

**MATTER WHICH THE SUB-COMMITTEE DEALT WITH UNDER DELEGATED POWERS**

09/05 - **PLANNING APPLICATION REFERRED TO SUB-COMMITTEE FOR DETERMINATION:** The Sub-Committee considered an application made by Ripon Cathedral Choir School for outline application for the redevelopment of school buildings and erection of 8 dwellings with access considered (Revised Scheme) (Site Area 1.718ha) at Ripon Cathedral Choir School, Whitcliffe Lane, Ripon, HG4 2LA, which had been referred up from the Planning Committee at its meeting held on 17 January 2006. The Sub-Committee made the decision indicated viz:-

(D)

**APPLICATION NO.:** 6.31.767.N.OUTMAJ

**LOCATION:**

Ripon Cathedral Choir School Whitcliffe Lane Ripon North Yorkshire HG4 2LA

**PROPOSAL:**

Outline Application for the redevelopment of school buildings and erection of 8 dwellings with access considered.(Revised Scheme) (Site Area 1.718 ha)

**APPLICANT:** Ripon Cathedral Choir School

APPROVED subject to the following conditions:-

- 1 CA063 DATES FOR SUBMISSION OF RM \_ COMMENCEMNT ... 26.01.2009
- 2 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:-

- I. The siting, design and external appearance of each building including a schedule of external materials to be used.
- II. The landscaping of the site.

Thereafter the development shall not be carried out otherwise than in strict accordance with the approved details.

- 3 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 13.01.2006
- 4 Prior to the commencement of the development hereby permitted, the following drawings and details shall be submitted to, and shall have been approved in writing by the Local Planning Authority in consultation with the Local Highway Authority:-

- (i) Detailed plans to a scale of not less than 1:500 showing the proposed highway layout, including dimensions of carriageway, footway, verge widths and visibility splays, the proposed buildings and site layout, the proposed floor levels, driveways and the drainage and sewerage system;
- (ii) Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line and channel lines of each proposed road showing the existing ground level and proposed road level, and full details of surface water drainage proposals;
- (iii) A typical highway cross-section to a scale of not less than 1:50 showing a specification for the types of construction proposed for carriageways and footways/footpaths and when requested cross-sections along the proposed roads showing the existing and proposed ground levels;
- (iv) Details of the method and means of surface water disposal;

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- (v) Details of all proposed street lighting;
- (vi) Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.

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

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

5 HW02 CON'ST ROADS/FT'WY PRIOR TO OCC OF DWLGS

6 HW03 HIGHWAY TO BE BUILT (NON-RESIDENTIAL)

7 Before there is any access or egress by construction vehicles between the highway and the application site, the approved access with the public highway (as shown on Drawing Reference SK09) shall be constructed to base macadam course level for a distance of 15 metres into the site, including the repair of any damage to the existing roads, footways and verges during construction. The road and footway shall be brought up to wearing course level within two months of the commencement of the development unless approved otherwise in writing. All the works for the construction of the road and footway shall be in accordance with the specification of the Local Highway Authority.

8 HW05 DETL'D PLANS ACCESS ARRANG'MTS (PRIVATE)

9 Prior to the first use of the development the approved vehicle parking, manoeuvring, turning areas indicated on the submitted drawings [as amended in respect of the parking to the south of Red Bank Lane by drawing ref SK08 rev B, submitted with application 6.31.767.L.OUT] 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.

10 The dwellings hereby permitted shall not be occupied before the Arts facilities have been completed and made available for public use to the satisfaction of the Local Planning Authority.

11 The application for Reserved Matters shall include either:-

i) Full details of open space to serve the development in accordance with Policy R4 of the Harrogate District Local Plan to be submitted to and approved by the Local Planning Authority and agreement has been reached with the Local Planning Authority as to provision of the same and its subsequent management and maintenance.

ii) Alternative arrangements for the provision of open space have been submitted to and approved in writing by the Local Planning Authority.

Reasons for Conditions:-

- 1 CA063R TO COMPLY WITH SECTIONS 91 - 94
- 2 CA01AR SAFEGUARD RIGHTS OF CONTROL
- 3 CC01R ACCORDANCE WITH DRAWINGS

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- 4 HW01R ROAD SAFETY REQUIREMENTS
- 5 HW02R ROAD SAFETY REQUIREMENTS
- 6 HW03R ROAD SAFETY REQUIREMENTS
- 7 HW04R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 8 HW05R ROAD SAFETY REQUIREMENTS
- 9 HW18R ROAD SAFETY REQUIREMENTS
- 10 In order to secure the provision of community facilities in accordance with Local Plan Policy CF9.
- 11 In order to comply with the requirements of Local Plan Policy R4.

## **INFORMATIVES**

- 1 In imposing Condition 4 it is recommended that before a detailed planning submission is made, a draft layout be produced and be the subject of a discussion between the applicant, the Highway Authority and the local planning authority in order to avoid abortive work. The agreed drawings must finally be approved by the local planning authority for the purposes of this condition.
- 2 Red Bank Lane is adopted. Plan (SK) 09 shows changes to Red Bank Lane including a new turning head. The applicant should be made aware that construction of any new road will be to NYCC Specification, and that a Section 278 Agreement will be required along with a Stopping-Up Order.

## **JUSTIFICATION FOR GRANTING CONSENT:**

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

This application was APPROVED, contrary to the Officer's recommendation and objective Policy H6 on the following basis:-

- The proposed development is considered to be mixed development, which complies with Local Plan Policy CF9.
- The housing would be on previously developed land, and the development would benefit the Choir School and the local community, and these advantages are considered to outweigh the harm to policy.
- The proposed development is considered an enabling development.

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(Mr Oglamby attended the meeting and spoke to the item as an objector under the Council's Opportunity to Speak Scheme).

(Mr Wildblood attended the meeting and spoke to the item as the applicant's agent under the Council's Opportunity to Speak Scheme).

(Councillor de Courcey-Bayley declared a personal interest in this item on the basis that her son was formerly a chorister at Ripon Cathedral and a pupil at the school, but on the basis that the interest was not prejudicial, she remained in the meeting and took part in the debate and voted thereon).

(Councillor Williams declared a personal interest in this item on the basis that he had attended meetings of an informal Steering Group, which had met and discussed a previous application, which was subsequently withdrawn, but on the basis that the interest was not prejudicial, he remained in the meeting and took part in the debate and voted thereon).

(Councillor Willis declared a personal interest in this item on the basis that he was a freelance journalist and had reported on issues involving the Choir School, but on the basis that the interest was not prejudicial, he remained in the meeting and took part in the debate and voted thereon).

(Councillor Wilson declared a personal interest in this item on the basis that the applicant's agent was personally known to him, but on the basis that the interest was not prejudicial, he remained in the meeting and took part in the debate and voted thereon).

(Thirteen Members voted for the motion, one voted against and there was one abstention).