFUSED. Reason(s) for refusal:-

- 1 The proposed internal and external alterations, including oak panelling in hallway, replacement oak doors and balustrading of servant's stairwell would be detrimental to the special architectural and historic interest of this Grade II Listed Building. The whole scheme would therefore be contrary to policy HD1 of the Harrogate District Local Plan and Policy E4 of the North Yorkshire County Structure Plan.

CASE NUMBER:	03/03897/FUL	WARD:	Washburn
CASE OFFICER:	Miss D S Carter	DATE VALID:	09.09.2003
GRID REF:	E 427255	TARGET DATE:	04.11.2003
	N 453452	DECISION DATE:	03.11.2003

APPLICATION NO: 6.120.7.C.FUL

LOCATION:

Woodside Farm Otley Road Beckwithshaw Harrogate North Yorkshire HG3 1QL

PROPOSAL:

Erection of two storey side extension and extension to domestic curtilage (revised scheme).

APPLICANT:

Avenir Properties Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 03.11.2008
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 31st October 2003
- 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

CASE NUMBER:	03/04311/FULMAJ	WARD:	Falls Within 2 Or More
CASE OFFICER:	Mr M A Warden	DATE VALID:	18.09.2003
GRID REF:	E 428700	TARGET DATE:	18.12.2003
	N 453600	DECISION DATE:	17.11.2003

APPLICATION NO: 6.120.26.U.FULMAJ

LOCATION:

Covance Laboratories Otley Road Harrogate North Yorkshire HG3 1PY

PROPOSAL:

Erection of two storey extension to existing laboratory building, three storey building comprising office accommodation to first & second floor & ground floor parking, extension of site access roads, and various hard and soft landscaping.

APPLICANT:

Covance Laboratories Limited

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.11.2008

- 2 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 3 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN
- 4 CB02 NO SURFACE WATER DISCHARGE TO FOUL SEWER
- 5 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 6 CB25 NO DISCHARGE UNTIL APPRVD WRKS COMPLETED
- 7 CB14 RESTRICTED RATE OF S W DISCHARGE
- 8 CB17X SITE DRAINAGE, OIL INTERCEPTOR
- 9 CB05A BUNDING OF TANKS
- 10 CN03Y NOISE REPORT TO BE SUBMITTED
- 11 Within 3 months from the commencement of the development a 'Green Travel Study' shall be carried out by a suitably qualified person, and submitted for written approval by the Local Planning Authority detailing a scheme of works/measures:

- i) To reduce depending on travel to and from work by private motor car.
- ii) To provide cycle storage.
- iii) To promote travel by public transport.
- iv) To include traffic capacity calculation for road junctions in the locality.

Any recommendations from the study that may be approved shall be implemented in full before either the laboratory or office block hereby approved first come into use and shall thereafter be maintained at all times and in the case of any recommended measures complied with at all times.

- 12 CJ02 LIGHTING SCHEME TO BE APPROVED
- 13 Within 1 year or such other period as may be approved in writing by the Local Planning Authority , the buildings identified on Site Plan Drawing No 1150/100A dated August 2003 as 'Existing building functions to be replaced by new facilities' shall be demolished and cleared from the site.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 3 HW18R ROAD SAFETY REQUIREMENTS
- 4 CB02R DRAINAGE REQUIREMENTS
- 5 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 6 CB25R TO ENSURE SITE PROPERLY DRAINED
- 7 CB14R TO PREVENT INCREASED RISK OF FLOODING
- 8 CB17XR TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 9 CB05AR PREVENT POLLUTION OF WATER ENVIRONMENT
- 10 CN03YR IN THE INTERESTS OF AMENITY
- 11 To seek to reduce travel to and from work by private motor car to encourage alternative means of transport particularly public transport cycling and pedestrian accessibility and to ensure the capacity of roads and road junctions in the area is not jeopardised in the interests of general health, amenity and the free flow of traffic.
- 12 To control and where necessary restrict the break of light from the site in the interests of amenity.
- 13 The application was submitted and determined on the advice that the buildings would be demolished when the development hereby approved was operational. The impact of the development was considered on the basis that the identified buildings would

be demolished and that the proposed development would not be an extension of the laboratory and office facilities that exist on site at the time of submission of the application were that to have been the case, given the extent of the proposed development the Local Planning Authority may have considered the development a major extension and may have determined differently given the constraints of the site and the locality.

CASE NUMBER:	03/04584/FUL	WARD:	Washburn
CASE OFFICER:	Mr M Williams	DATE VALID:	17.09.2003
GRID REF:	E 413883	TARGET DATE:	12.11.2003
	N 449446	DECISION DATE:	10.11.2003

APPLICATION NO: 6.130.50.FUL

LOCATION:

Barn At Bullpen Lane Denton Ilkley North Yorkshire

PROPOSAL:

Conversion of barn to 1 no. dwelling, demolition of existing timber building, replacement with detached double garage and new package treatment plant. (0.04 hectares).

