

**PLANNING COMMITTEE**

**DATE:** Tuesday, 9 March 2021

**TIME:** 2.00 pm

**VENUE:** Online only - Due to Covid-19, this meeting will be held remotely and will be livestreamed here: <https://bit.ly/HarrogateYouTube> (Copy and paste the link in your browser).

**Notice is hereby given** that the above meeting will take place for the purpose following and, by virtue of Section 100B(4)(b) of the Local Government Act 1972, any other matter(s) which the Chair considers should be dealt with at the meeting as a matter of urgency.

**AGENDA**

Item	Title	Page Number
1.	<b>APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES:</b>	
2.	<b>DECLARATIONS OF INTEREST:</b> Members to advise of any declarations of interest.	
3.	<b>MINUTES:</b> of the meeting of the Committee held on the 16 February 2021.	5 - 14
4.	<b>EXEMPT INFORMATION:</b> To determine whether to exclude the press and public during the consideration of any exempt information items.	
<b><u>MATTERS FOR THE COMMITTEE TO DEAL WITH UNDER DELEGATED POWERS</u></b>		
5.	<b>LIST OF PLANS:</b> To determine applications or make observations on applications made under the Town and Country Planning Act 1972 and the Planning (Listed Buildings and Conservation Areas) Act 1990.	
1.	<b>19/02603/REMAJ - Land Comprising Field at New Lane, Green Hammerton, YO26 8BN</b>	15 - 38

- |    |   |          |
|----|---|----------|
| 2. | <b>16/03847/FUL - 5 Park Street, Ripon, HG4 2AX</b>   | 39 - 50  |
| 3. | <b>16/03848/LB - 5 Park Street, Ripon, HG4 2AX</b>  | 51 - 62  |
| 6. | <b>APPLICATIONS DETERMINED UNDER THE PLANNING SCHEME OF DELEGATION:</b><br>The Executive Officer – Development Management and Building Control submitted a list of planning applications determined under delegated powers, and also those delegated to himself in consultation with the Chair and Vice Chair of the Committee, which had been approved since the last meeting. | 63 - 278 |

**MEMBERSHIP:** Councillor John Mann (Chair). Councillor Nigel Simms, Councillor Margaret Atkinson, Councillor Bernard Bateman, MBE, Councillor Trevor Chapman, Councillor Jim Clark, Councillor Sid Hawke, Councillor Pat Marsh, Councillor Stuart Martin, MBE, Councillor Zoe Metcalfe, Councillor Andrew Paraskos and Councillor Robert Windass.

Members are reminded that in order to expedite business at the meeting and enable Officers to adapt their presentations to address areas causing difficulty, they are encouraged to contact Officers prior to the meeting with questions on technical issues in reports.

Please contact Charles Casey - Democratic Services Officer if you have any queries or need further information on this agenda - telephone or email 01423 500600, [democraticservices@harrogate.gov.uk](mailto:democraticservices@harrogate.gov.uk).

**PLANNING COMMITTEE  
16 FEBRUARY 2021  
(FROM 2.00 PM TO 4.45 PM)**

**PRESENT:** Councillor John Mann in the Chair. Councillors Margaret Atkinson, Trevor Chapman, Jim Clark, Sid Hawke, Sue Lumby, Pat Marsh, Stuart Martin, Zoe Metcalfe, Victoria Oldham, Andrew Paraskos and Nigel Simms.

**Late Arrivals:** Councillor Jim Clark at 2.30 pm

**Early Departures:** None

75/20 – **APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES:** Apologies for absence had been received from Councillors Bernard Bateman and Robert Windass.

76/20 – **DECLARATIONS OF INTEREST:** There were no declarations of interest declared at the meeting.

77/20 – **MINUTES:** The Minutes of the meeting of the Committee held on 26 January 2021 were approved as a correct record and signed by the Chair.

(Nine members voted for and there were two abstentions.)

78/20 – **EXEMPT INFORMATION:** There were no exempt information items.

**MATTERS WHICH THE COMMITTEE DEALT WITH UNDER DELEGATED POWERS**

79/20 – **LIST OF PLANS:** In accordance with the Scheme of Delegation, the Committee made the following decisions:

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**79/20(01)**

**CASE NUMBER: 19/04146/REMMAJ  
GRID REF: EAST 431853 NORTH 456117**

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**APPLICATION NO.:** 6.79.13586.A.REMMAJ

**LOCATION:**

Land Comprising Field At 431853 456117 Kingsley Drive Harrogate North Yorkshire

**PROPOSAL:**

Reserved matters application for the erection of 70 dwellings with Appearance, Landscaping, Layout and Scale considered under outline permission 17/04277/OUTMAJ.

