
30/06 (01)

**CASE NUMBER: 06/06113/DVCON
GRID REF: EAST 431444 NORTH 451224**

APPLICATION NO.: 6.79.10400.A.DVCON

LOCATION:

Rosemere Walton Avenue Pannal Harrogate North Yorkshire HG3 1EX

PROPOSAL:

Deletion of Condition No 4 of Permission No 6.79.10400.OUT to allow vehicular access off Drury Lane.

APPLICANT: Mr A Beecher

APPROVED subject to the following conditions:-

1 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:-

- I. The design and external appearance of each building including a schedule of external materials to be used.
- II. The landscaping of the site.
- III. The means of sewage and surface water disposal.
- IV. The means of access to the site.

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

2 Application for approval of the reserved matters shall be made to the Local Planning Authority not later than 21.09.2007. The development hereby permitted shall be begun on or before whichever is the later of the following dates -

- I. 21.09.2009
- II. The expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

3 The development 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 11 January 2007 and as modified by the conditions of this consent.

4 The blocks shown on the amended plans approved under Condition 3 of planning

permission Ref 6.79.10400.OUT are for illustrative purposes only, and do not represent the approved outline of the proposed dwellings.

- 5 The application for Reserved Matters shall include either:
 - i) Full details of open space to serve the development in accordance with Policy IMP2 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 To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
- 2 To ensure compliance with sections 91-94 of the Town and Country Planning Act 1990.
- 3 In order to ensure that the development is carried out in accordance with the approved drawings.
- 4 To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
- 5 In order to secure compliance with Policy IMP2 of the Harrogate District Local Development Framework in relation to the provision of open space for residential development.

JUSTIFICATION FOR GRANTING CONSENT

The proposal would not harm road safety or the character and appearance of the area and is considered to be acceptable. The proposal accords with the provisions of the development plan and there are no other material considerations in this instance that warrant setting aside local plan policies.

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

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

(Three Members voted for the motion and two voted against).