APPLICANT:

Trustees Of The Thomas SS Black 1972 Settlement

REFUSED. Reason(s) for refusal:-

- 1 The proposed development would detract from the openness and visual amenity of the Green Belt, contrary to Local Plan Policies GB2 and GB4 and Government advice in PPG2.
- 2 The proposed development would have a significant adverse impact on the landscape of the Nidderdale AONB, contrary to Policy C1 and Government advice in PPG7.
- 3 The proposed development would detract from the character and appearance of the barn and its setting in the landscape, contrary to Policy C16.
- 4 The applicant has failed to submit a signed unilateral agreement, undertaking to make a financial contribution towards the provision of off-site open space, contrary to Policy R4.

CASE NUMBER:	03/03627/FUL	WARD:	Washburn
CASE OFFICER:	Mr M A Warden	DATE VALID:	03.09.2003
GRID REF:	E 418546	TARGET DATE:	29.10.2003
	N 450898	DECISION DATE:	27.10.2003

APPLICATION NO: 6.131.38.C.FUL

LOCATION:

Moss House Low Snowdon Otley North Yorkshire

PROPOSAL:

Conversion of redundant barn to 1 no. dwelling including new package treatment plant.
(Site area 0.098 hectares)

APPLICANT:

Mr And Mrs Crabtree

REFUSED. Reason(s) for refusal:-

- 1 The proposed development including alterations to the agricultural building, erection of open fronted garage, and change of use from agricultural to residential use with ancillary curtilage would by the domestication of the building and surroundings seriously and adversely harm the agricultural character and natural beauty of the area, which is within the Nidderdale AONB and would result in the creation of a new dwelling away from any recognised settlement in an unsustainable location in the countryside without any special justification and therefore the development would be contrary to the principles of sustainability set out in PPG1 and to local plan policies including North Yorkshire County Structure Plan Policies E1 and H5 and Harrogate District Local Plan Policies C1, C2, C15, H7 and C16.

CASE NUMBER:	03/03898/FUL	WARD:	Killinghall
CASE OFFICER:	Ms Sara Purvis	DATE VALID:	19.08.2003
GRID REF:	E 428125	TARGET DATE:	14.10.2003
	N 461098	DECISION DATE:	17.11.2003

APPLICATION NO: 6.75.25.A.FUL

LOCATION:

Scarah Farm Ripley Harrogate North Yorkshire HG3 3AY

PROPOSAL:

Conversion of barn into 1 no. 3 bedroomed dwelling.(site area 0.016 hectares)

APPLICANT:

Sir Thomas Ingilby BT MRICS FAAV

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.11.2008
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED
- 3 CD15A NO FURTHER WINDOWS IN DEVELOPMENT
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order without modification) no development within schedule 2 part 1 class A-E other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.
- 5 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 6 CD05 REVEALS: MM
- 7 CD13 WINDOW FRAME MATERIALS ... dark stained or painted timber
- 8 Details of the proposed window designs to be submitted to and agreed in writing by the Local Planning Authority and once agreed such windows shall be fitted and retained.
- 9 Notwithstanding the submitted plans the four light window in the east elevation shall be replaced with a smaller two light window, details of which are to be submitted and agreed in writing by the Local Planning Authority, and once agreed shall be implemented and retained.
- 10 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN
- 11 No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage in accordance with BS6297:1983, shall be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until it has been constructed.
- 12 Notwithstanding the submitted plans the boundary of the proposed domestic curtilage shall be formed by a shock proof fence and hedge, Details of which shall be submitted to and approved by the Local Planning Authority. The garden area of the proposed barns shall not extend beyond this boundary .
- 13 Prior to the commencement of development details shall be provided of the area to which the items currently stored around the property are proposed to be relocated . These items shall be relocated prior to the development hereby approved being brought into use.
- 14 The adjacent barn shall not be used for the keeping of livestock.
- 15 No persistently toxic chemicals shall be used in the treatment of any timbers.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD15AR PRIVACY AND RESIDENTIAL AMENITY
- 4 In order to protect the visual amenities of the surrounding area, and the character of the grade II registered historic park and garden
- 5 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 6 CD05R VISUAL AMENITY
- 7 CD13R VISUAL AMENITY
- 8 In the interests of visual amenity.
- 9 In the interests of visual amenity and the character of the building.
- 10 HW18R ROAD SAFETY REQUIREMENTS
- 11 To prevent pollution of the water environment.
- 12 In the interests of visual amenity and the character of the grade II registered park and

- garden.
- 13 In the interests of visual amenity and the character of the grade II registered park and garden.
 - 14 In the interests on residential amenity.
 - 15 In the interests of safeguarding a potential habitat for bats.