**APPLICANT:** Stonebridge Projects Limited and

APPROVED subject to the following conditions:-

- 1 The development to which this approval of reserved matters relates shall be begun on or before 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.
- 2 The development to which the reserved matters hereby approved relates shall be undertaken in accordance with the submitted details as amended by other conditions of consent and the following approved plans:

GD-01 Typical Brick Single Garage (Side Gable) dated 14/01/2013  
PA-KFP2-02 issue N Proposed Planning Layout dated 09.12.20  
R/1872/5J Landscape Masterplan dated Dec 20  
SD-25 1.2m Waney Lap Fence with 0.3m Square Trellis above dated 04/05/16  
SD-26 1.8mm Closeboarded Fence dated 04/05/16  
SD-49 1.8mm Brick Wall Pier with Closeboarded Fence Infill Panels dated 20/03/18

House Type Elevations -

1 Bed Afford (A)-803; '1 Bed Affordable (A) ' Dated 05.07.2019  
2 Bed Aff. C-803; '2 Bed Aff. C' Standard Dated 04.12.20  
3 Bed Afford (A)-803; '3 Bed Afford (A) ' Standard Dated 05.07.2019  
Belfry-803 Revision A; 'Belfry' Standard Dated 15.06.2020  
Calgary-803 Revision A; 'Calgary' Standard Dated 05.07.2019  
Camberley-803; 'Camberley' Standard  
Goodwood-803; 'Goodwood' Standard  
Hamilton "A"-803 Revision B; 'Hamilton "A"' Standard Dated 05.07.2019  
Hamilton "B"-803 Revision A; 'Hamilton "B"' Standard Dated 05.07.2019  
Longwood-803; 'Longwood' Standard  
Lyth/V3/Pd-02; 'Lytham' Dated 26.04.2019  
Newport-803; 'Newport' Standard Dated 05.07.2019  
Sandhills-803 Revision A; 'Sandhills' Standard Dated 05.07.2019  
Troon-803; 'Troon' Standard  
Turnberry-803 Revision B; 'Turnberry' Standard Dated 05.07.2019  
Weston-803 Revision A; 'Weston' Standard Dated 05.07.2019

House Type Floor Plans -

1 Bed Afford (A)-801; '1 Bed Affordable (A) ' Dated 20.11.2019  
2 Bed Aff. C-801(SC); '2 Bed Aff. C' Standard Dated 04.12.20  
3 Bed Afford (A)-801(SC); '3 Bed Afford (A) ' Standard Dated 20.11.2019  
Belfry-801(SC); 'Belfry' Standard Dated 15.06.2020  
Calgary-801(SC); 'Calgary' Standard Dated 20.11.2019  
Camberley-801(SC); 'Camberley' Standard  
Goodwood-801(SC); 'Goodwood' Standard  
Hamilton "A"-801(SC); 'Hamilton "A"' Standard Dated 20.11.2019  
Hamilton "B"-801(SC); 'Hamilton "B"' Standard Dated 20.11.2019  
Longwood-801; 'Longwood' Standard  
Lytham-801(SC); 'Lytham' Standard Dated 20.11.2019  
Newport-801(SC); 'Newport' Standard Dated 20.11.2019  
Sandhills-801(SC); 'Sandhills' Standard Dated 20.11.2019

Troon-801(SC); 'Troon' Standard  
Turnberry-801; 'Turnberry' Standard Dated 20.11.2019  
Weston-801(SC); 'Weston' Standard Dated 20.11.2019

- 3 Before any operations commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) and any materials are brought onto the site or any development is commenced, the developer shall have fully implemented the protective fencing to root protection areas in strict accordance with Appendices 2 and 4 of the JCA Limited Phase 2 Arboricultural Method Statement to BS 5837:2012 Ref 12873g/E-Rev 3 around the trees or shrubs or planting to be retained, as indicated on the approved plan and for the entire area as specified in accordance with BS 5837:2012. The developer shall retain throughout the development process, including during the planting of the trees, the protective fencing to the root protection areas until all development the subject of this permission is completed and no level changes or digging of the land within the fenced areas shall take place without the written approval of the Local Planning Authority. A monthly progress report by an arboricultural consultant demonstrating that the trees are being protected in strict accordance with the terms of this permission shall be submitted to the Local Planning Authority during the course of the development.
- 4 The dwellings hereby approved shall be constructed in accordance with, or to specifications greater than those set out within, the Award Energy Consultants Energy Report dated July 2020.
- 5 Prior to the commencement of external walling of the dwellings hereby approved details of tree and shrub types and species, a programme of planting and the timing of implementation of the landscaping scheme shown on drawing R/1872/5J shall have been submitted to and approved in writing by the Local Planning Authority. The planting shall be undertaken in strict accordance with the approved details.
- 6 Prior to the commencement of external walling of the dwellings hereby approved details of the measures to be provided to preclude the use of private drive serving plots 6-10 as a through route to the adjacent "Kingsley Farm Phase 1" development, other than in the case of emergency, shall be submitted to and approved by the Local Planning Authority. The measures shall be installed concurrently with the formation of that private drive and thereafter maintained at all times, other than in the event of the private drive being used as an emergency link for the duration of any closure of the highway route between plots 1 and 49, as hereby approved, and plot 32 of the "Kingsley Farm Phase 1" development.
- 7 Prior to the commencement of external walling of the dwellings hereby approved details of outbuildings suitable for cycle accommodation, including their locations on plots 7, 8, 10 to 17, 32 to 35, 37 to 42, 44 to 49, 51, 52, 56 to 61, and 64 to 67 shall have been submitted to and approved in writing by the Local Planning Authority. Each outbuilding shall be provided before the first occupancy of the dwellinghouse on those plots.

