

DISTRICT DEVELOPMENT SUB-COMMITTEE

DISTRICT DEVELOPMENT SUB-COMMITTEE HELD ON 8 FEBRUARY 2007 (FROM 4.30 PM TO 4.35 PM); RECONVENING (5.30 PM TO 6.20 PM)

PRESENT: Councillor Harrison in the Chair. Councillors Broadbank, Hawkins, Chris Lewis, Charlie Powell and Webber.

Late Arrivals: None.

Early Departures: None.

26/06 - **APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES:** Apologies for absence were received from Councillors Robin Adderley, Mrs Atkinson, Clark, Cooper, de Courcey-Bayley, Freeman, Galloway, Grange, Peter Philips and Wilson. Notification had been received that Councillor Hawkins was to act as substitute for Councillor Dr Rothwell.

27/06 - **DECLARATIONS OF INTEREST:** Councillor Harrison declared an interest in Minute No. 30/06, and on the basis that the interest was prejudicial, he left the meeting prior to consideration of the item.

Councillors Hawkins and Chris Lewis declared a personal interest in Minute No. 30/06, on the basis that the Leader of the Council, Councillor Dr Gardner was known to them, but on the basis that the interest was not prejudicial, they remained in the meeting, took part in the debate and voted thereon.

28/06 - **MINUTES:** It was noted that Minute No. 25/06 was dealt with in exempt session and there was an unpublished Minute, which had not been referred to in the published Minute. Subject to this amendment, the Minutes of the meeting of the Sub-Committee held on 25 January, 2007 were approved as a correct record and signed by the Chair.

(Five Members voted for the motion and there was one abstention.)

29/06 - **EXEMPT INFORMATION:** The Chief Solicitor advised that there was an exempt appendix in relation to Application No. 6.7910400/A.DVCON.

The Chief Solicitor advised that it was necessary for the Sub-Committee to appoint a Chairman, in the absence of Councillor Harrison, who had declared a prejudicial interest and left the meeting.

It was then moved and seconded in favour of Councillor Charlie Powell to serve as Chairman of the Sub-Committee.

(Unanimous decision).

At this juncture Councillor Charlie Powell advised that the meeting would adjourn and reconvene at 5.30 pm.

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MATTERS WHICH THE SUB-COMMITTEE DEALT WITH UNDER DELEGATED POWERS

30/06 (01) - **PLANNING APPLICATIONS REFERRED TO SUB-COMMITTEE FOR DETERMINATION:** The Sub-Committee considered an application made by Mr A Beecher for the deletion of condition no. 4 of permission no. 6.79.10400.OUT to allow vehicular access off Drury Lane at Rosemere, Walton Avenue, Pannal, Harrogate, HG3 1EX, which had been referred up from the Planning Committee at its meeting held on 16 January 2007. The Sub-Committee made the decision indicated viz.

(D)

30/06 (02) - The Sub-Committee also considered an application made by Mr A Beecher for a reserved matters application under outline permission 6.79.10400.OUT for erection of two dwellings and detached double garages with access, external appearance, siting and design considered (site area 0.2 ha) at Rosemere, Walton Avenue, Pannal, Harrogate, HG3 1EX, which had been referred up from the Planning Committee at its meeting held on 16 January 2007. The Sub-Committee made the decision indicated viz.

(D)

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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.

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- 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).

CASE NUMBER: 06/05844/REM
GRID REF: EAST 431444 NORTH 451224

APPLICATION NO.: 6.79.10400.B.REM

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LOCATION:

Rosemere Walton Avenue Pannal Harrogate North Yorkshire HG3 1EX

PROPOSAL:

Reserved matters application under outline permission 6.79.10400.OUT for erection of 2 dwellings and detached double garages with access, external appearance, siting and design considered. (Site Area 0.2 ha)

APPLICANT: Mr A Beecher

REFUSED. Reason(s) for refusal:-

- 1 The proposed development would appear out of keeping with the character of the area by reason of the massing and design of the proposed dwellings and the use of materials, in particular the proportions of glazing and render on the elevations, which are considered to be unsympathetic to neighbouring buildings, contrary to Harrogate District Local Plan Policies HD20 and A1.

(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).

(Four Members voted for the motion and one voted against).

(Councillor Charlie Powell wished it to be recorded that he had voted against).