CASE NUMBER:	03/04170/FUL	WARD:	Pannal
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	04.09.2003
GRID REF:	E 431006	TARGET DATE:	30.10.2003
	N 453642	DECISION DATE:	27.10.2003

APPLICATION NO: 6.79.10076.FUL

LOCATION:

29 Mount Gardens Harrogate North Yorkshire HG2 8BS

PROPOSAL:

Erection of rear conservatory.

APPLICANT:

Mr RL Annakin

REFUSED. Reason(s) for refusal:-

- 1 The proposed conservatory due to its size and projection along the joint boundary would create an unneighbourly form of development that would overlook and harm the level of amenity currently afforded to the occupants of the adjoining property, in a manner contrary to Policies A1, H15 and HD20 of the Harrogate District Local Plan.

CASE NUMBER:	03/04177/FUL	WARD:	Pannal
CASE OFFICER:	Miss S Taylor	DATE VALID:	01.09.2003
GRID REF:	E 431022	TARGET DATE:	27.10.2003
	N 453139	DECISION DATE:	27.10.2003

APPLICATION NO: 6.79.10069.FUL

LOCATION:

5 Almsford Walk Harrogate North Yorkshire HG2 8EL

PROPOSAL:

Erection of two storey side extension, single storey rear extension and detached double garage.

APPLICANT:

Mr Ian & Mrs Jane Fryer

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.10.2008
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 15/10/2003
- 3 CD14 NO WINDOWS IN DEVELOPMENT ... West flank ... single storey rear extension
- 4 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 4 CD12R VISUAL AMENITY

CASE NUMBER:	03/04353/FUL	WARD:	Bilton 2
CASE OFFICER:	Mrs K Williams	DATE VALID:	12.09.2003
GRID REF:	E 431009	TARGET DATE:	07.11.2003
	N 457449	DECISION DATE:	03.11.2003

APPLICATION NO: 6.79.10004.A.FUL

LOCATION:

24 Meadow Way Harrogate North Yorkshire HG1 3LG

PROPOSAL:

Erection of single storey rear extension and conservatory. (Revised scheme)

APPLICANT:

Mr A Thompson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 03.11.2008
- 2 CD12A MATCHING MATERIALS
- 3 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD12AR IN THE INTERESTS OF VISUAL AMENITY

3 CC02R COMPLIANCE WITH DRAWINGS

CASE NUMBER:	03/04377/ADV	WARD:	Low Harrogate
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	04.09.2003
GRID REF:	E 429994	TARGET DATE:	30.10.2003
	N 455348	DECISION DATE:	27.10.2003

APPLICATION NO: 6.79.4483.K.ADV

LOCATION:

Parliament House 8 Parliament Terrace Harrogate North Yorkshire HG1 2QY

PROPOSAL:

Display of 1 no externally illuminated wall mounted sign (revised scheme).

APPLICANT:

Tony Johnson

REFUSED. Reason(s) for refusal:-

- 1 The proposed gable sign due to its size, illumination and location would adversely affect the character and appearance of the conservation area; contrary to Policy E4 of the North Yorkshire County Structure Plan and Policies A1 and HD22 of the Harrogate District Local Plan.

CASE NUMBER:	03/04406/FUL	WARD:	Starbeck
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	11.09.2003
GRID REF:	E 432773	TARGET DATE:	06.11.2003
	N 455854	DECISION DATE:	06.11.2003

APPLICATION NO: 6.79.9967.A.FUL

LOCATION:

16 High Street Starbeck Harrogate North Yorkshire HG2 7HY

PROPOSAL:

Erection of new shop front, erection of first floor decking with balustrade and stairway to the rear elevation (amended scheme).

APPLICANT:

Stephen Teggin

APPROVED subject to the following conditions:-

- 1 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 04.11.2003
- 2 The sun terrace shall be constructed as shown on the amended plans received on 04.11.2003 and not as shown on the originally submitted plans.

Reasons for Conditions:-

- 1 CC01R ACCORDANCE WITH DRAWINGS
- 2 For the avoidance of doubt.

CASE NUMBER:	03/04408/FUL	WARD:	Pannal
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	09.09.2003
GRID REF:	E 431123	TARGET DATE:	04.11.2003
	N 453776	DECISION DATE:	17.11.2003

APPLICATION NO: 6.79.10077.FUL

LOCATION:

11 Beechwood Grove Harrogate North Yorkshire HG2 8QP

PROPOSAL:

Erection of two storey side extension and single storey rear extension.

APPLICANT:

Mr And Mrs N Greenall

REFUSED. Reason(s) for refusal:-

- 1 The proposed development as a direct result of its size, scale and position will create an unneighbourly and overbearing form of development that would harm the level of amenity currently afforded to the occupants of no.9 Beechwood Grove in a manner contrary to Policies A1, H15 and HD20 of the Harrogate District Local Plan which seek to safeguard the quality of amenity and environment.
- 2 The proposed extension would result in the loss of an existing gap in the built form in a manner detrimental to the spatial quality and character of the area, contrary to policies A1, H15 AND HD20 of the Harrogate District Local Plan.