- 8 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 9 The highway routes to southern and northern boundaries of the application site shall be completed prior to, respectively, the first occupation of plots 23 to 26 and 46 to 48, as identified on Layout drawing PA-KFP2-02 rev N.
- 10 Concurrent with the external walling of the dwellings on plots 1, 4, 5, 43, 44/45, 50, 52, 53, 55 and 58 a sparrow terrace shall be provided in strict accordance with the details shown on Landscape Masterplan drawing R/1872/5J and contained within the Wold Ecology Ltd Constructional Ecological Management Plan and Ecological Enhancement Management Plan July 2020, "Sparrow terrace 1SP".
- 11 Concurrent with the external walling of the dwellings on plots 63, 64/65, 66/67, 69 and 70 a swift brick shall be provided in strict accordance with the details shown on Landscape Masterplan drawing R/1872/5J and contained within the Wold Ecology Ltd Constructional Ecological Management Plan and Ecological Enhancement Management Plan July 2020, "Schwegler swift box#18".
- 12 Lighting columns and any security lights which may be fitted to the dwellings hereby approved shall be installed in strict accordance with the specification set out in the Wold Ecology Ltd Constructional Ecological Management Plan and Ecological Enhancement Management Plan July 2020.
- 13 Further to the details shown on the Landscape Masterplan drawing R/1872/5J prior to the first occupation of the dwellings on plots 7 and 8 a bat box shall have been located on Tree T36 in strict accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority.
- 14 Prior to the first occupation of the dwellings on plots 6, 10/11, 16/17, 21, 25, 26, 28, 32/33 and 37/38 bat boxes in strict accordance with the details shown on the Landscape Masterplan drawing R/1872/5J and contained within the Wold Ecology Ltd Constructional Ecological Management Plan and Ecological Enhancement Management Plan July 2020, "Schwegler 1FR Boxes", shall have been located on those dwellings.
- 15 Prior to the first occupation of the dwellings on plots 32 and 46 hedgehog boxes in strict accordance with the details shown on the Landscape Masterplan drawing R/1872/5J and contained within the Wold Ecology Ltd Constructional Ecological Management Plan and Ecological Enhancement Management Plan July 2020, shall have been located on land adjacent to those dwellings.
- 16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification),

- a) no extensions shall be erected on plots 15-17,
  - b) no outbuilding other than that approved under the terms of condition 7 above, or an equally sized and located replacement of that outbuilding, shall be sited shall be located on plots 15-17,
  - c) no outbuilding or extension shall be located within the areas on plots 23, 25, 30-33, and 35-43 identified as being a tree root protection area on the JCA Associates Tree Protection Plan, Appendix 4 of the JCA Limited Phase 2 Arboricultural Method Statement to BS 5837:2012 Ref 12873g/E-Rev 3, and
  - d) no two storey rear extensions or dormer windows shall be erected on plots 60-67,
- without the grant of further specific planning permission from the Local Planning Authority.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91 -94 of the Town and Country Planning Act 1990.
- 2 To secure the satisfactory implementation of the proposal.
- 3 To ensure the protection of the trees or shrubs during the carrying out of the development.
- 4 To ensure the proposed dwellings reduce their energy and natural resources consumption.
- 5 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity and ecology.
- 6 In the interests of amenity.
- 7 To ensure appropriate accommodation is made for bicycles.
- 8 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 9 To ensure the residential amenity of the occupiers of those properties is not adversely affected by construction works and to ensure connectivity between allocated housing sites.
- 10 to 15. To ensure the development provides appropriate ecological mitigation.
- 16 To ensure no adverse impacts arise on surrounding trees and to ensure no undue loss of residential amenity.

**INFORMATIVES**

- 1 Further to condition 3 the retention of an arboricultural consultant will aid in the development process where it applies to trees in all forms e.g. no dig road, Root Protection Area enforcement and tree planting.
- 2 This development is subject to a Planning Obligation made under Section 106 of the Town and Country Planning Act 1990 which addresses the provision of affordable housing, on-site open space management arrangements, and education, open space and travel plan contributions/fees.
- 3 Trees on the site to which this permission relates are subject to a Tree

Preservation Order and may not be lopped, topped or felled without the prior written consent of the Borough Council, unless the tree work has already been approved under cover of a planning permission which is being implemented. Any person undertaking work to protected trees without written consent is liable to prosecution. Application forms are available from the Councils Department of Development Services.

