

**DISTRICT DEVELOPMENT SUB-COMMITTEE
HELD ON 30 NOVEMBER 2006
(FROM 4.30 PM TO 4.53 PM)**

PRESENT: Councillor Harrison in the Chair. Councillors Robin Adderley, Mrs Atkinson, Beer, Broadbank, Clark, Galloway, Grange, Charlie Powell, Dr Rothwell, Wilson and Wren.

Late Arrivals: Councillor Beer at 4.33 pm.

Early Departures: None.

17/06 - **APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES:** There were no apologies for absence. Notification had been received that Councillor Beer was to act as substitute for Councillor Webber and Councillor Wren for Councillor de Courcey-Bayley.

18/06 - **DECLARATIONS OF INTEREST:** There were no declarations of interest.

19/06 - **EXEMPT INFORMATION:** There were no exempt information items.

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

20/06 (01) - **PLANNING APPLICATION REFERRED TO SUB-COMMITTEE FOR DETERMINATION:** The Sub-Committee considered an application made by Mr Grange, for the conversion of a farm building to form one detached dwelling (site area 0.17 ha) (revised scheme) at farm buildings to the north of White Wall Farm, White Wall Lane, Felliscliffe, Harrogate, HG3 2JZ, which had been referred up from the Planning Committee at its meeting held on 21 November 2006.

The Sub-Committee made the decision indicated viz:-

(D)

20/06 (01)

CASE NUMBER: 06/02700/FUL
GRID REF: EAST 423610 NORTH 456900

APPLICATION NO.: 6.99.26.N.FUL

LOCATION:

Farm Buildings To The North Of White Wall Farm White Wall Lane Felliscliffe Harrogate North Yorkshire HG3 2JZ

PROPOSAL:

Conversion of farm building to form 1 detached dwelling (Site Area 0.13ha) (Revised Scheme).

APPLICANT: Mr M Grange

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 30.11.2009.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by the attached plan received by the Council of the Borough of Harrogate on the 27th October 2006 and as modified by the conditions of this consent.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, garages and roof or dormer windows other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.
- 4 All new doors and windows shall be set back a minimum of 100 mm from the external face of the walls to form reveals to the satisfaction of the Local Planning Authority.
- 5 The 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.
- 6 Prior to the first occupation of the development hereby permitted, the access 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 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.

- 7 Samples of the materials it is intended shall be used externally in the construction of the roof and walls of the development 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.
- 8 Notwithstanding the submitted details, the rooflights of the development hereby approved shall be low-profile, recessed conservation type unless otherwise agreed in writing with the Local Planning Authority.
- 9 Notwithstanding the submitted details, all external pipes, gutters and rainwater goods shall be black.
- 10 Notwithstanding the submitted details, no fascia boards shall be added to the building.
- 11 Prior to the commencement of the development hereby permitted, the cow cubicle and pole barn shall be removed and cleared from the site.
- 12 The first floor window in the south elevation shall be obscure glazed and non-opening.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure that the development is carried out in accordance with the approved drawings.
- 3 In order to protect the visual amenities of the surrounding area in view of the prominence of this site.
- 4 In the interests of visual amenity.
- 5 In the interests of visual amenity.
- 6 To ensure a satisfactory means of access to the site from the public highway, in the interests of vehicle and pedestrian safety and convenience.
- 7 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 8 In the interests of visual amenity
- 9 In the interests of visual amenity
- 10 In the interests of visual amenity
- 11 In the interests of visual amenity and the conservation of the landscape of the AONB.
- 12 In the interests of residential amenity

INFORMATIVE

- 1 This planning permission relates solely to the conversion of the existing building; any demolition and rebuilding (including cladding) would render the permission inoperable and invalid.
- 2 This development is subject to a Planning Obligation made under Section 106 of the Town and Country Planning Act 1990.

JUSTIFICATION FOR GRANTING CONSENT

Since the proposal is subject to a Section 106 agreement restricting the ownership and occupancy of the large agricultural building, the proposed development is considered to be in accordance with development plan policies.

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