CASE NUMBER:	03/04460/ADV	WARD:	Starbeck
CASE OFFICER:	Mr M Parkes	DATE VALID:	18.09.2003
GRID REF:	E 432898	TARGET DATE:	13.11.2003

GRID REF: E 432898 **TARGET DATE:** 13.11.2003
N 455979 **DECISION DATE:** 27.10.2003

APPLICATION NO: 6.79.3861.C.ADV

LOCATION:

41-43 High Street Starbeck Harrogate North Yorkshire HG2 7LQ

PROPOSAL:

Display of 1 no. shop sign to side elevation (amended scheme).

APPLICANT:

Mark Leicester

APPROVED subject to the following conditions:-

- 1 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CC02R COMPLIANCE WITH DRAWINGS

CASE NUMBER: 03/04471/FUL **WARD:** Harlow Moor (3)
CASE OFFICER: Mr M Parkes **DATE VALID:** 11.09.2003
GRID REF: E 429439 **TARGET DATE:** 06.11.2003
N 454539 **DECISION DATE:** 27.10.2003

APPLICATION NO: 6.79.9916.A.FUL

LOCATION:

21 Heath Grove Harrogate North Yorkshire HG2 0PX

PROPOSAL:

Erection of single storey rear extension. (Revised scheme)

APPLICANT:

Mr B Dinsmore

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.10.2008
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
 - 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
 - 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
-

CASE NUMBER:	03/04480/FUL	WARD:	Harlow Moor (3)
CASE OFFICER:	Mr A Caines	DATE VALID:	10.09.2003
GRID REF:	E 429557	TARGET DATE:	05.11.2003
	N 454610	DECISION DATE:	27.10.2003

APPLICATION NO: 6.79.10083.FUL

LOCATION:

Pavillion Cottage Pavilion Square Harrogate North Yorkshire HG2 0PZ

PROPOSAL:

Erection of side conservatory.

APPLICANT:

Mr And Mrs Searle

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension would harm the appearance of the dwelling, setting of the surrounding Listed Buildings and character of the surrounding area, by reason of its inappropriate design and the resultant reduction in the amount and quality of open space between the adjacent buildings. This would in turn impact adversely on the character and appearance of the Harrogate Conservation Area. The proposal is therefore contrary to Harrogate District Local Plan Policies HD3, HD1, HD20, H15 & A1, North Yorkshire County Structure Plan Policy E4 and Government Planning Policy in PPG15.
-

CASE NUMBER:	03/04483/COU	WARD:	Pannal
CASE OFFICER:	Mr M Williams	DATE VALID:	11.09.2003
GRID REF:	E 431050	TARGET DATE:	06.11.2003
	N 453331	DECISION DATE:	03.11.2003

APPLICATION NO: 6.79.9233.A.COU

LOCATION:

49-51 Ash Road Harrogate North Yorkshire

PROPOSAL:

Conversion of ground floor from retail (Class A1) to 1 no. flat (re-submission)..

APPLICANT:

C/o Mr T Bleasdale

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 03.11.2008
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS

CASE NUMBER:	03/04514/FUL	WARD:	Hookstone
CASE OFFICER:	Mr M Williams	DATE VALID:	15.09.2003
GRID REF:	E 432610	TARGET DATE:	10.11.2003
	N 454920	DECISION DATE:	03.11.2003

APPLICATION NO: 6.79.10086.FUL

LOCATION:

19 Hookstone Chase Harrogate North Yorkshire HG2 7HH

PROPOSAL:

Conversion of dwelling to form 3 no. two bedroom flats, erection of single storey rear extension and rear detached single garage,

APPLICANT:

Spacliffe Property Investments Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 03.11.2008
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 Prior to the first use of the development the approved vehicle parking, manoeuvring, turning areas indicated on the submitted drawings received on 15th September 2003 shall be provided, laid out, hard surfaced, drained, marked out and made available for use. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 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 crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or Standard Detail number E6 and the Specification of the Local Highway Authority;

NOTE:

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

- 5 Details of the location and type of refuse storage areas to be provided, including means of screening, shall be submitted to the local planning authority for written approval. The approved facility shall be completed prior to the first occupation of the development hereby permitted. Once created this area shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 6 Notwithstanding the layout and details shown upon the submitted drawing(s) received on 15th September 2003 the development hereby approved shall not be commenced prior to the submission to and approval by the Local Planning Authority in writing of an amended layout and full engineering details to provide for:-

- a) the widening of the existing access to a minimum of 5.5m.
- b) the disposal of surface water from the parking area/private drive.