- 4 The development shall be undertaken also in strict accordance with the terms of the outline permission and which include the replanting of any trees or shrubs comprising the approved landscaping schemes that die within five years of the date of the completion of implementation of that scheme.

David Jack (Objector) and Becky Lomas (Agent) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme.

The officer's recommendations that the application be 'approved subject to conditions' were moved and seconded. On a vote being taken nine Members voted for the officer's recommendations and there were three abstentions therefore the officer's recommendations were approved.

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**79/20(02)**

**CASE NUMBER: 20/01169/FULMAJ  
GRID REF: EAST 436168 NORTH 456250**

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**APPLICATION NO.:** 6.100.13573.FULMAJ

**LOCATION:**

Land Northeast Of 65 Wetherby Road Knaresborough North Yorkshire HG5 8LH

**PROPOSAL:**

Development of 69 Retirement Apartments with care (Use Class C2) including the demolition of existing buildings, formation of new vehicular access, parking, retaining structures, hardstanding, sewer diversion, erection of substation, refuse and maintenance stores, with associated works to trees, landscaping, formation of communal facilities and amenity space.

**APPLICANT:** Gladman Retirement Living

REFUSED. Reason(s) for refusal:-

- 0 The proposed retirement apartments with care (Use Class C2) would, by virtue of their design, height and massing, constitute an over-intensive development of the site. The proposal would therefore result in harm to local distinctiveness and is contrary to guidance in paragraph 127 of the National Planning Policy Framework and Local Plan Policy HP3.

Councillor Phil Ireland (Ward Member for Knaresborough Aspin and Calcutt), Stephen Benn (Objector) and Robert Gaskell (Applicant) attended the meeting and



spoke to the item under the Council's Opportunity to Speak Scheme.

The officer's recommendations that the application be 'deferred and approved subject to conditions and a s106 agreement securing the C2 Use and the Biodiversity Enhancement Management Plan' was proposed but there was no seconder therefore it was proposed and seconded that, on the grounds listed above, the application be refused. On a vote being taken eleven Members voted for the motion and there was one abstention therefore the motion to refuse was approved.

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**79/20(03)**

**CASE NUMBER: 20/04935/RG3  
GRID REF: EAST 434271 NORTH 457394**

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**APPLICATION NO.:** PP-09266927

**LOCATION:**

Conyngham Hall Bond End Knaresborough North Yorkshire

**PROPOSAL:**

Resurfacing of existing footpaths and construction of a new footpath following the heavily used desire line to the River Nidd used by the bed race route. Creation of timber steps on a steeply sloping section of Collins Bank; Installation of wooden finger posts as directional way markers and installation of wooden benches.

**APPLICANT:** Department Of Parks And Environment

APPROVED

**INFORMATIVES**

- 1 Public Rights of Way
  - i) There is a Public Right of Way or a 'claimed' Public Right of Way within or adjoining the application site boundary - please see the attached plan.
  - ii) If the proposed development will physically affect the Public Right of Way permanently in any way an application to the Local Planning Authority for a Public Path Order/Diversion Order will need to be made under S.257 of the Town and Country Planning Act 1990 as soon as possible. Please contact the Local Planning Authority for a Public Path Order application form.
  - iii) If the proposed development will physically affect a Public Right of Way temporarily during the period of development works only, an application to the Highway Authority (North Yorkshire County Council) for a Temporary Closure Order is required. Please contact the County Council or visit their website for an application form.
  - iv) The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as an alternative route has been provided by either a temporary or permanent Order.
  - v) It is an offence to obstruct a Public Right of Way and enforcement action can be taken by the Highway Authority to remove any obstruction.

vi) If there is a "claimed" Public Right of Way within or adjoining the application site boundary, the route is the subject of a formal application and should be regarded in the same way as a Public Right of Way until such time as the application is resolved.

vii) Where public access is to be retained during the development period, it shall be kept free from obstruction and all persons working on the development site must be made aware that a Public Right of Way exists, and must have regard for the safety of Public Rights of Way users at all times.

Michael Hill (Objector), Andrew Willoughby (Supporter) and Jonathan Clubb and Jennifer Love (Agents) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme.

The officer's recommendations that the application be 'approved' were moved and seconded. On a vote being taken ten Members voted for the officer's recommendations and there were two abstentions therefore the officer's recommendations were approved.

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**79/20(04)**

**CASE NUMBER: 20/02301/DVCON  
GRID REF: EAST 431439 NORTH 457811**

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**APPLICATION NO.:** 6.79.5967.G.DVCON

**LOCATION:**

Woodside Farm Milners Lane Harrogate HG1 4DH

**PROPOSAL:**

Variation of condition 2 of planning permission 18/03501/FUL to allow alterations to position of two storey link extension, use of aluminium framing to glazing system in lieu of frameless structural glass, removal of two windows on side elevation and installation of window to rear elevation.

**APPLICANT:** Mrs Kath Martin

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 19.02.2022.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as modified by the conditions of this consent:

965.606 Revision A Elevations as Proposed - received 18 September 2020

965.604 Revision A Ground Floor Plan as Proposed - received 18 September 2020

965.605 First Floor Plan as Proposed - received 29 June 2020

- 3 The external materials of the development hereby approved shall match those as existing to the host dwelling.

- 4 All new doors and windows shall be set back from the external face of the walls to form reveals to match the existing to the host dwelling.
- 5 The proposed windows and doors shall be painted a neutral tone and this appearance shall be maintained at all times in perpetuity.
- 6 Works to dismantle the existing link building shall be undertaken by hand with care, alert to the potential presence of bats, particularly during the removal of fascia boards, flashing and hanging tiles. In the event of the discovery of any bats or signs of bats during the course of works, works must cease, pending the provision of professional ecological advice, which must be followed accordingly.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of visual amenity of the host dwelling and locality.
- 4 In the interests of visual amenity of the host dwelling and locality.
- 5 In the interests of visual amenity of the host dwelling and locality.
- 6 In the interests of protected species and ecology.

**INFORMATIVES**

- 1 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 (1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in a lawful manner. Natural England can be contacted at consultations@naturalengland.org.uk, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.

The officer's recommendations that the application be 'approved subject to conditions' were moved and seconded. On a vote being taken twelve Members voted for the officer's recommendations therefore the officer's recommendations were approved.

80/20 – **APPLICATIONS DETERMINED UNDER THE PLANNING SCHEME OF DELEGATION:** The Executive Officer – Development Management and Building Control submitted a list of planning applications determined under delegated powers, and also those delegated to himself in consultation with the Chair and Vice Chair of the Committee, which had been approved since the last meeting.

**RESOLVED UNANIMOUSLY:**

That the report be received.

(D)

**Case No.** 19/02603/REMMAJ

**Item No.01**

**Location:** Land Comprising Field At 446321 456601, New Lane, Green  
Hammerton, North Yorkshire

**Proposal:** Reserved Matters Application for the erection of 80 dwellings with  
Access (within the site), Appearance, Landscaping, Layout and Scale  
considered pursuant to Outline Permission 17/01446/OUTMAJ

**Applicant:** Loxley Homes Limited

## **SUMMARY**

The proposal is a Reserved Matters Application for 80 dwellings with appearance, landscaping, layout, scale and access (within the site) considered.

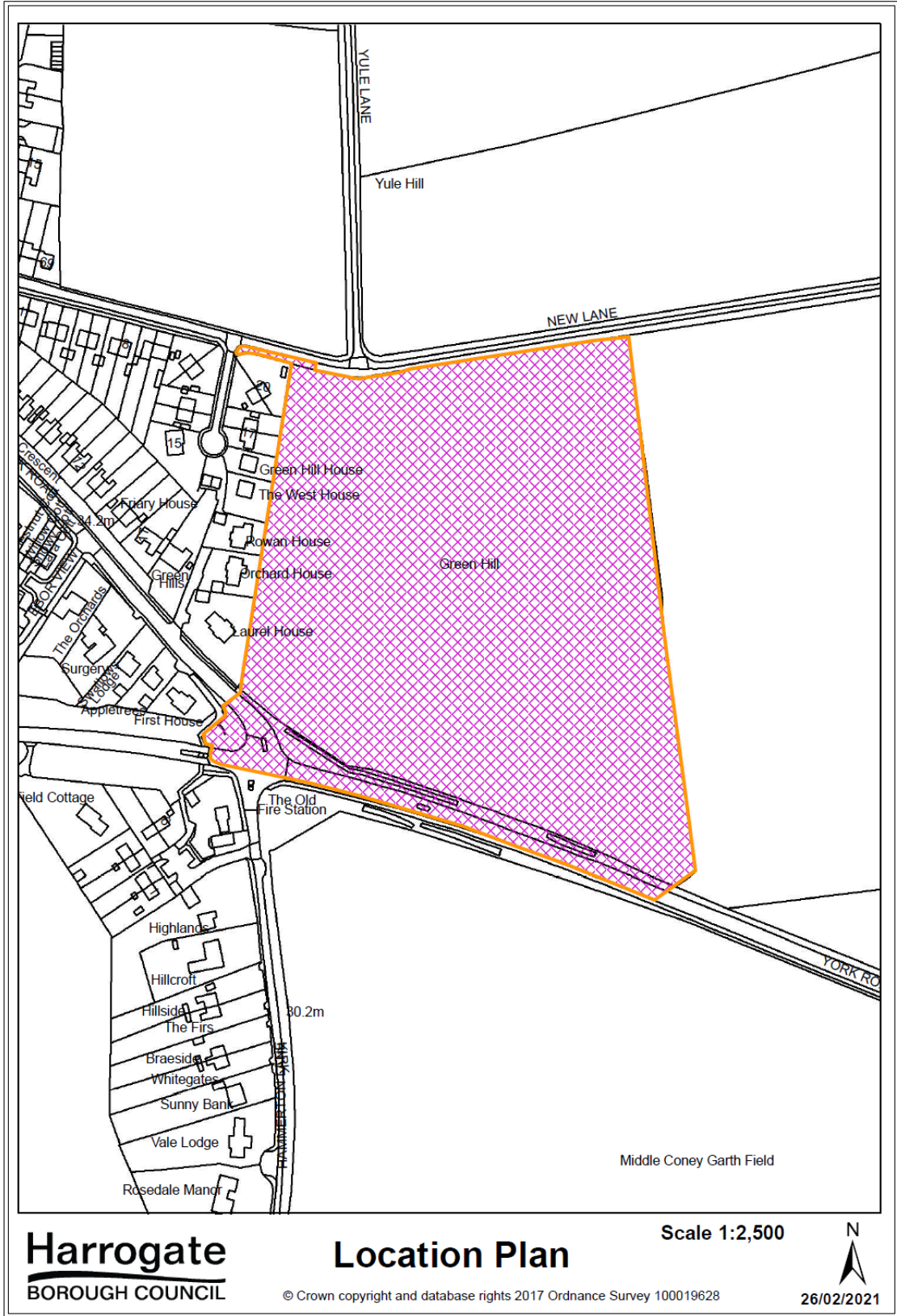
The principle of residential development on the site and matters pertaining to access to the site have already been established. The conditions attached to the outline permission remain applicable to the submitted scheme with particular reference to highway conditions relating to the re-alignment of the York Road junction.