Thereafter the development shall be implemented in accordance with the details approved by the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 HW18R ROAD SAFETY REQUIREMENTS
- 4 HW07CR VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 5 In the interests of the visual amenity of the area.
- 6 In the interests of highway safety.

INFORMATIVES

1. Flats do not benefit from permitted development rights under the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification). As such any alterations or extensions, including replacement windows, will require formal planning permission.

CASE NUMBER:	03/04549/FUL	WARD:	New Park
CASE OFFICER:	Mrs N M Waddington	DATE VALID:	17.09.2003
GRID REF:	E 429565	TARGET DATE:	12.11.2003
	N 456950	DECISION DATE:	10.11.2003

APPLICATION NO: 6.79.7905.A.FUL

APPLICATION NO: 6.79.7905.A.FUL

LOCATION:

58 Park House Green Harrogate North Yorkshire HG1 3HW

PROPOSAL:

Erection of first floor rear extension with safety rail and installation of 1no velux window to side elevation.

APPLICANT:

Mr & Mrs J Collinge

REFUSED. Reason(s) for refusal:-

- 1 The proposed first floor extension by reason of its size, location and design is considered to represent overintensive development of the site in a manner harmful to the character and appearance of the original dwelling, and is harmful to the level of residential amenity currently afforded to the occupants of the adjacent dwellings be reason of its overshadowing of No 56 and overlooking of No 60. The proposal is therefore contrary to the provisions of Policies H15, HD20 and A1 of the Harrogate District Local Plan which seek to ensure that development proposals are not harmful to the character or appearance of the original dwelling or the amenity of neighbours.

CASE NUMBER:	03/04550/FUL	WARD:	Low Harrogate
CASE OFFICER:	Mr M Williams	DATE VALID:	19.09.2003
GRID REF:	E 430340	TARGET DATE:	14.11.2003
	N 455891	DECISION DATE:	10.11.2003

APPLICATION NO: 6.79.4988.D.FUL

LOCATION:

Acorn Lodge Hotel 1 Studley Road Harrogate North Yorkshire HG1 5JU

PROPOSAL:

Conversion of guest house (Use Class C1) to form 1no. dwelling (site area 0.035ha).

APPLICANT:

Andrew Patterson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.11.2008
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
 - 2 CC02R COMPLIANCE WITH DRAWINGS
-

CASE NUMBER:	03/04557/FUL	WARD:	Rossett
CASE OFFICER:	Mr W McEwan	DATE VALID:	25.09.2003
GRID REF:	E 429795	TARGET DATE:	20.11.2003
	N 453950	DECISION DATE:	17.11.2003

APPLICATION NO: 6.79.8722.A.FUL

LOCATION:

15 Grasmere Crescent Harrogate North Yorkshire HG2 0ED

PROPOSAL:

Conversion of loft space to form additional living accommodation with erection of 1no dormer window to side elevation and installation of 1no velux rooflight to rear.

APPLICANT:

Mr & Mrs J McPherson

REFUSED. Reason(s) for refusal:-

- 1 The proposed development by reason of its size, materials and rooftop location would create an unbalancing feature on this pair of semi-detached dwellings, appearing as an incongruous and intrusive element in the street scene with resultant harm to the character and appearance thereof and visual amenity generally. The proposal is therefore contrary to policies A1,H15 and HD20 of the adopted Harrogate District Local Plan and supplementary planning guidance.
-

CASE NUMBER:	03/04592/ADV	WARD:	Low Harrogate
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	16.09.2003
GRID REF:	E 429957	TARGET DATE:	11.11.2003
	N 455357	DECISION DATE:	10.11.2003

APPLICATION NO: 6.79.5867.J.ADV

LOCATION:

Morgan Clare 3 Montpellier Gardens Harrogate North Yorkshire HG1 2TF

PROPOSAL:

Display of 1 no externally illuminated projecting sign (revised scheme).

APPLICANT:

Mr & Mrs Allard

APPROVED subject to the following conditions:-

1 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

1 CC02R COMPLIANCE WITH DRAWINGS

CASE NUMBER:	03/04593/LB	WARD:	Low Harrogate
CASE OFFICER:	Mrs G Pinna-Morrell	DATE VALID:	16.09.2003
GRID REF:	E 429957	TARGET DATE:	11.11.2003
	N 455357	DECISION DATE:	10.11.2003

APPLICATION NO: 6.79.5867.K.LB

LOCATION:

Morgan Clare 3 Montpellier Gardens Harrogate North Yorkshire HG1 2TF

PROPOSAL:

Listed Building application for the display of 1 no externally illuminated projecting sign (revised scheme).