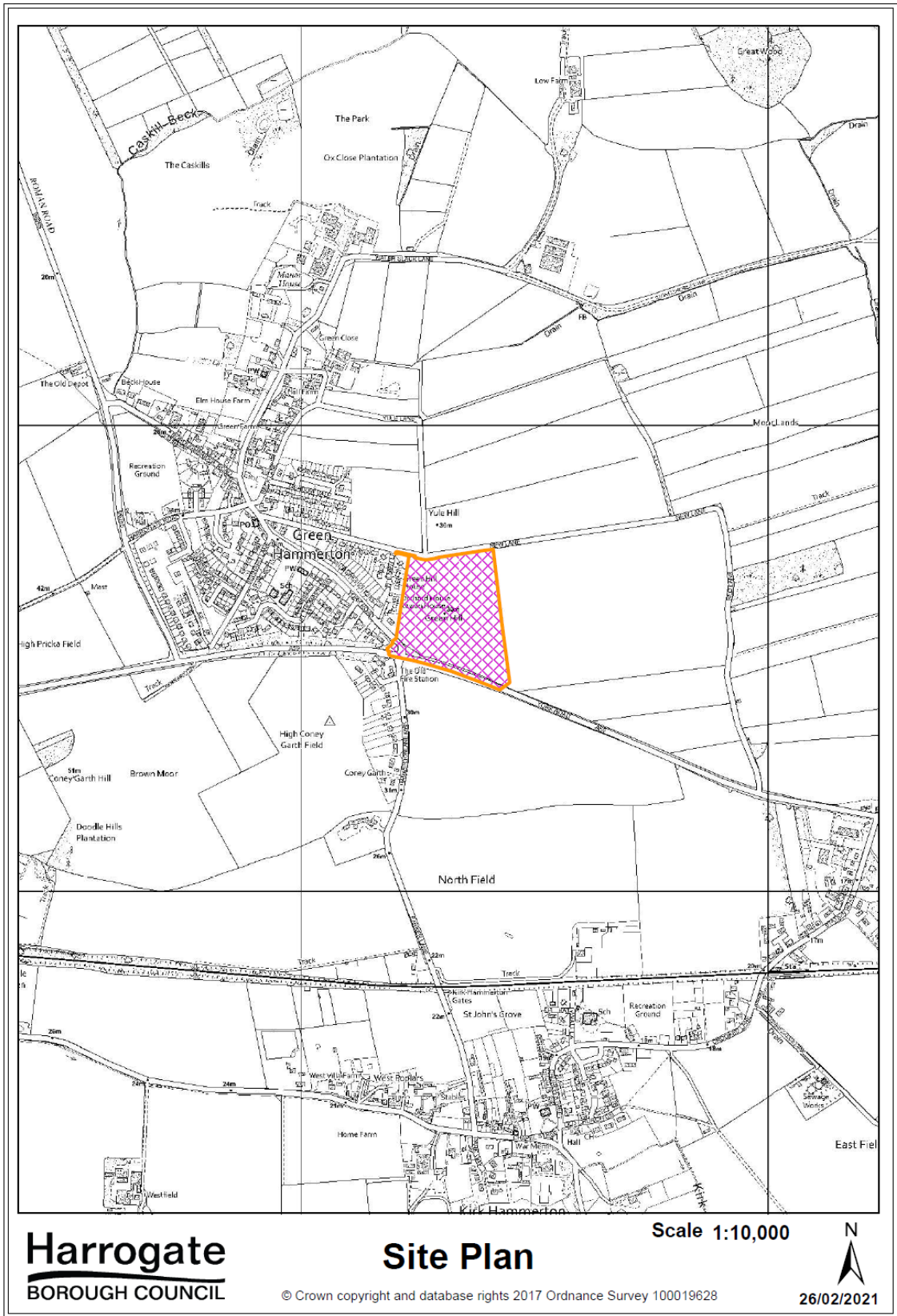
The proposed development would contribute to ensuring the district's housing needs are met, including the provision of 32 affordable dwellings as well as properties designed to be accessible and adaptable.