APPLICANT:

Mr & Mrs Allard

APPROVED subject to the following conditions:-

1 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

1 CC02R COMPLIANCE WITH DRAWINGS

CASE NUMBER:	03/04598/FUL	WARD:	New Park
CASE OFFICER:	Mr A Caines	DATE VALID:	25.09.2003
GRID REF:	E 430167	TARGET DATE:	20.11.2003
	N 456742	DECISION DATE:	10.11.2003

APPLICATION NO: 6.79.4370.A.FUL

LOCATION:

208 Skipton Road Harrogate North Yorkshire HG1 3EZ

PROPOSAL:

Erection of rear two storey detached garage and store.

APPLICANT:

Mr M Ashurst

REFUSED. Reason(s) for refusal:-

- 1 The proposed building, by reason of its size and appearance, would appear out of scale with its surroundings and would be detrimental to the character and amenity of the public right of way and locality. This is contrary to Harrogate District Local Plan policies A1 and HD20.
- 2 The proposed building by reason of its scale and proximity to the garden of 210 would appear oppressive and overbearing and would result in additional overlooking of the neighbouring gardens of 210 and 206. This would be detrimental to the level of amenity that the neighbouring occupants can expect to enjoy in their gardens and therefore harmful to their living conditions; contrary to Harrogate District Local Plan policies A1 and HD20.

CASE NUMBER:	03/04633/FUL	WARD:	New Park
CASE OFFICER:	Mr M Parkes	DATE VALID:	22.09.2003
GRID REF:	E 429374	TARGET DATE:	17.11.2003
	N 456787	DECISION DATE:	17.11.2003

APPLICATION NO: 6.79.6180.A.FUL

LOCATION:

23 Electric Avenue Harrogate North Yorkshire HG1 2BB

PROPOSAL:

Erection of two storey side extension.

APPLICANT:

Mr & Mrs Percy

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.11.2008
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 03.11.2003 dwg no RP/02
Rev C

- 3 CD12X SAMPLES OF MATCHING MATERIALS
- 4 CD04 STONWORK TO MATCH EXISTING
- 5 CD14 NO WINDOWS IN DEVELOPMENT ... northern ... extension

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
 - 2 CC01R ACCORDANCE WITH DRAWINGS
 - 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY
 - 4 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST
 - 5 CD14R PRIVACY AND RESIDENTIAL AMENITY
-

CASE NUMBER:	03/04676/FUL	WARD:	Low Harrogate
CASE OFFICER:	Ms Sara Purvis	DATE VALID:	25.09.2003
GRID REF:	E 430020	TARGET DATE:	20.11.2003
	N 455400	DECISION DATE:	17.11.2003

APPLICATION NO: 6.79.448.J.FUL

LOCATION:

Harrogate House Parliament Street Harrogate North Yorkshire HG1 2RF

PROPOSAL:

Erection of single storey extension at roof level to form additional floor.

APPLICANT:

City Loft Developments

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.11.2008
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 Notwithstanding submitted drawings large scale details of the railing shall be submitted to and approved in writing by the Local Planning Authority, prior to commencement of development, once approved such details shall be implemented and retained.

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 the interests of visual amenity.

INFORMATIVES

1. Planning permission exists for 20 no residential units within the building. This permission does not increase the total number of residential units, and therefore if any additional residential units are proposed further planning permission would be required.

CASE NUMBER:	03/04717/FUL	WARD:	Harlow Moor (3)
CASE OFFICER:	Mrs K Williams	DATE VALID:	25.09.2003
GRID REF:	E 427824	TARGET DATE:	20.11.2003
	N 455558	DECISION DATE:	03.11.2003

APPLICATION NO: 6.79.10028.A.FUL

LOCATION:

5 Queen Ethelburgas Gardens Harrogate North Yorkshire HG3 4AH

PROPOSAL:

Conversion of garage roofspace to form additional living accommodation, with erection of 1no. front dormer window and 2no rear velux rooflights. (Revised scheme)

APPLICANT:

Mr R Fiddies

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 03.11.2008
- 2 CD12A MATCHING MATERIALS
- 3 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
 - 2 CD12AR IN THE INTERESTS OF VISUAL AMENITY
 - 3 CC02R COMPLIANCE WITH DRAWINGS
-

CASE NUMBER:	03/04737/ADV	WARD:	Low Harrogate
CASE OFFICER:	Miss D S Carter	DATE VALID:	25.09.2003
GRID REF:	E 430070	TARGET DATE:	20.11.2003
	N 455420	DECISION DATE:	17.11.2003

APPLICATION NO: 6.79.3668.K.ADV

LOCATION:

Debenhams 22-30 Parliament Street Harrogate North Yorkshire HG1 2RQ

PROPOSAL:

Display of 2 no. sets of non-illuminated high level individual lettering (revised scheme).

APPLICANT:

Debenhams Retail PLC

REFUSED. Reason(s) for refusal:-

- 1 The proposed high-level lettering is detrimental to the character and appearance of the premises and the present street scene by reason of their high level position above the canopy to the front of the building and not relating to the existing shop front within the Harrogate Conservation Area. As such the proposal is contrary to policies HD3, HD22 and A1 of the Harrogate District Local Plan, which seek to safeguard the quality of amenity and environment.

CASE NUMBER:	03/04738/FUL	WARD:	Harlow Moor (3)
CASE OFFICER:	Mr A Caines	DATE VALID:	26.09.2003
GRID REF:	E 429299	TARGET DATE:	21.11.2003
	N 454698	DECISION DATE:	10.11.2003

APPLICATION NO: 6.79.3657.B.FUL

LOCATION:

116 Harlow Terrace Harrogate North Yorkshire HG2 0PP

PROPOSAL:

Erection of first floor extension on existing outbuilding/extension to form additional living accommodation.

APPLICANT:

Mr & Mrs R Finney

REFUSED. Reason(s) for refusal:-

- 1 The proposed development by reason of its height and design would result in a building that would appear out of scale with its surroundings and have an insubordinate relationship with the associated dwelling No.116. This would detract from the spatial quality and visual amenity of the locality and fail to preserve or enhance the character or appearance of the Harrogate Conservation Area. The proposal is therefore contrary to Harrogate District Local Plan Policies A1, HD3, HD20 & H15, North Yorkshire County Structure Plan Policy E4 and Government

planning guidance in PPG15, concerning development within Conservation Areas.

CASE NUMBER:	03/04747/ADV	WARD:	New Park
CASE OFFICER:	Mr W McEwan	DATE VALID:	26.09.2003
GRID REF:	E 429750	TARGET DATE:	21.11.2003
	N 456420	DECISION DATE:	03.11.2003

APPLICATION NO: 6.79.6742.F.ADV

LOCATION:

Claro Beagle P H Coppice Gate Harrogate North Yorkshire HG1 2DR

PROPOSAL:

Display of 1 no. internally illuminated double sided pole mounted poster holder.

APPLICANT:

Spirit Group

REFUSED. Reason(s) for refusal:-

- 1 The size, siting and illumination of the advertisement display in the context of nearby residential development is considered detrimental to the amenities enjoyed by the occupants of dwellings and to the appearance of the local street scene, it is therefore contrary to policies A1 and HD22 of the adopted Harrogate District Local Plan.
-

CASE NUMBER:	03/04752/FUL	WARD:	Pannal
CASE OFFICER:	Miss S Taylor	DATE VALID:	30.09.2003
GRID REF:	E 430596	TARGET DATE:	25.11.2003
	N 451419	DECISION DATE:	10.11.2003

APPLICATION NO: 6.79.10094.FUL

LOCATION:

17 Pannal Avenue Pannal Harrogate North Yorkshire HG3 1JR

PROPOSAL:

Erection of first floor rear extension, rear conservatory, single storey side extension and 2 no. front dormer windows.

APPLICANT:

Mr And Mrs Sumner

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.11.2008
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 The development hereby approved shall be constructed using the materials proposed within the application.

Reasons for Conditions:-

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

CASE NUMBER:	03/04757/LB	WARD:	Harlow Moor (3)
CASE OFFICER:	Mr A Caines	DATE VALID:	29.09.2003
GRID REF:	E 429557	TARGET DATE:	24.11.2003
	N 454610	DECISION DATE:	03.11.2003

APPLICATION NO: 6.79.10083.A.LB

LOCATION:

Pavillion Cottage Pavilion Square Harrogate North Yorkshire HG2 0PZ

PROPOSAL:

Listed Building application for erection of side conservatory.

APPLICANT:

Mr And Mrs Searle

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension would harm the appearance of the Listed Building and setting of the surrounding Listed Buildings, by reason of its inappropriate design and the resultant reduction in the amount and quality of open space between these buildings. This is contrary to Harrogate District Local Plan Policy HD1, North Yorkshire County Structure Plan Policy E4 and Government Planning Policy in PPG15.

CASE NUMBER:	03/04780/TPO	WARD:	Stray
CASE OFFICER:	Miss S Taylor	DATE VALID:	29.09.2003
GRID REF:	E 430760	TARGET DATE:	24.11.2003
	N 454505	DECISION DATE:	17.11.2003

APPLICATION NO: 6.79.7674.B.TPO

LOCATION:

10 Stray Walk Harrogate North Yorkshire HG2 8HU

PROPOSAL:

Crown thin and slight reduction of canopy to 1no Copper Beech Tree T1 of Tree Preservation Order 05/2002.

APPLICANT:

Mr & Mrs Harrison

Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:

Crown clean, removal of deadwood and corrective pruning to 1no. Copper Beech Tree T1 of Tree Preservation Order 05/2002.

Subject to the following Conditions;

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.11.2008
- 2 CL16 TREE WORK TO BS 3998

Reasons for Conditions:

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

PART TO BE REFUSED:

Crown Reduction.