The proposal will have an acceptable impact upon the landscape character and spatial qualities of the area with a site layout and landscape design concept that accord with the principles and parameters established by the outline permission. The proposed scale and appearance of the houses are in-keeping with nearby existing properties as well as those houses currently under construction on New Lane. The site layout and internal access arrangement accords with highway standards, subject to confirmation from the Local Highway Authority.

Overall, the matters under consideration are considered compliant with the overarching policies of the development plan and national requirements.

**RECOMMENDATION: Approve subject to conditions**





## **1.0 PRELIMINARY MATTERS**

- 1.1 Access to the case file on Public Access can be found here:- [view file](#)
- 1.2 This application is to be presented to the Planning Committee because the proposed development is for more than 50 dwellings.

## **2.0 THE OUTLINE PERMISSION**

- 2.1 Outline planning permission was granted on 13 February 2019 under application 17/01446/OUTMAJ for residential development of up to 80 dwellings with access to the site considered.
- 2.2 The approved scheme included details of access to the site, namely a new re-aligned York Road junction with vehicular access to the site via the re-routed section of York Road. Pedestrian, cycle and emergency vehicle access would be from New Lane.

## **3.0 MAIN ISSUES**

- 3.1 The main issues for consideration are those matters reserved for approval following the outline permission which comprise the following:
  - Layout
  - Scale
  - Appearance
  - Landscaping
  - Access (within the site)
  - Other matters
- 3.2 Revisions to the proposed scheme have been made during the course of the application in order to address concerns raised by officers, statutory consultees and through third party representations. The revisions have been the subject of two rounds of public consultation.
- 3.3 The most recent revisions to the scheme involve minor changes to the housing mix as well as a complete set of new house types with consequential very



minor changes to the site layout and landscaping. Consultation is currently being carried out on these changes and the comments received will be reported verbally.

#### **4.0 ASSESSMENT**

##### **4.1 Principle of development**

4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The adopted Local Plan is the starting point for determination of any planning application.

4.3 The principle of residential development for up to 80 dwellings has already been established on this site with the grant of planning permission. As such, it has already been determined that this location is suitable for development in the form of housing and the principle of such is not a matter for consideration.

4.4 The only matters for consideration in this application are layout, scale, appearance, landscaping and access (within the site) and these are considered below.

##### **4.5 Layout**

4.6 “Layout” is an assessment of the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

4.7 Such an assessment is a key component of Local Plan Policy HP3 “Local Distinctiveness” which seeks to ensure inter alia that development respects the spatial qualities of the local area, including the scale, appearance and use of spaces about and between buildings or structures, visual relationships, views and vistas.

Layout: Form and Character

4.8 The Development Principles Plan (SK252 Rev I) approved at the outline stage establishes the parameters for future development on the site. The plan defines the 3.12 hectare area for built development (inclusive of dwellings, gardens and

roads) as well as the extent of landscaped open amenity space. A minimum 12.5m wide buffer extends along the western site boundary which must comprise private gardens to tie in with the existing pattern of development.

- 4.9 The proposed layout has changed during the course of this reserved matters application so that the built development (aside from underground LPG storage tank and underground pump station) is now confined to the build zone defined on the approved Development Principles Plan. This has in part been achieved by providing more two and three bedroom properties which has reduced the overall build floor area.
- 4.10 A key revision to the layout concerns the western boundary condition. As originally proposed, this side of the site comprised a straight row of 20 houses, mostly in the form of terraced housing which appeared as a solid wall when viewed from the west. Some houses extended into the buffer reserved solely for gardens.
- 4.11 Development on the western side is now reduced to 13 houses which are relocated further away from the site boundary with most having well in excess of 12.5m long gardens. The alignment is broken up with a looser arrangement of houses set within more generous-sized plots, better reflecting the existing pattern of development to the west. This arrangement allows for filtered views through the houses.
- 4.12 The relatively linear row of houses along the northern side of the site continues the existing build line along the southern side of New Lane and responds to the layout of the scheme under construction to the north (application 18/01532/FULMAJ). As such, the proposed development would be seen as an extension to this route. The pattern of development on the remaining part of the site is less formal to reflect the sites rural edge and setting. Views towards the development will be softened by the large areas of landscaping and proposed tree and hedge planting, particularly on the southern and eastern extents.
- 4.13 A focal point of the development is the central public open space (“village green”) located on the highest point of the site. The layout includes a visual link connection from Yule Lane (north) through to this open space and then

southwards along the new site entrance road and beyond. This, along with the new footpath and cycle link onto New Lane, will help to integrate the new housing with existing development.