- 1 The Crown reduction of the Copper Beech is considered to be unacceptable as the resulting works would have a detrimental impact on the health of the tree and could potentially be a safety hazard. The Copper Beech contributes significantly to the visual amenity of the area and any Crown reduction would compromise the contribution the tree makes to the character of the area, contrary to policy A01 of the Local Plan.

CASE NUMBER: 03/04876/FUL
CASE OFFICER: Miss J Sutcliffe
GRID REF: E 429727
N 454772

WARD: Low Harrogate
DATE VALID: 06.10.2003
TARGET DATE: 01.12.2003
DECISION DATE: 17.11.2003

APPLICATION NO: 6.79.10097.FUL

LOCATION:

15 Duchy Avenue Harrogate North Yorkshire HG2 0NB

PROPOSAL:

Erection of two storey rear extension to basement and ground floor.

APPLICANT:

Mr & Mrs L Wallace

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 5 YEARS ... 17.11.2008
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 13.11.2003
- 3 The development hereby approved shall be constructed of timber and notwithstanding the submitted plans the cherry boarding shall be constructed vertically and not horizontally.
- 4 Prior to commencement of development a sample of the cherry boarding showing the colour of the stain shall be submitted for the written approval of the Local Planning Authority. Thereafter the development shall be carried out as approved. Any subsequent treatment of the cherry boarding shall use a similar stain and colour.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 In the interests of visual amenity.

CASE NUMBER:	03/04881/FUL	WARD:	Hookstone
CASE OFFICER:	Mrs K Williams	DATE VALID:	08.10.2003
GRID REF:	E 431803	TARGET DATE:	03.12.2003
	N 454704	DECISION DATE:	10.11.2003

APPLICATION NO: 6.79.5976.B.FUL

LOCATION:

34 Arncliffe Road Harrogate North Yorkshire HG2 8NH

PROPOSAL:

Erection of single storey side and rear extension and rear conservatory. (Revised scheme).

APPLICANT:

Mr Richard Sharman

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.11.2008
- 2 CD12A MATCHING MATERIALS
- 3 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 4 The side (chamfered) elevation of the conservatory shall be fitted with obscure glazing and thereafter retained as such.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 3 CC02R COMPLIANCE WITH DRAWINGS
- 4 In the interests of the residential amenity of the occupants of No.36 Arncliffe Road.

CASE NUMBER:	03/05039/ADV	WARD:	Low Harrogate
CASE OFFICER:	Mr M Parkes	DATE VALID:	14.10.2003
GRID REF:	E 430420	TARGET DATE:	09.12.2003
	N 455280	DECISION DATE:	17.11.2003

APPLICATION NO: 6.79.1904.AG.ADV

LOCATION:

The Exchange (Formerly Copthall Tower House) Station Parade Harrogate North
Yorkshire HG1 1VE

PROPOSAL:

Display of 2 no non-illuminated banner signs (revised scheme).

APPLICANT:

Commercial Estates Management Ltd

APPROVED subject to the following conditions:-

- 1 The permission hereby granted shall be for a limited period only to expire on 17.11.04 and on the expiration of this period the banners shall be wholly removed from the building.

Reasons for Conditions:-

- 1 The advertisements are of temporary form.
-

CASE NUMBER:	03/04448/TPO	WARD:	Killinghall
CASE OFFICER:	Mrs K Williams	DATE VALID:	10.09.2003
GRID REF:	E 426850	TARGET DATE:	05.11.2003
	N 458070	DECISION DATE:	17.11.2003

APPLICATION NO: 6.93.171.E.TPO

LOCATION:

Hollins Hall Lund Lane Killinghall North Yorkshire Harrogate HG3 2GP

PROPOSAL:

Crown lift, crown thin and reduce back 1 no Horse Chestnut tree T12 of Tree Preservation Order 23/1999.

APPLICANT:

Mr Warren

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.11.2008
- 2 CL16 TREE WORK TO BS 3998

Reasons for Conditions:-

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

CASE NUMBER:	03/04818/FUL	WARD:	Saltergate
CASE OFFICER:	Miss J Sutcliffe	DATE VALID:	06.10.2003
GRID REF:	E 427775	TARGET DATE:	01.12.2003
	N 456400	DECISION DATE:	10.11.2003

APPLICATION NO: 6.93.491.B.FUL

LOCATION:

32 Trefoil Drive Harrogate North Yorkshire HG3 2WB

PROPOSAL:

Erection of rear conservatory (revised scheme).

APPLICANT:

Mrs C Thompson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.11.2008
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 Prior to the bring into use of the conservatory a trellis fence to raise the boundary fence to a height of 2 metres shall be erected along the boundary with No 3 Clover Way and thereafter shall be retained.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91 -94
 - 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
 - 3 CD12R VISUAL AMENITY
 - 4 In the interests of residential amenity.
-