- 4.14 At a net developable area of 3.12 hectares, 80 dwellings results in a density of 26 dwellings per hectare (dph) or 16 dph across the entire site (at 4.9 hectares). This density is below the Council's target density of 30 dph set out in Local Plan Policy HS1 "Housing Mix and Density" but it takes account of the character of the area and its location on the edge of the settlement. As such, it is considered to be an appropriate density making efficient use of the land, whilst responding to local context.

#### Layout: Heritage Assets

- 4.15 The development site is located approximately 190m away from the boundary of the Green Hammerton Conservation Area, with twentieth century housing occupying the intervening distance. It was acknowledged at the outline stage that there may be a limited view of the site from the boundary of the conservation area, north of the allotments on New Lane, and therefore the approved Development Principles Plan provides an area of no built form towards the north-eastern corner of the site.
- 4.16 The proposed layout shows the new houses and internal road layout set well back from New Lane in order to protect this view. The north-eastern corner will be laid out as landscaped open space with new tree planting which provides an appropriate setting for the houses, as well as views along New Lane.
- 4.17 Condition 27 of the outline permission requires an archaeological evaluation of the site to be undertaken and the results submitted with any reserved matters application demonstrating how the site layout takes account of the findings of the archaeological evaluation.
- 4.18 Accordingly, the results of an archaeological trial trench evaluation have been submitted, which has been reviewed by NYCC Heritage Unit. The Principal Archaeologist is satisfied that the majority of undated archaeological features found are of low significance and confirmed that no further investigations are required. As such, the proposed layout is considered acceptable in so far as

ensuring there are no harmful impacts arising from an archaeological perspective.

4.19 In reaching these conclusions, officers have had regard to the Planning (Listed Buildings and Conservation Areas) Act 1990 and the duty to preserve the special architectural and historic interest of designated heritage assets and their setting.

Layout: Residential Amenity

4.20 Local Plan Policy HP4 “Protecting Amenity” requires development proposals to be designed to ensure that they will not result in significant adverse impacts on the amenity of occupiers and neighbours.

4.21 The provision of a 12.5m garden buffer alongside the western boundary ensures there is a good separation from the neighbouring existing properties. With some of the properties positioned much further back in to the site, the back to back separation distances range from 21m to 38m. Existing boundary trees, hedges and planting will be retained. As such, the proposal will not result in undue harm in terms of privacy.

4.22 Officers acknowledge the sensitivity of the western side of the development in terms of residential and visual amenities. An illustrative section drawing has been submitted which shows the proposed houses along the western edge to sit lower than the adjacent existing houses to the west. Notwithstanding this, a condition is recommended to require final details of site levels and finished floor levels across the entire site, including western boundary, to ensure there is an acceptable relationship with the neighbouring houses which, together with the separation distances, will ensure the houses do not appear overbearing or cause significant overshadowing to rear gardens.

4.23 The new dwellings within the development have been orientated to ensure the amenities of future occupiers are protected.

#### **4.24 Scale**

4.25 The consideration of “scale” relates to the size of the development, including the height, width and length of each building within the development in relation

to its surroundings and is a requirement of Local Plan Policy HP3 “Local Distinctiveness”.

4.26 A concern for Members when considering the outline scheme was the potential height of the houses given the prominence of the site in some views. Condition 32 was therefore imposed on the outline permission to restrict dwellings to no more than two storey. Accordingly, the proposed dwellings are two storey high with no additions at roof level. The ridge heights vary from 8.1m to 8.4m and the eaves height across all units is 4.87m.

4.27 A condition is recommended on any grant of permission to remove permitted development rights for all houses within the development in respect of dormer windows and/or roof extensions.

Scale: Housing Mix

4.28 Local Plan Policy HS1 “Housing Mix and Density” states that housing developments should seek to deliver a range of house types and sizes that reflect and respond to the identified housing needs and demands of the district’s households. There is however an emphasis on the provision of two and three bedroom houses but recognising that larger family housing will also be required.

4.29 The original housing mix included an over-concentration of large detached 4 and 5-bed units which together made up 56.5% of the total housing mix. The latest mix set out in the Accommodation Schedule is broken down as:

<b>Unit Size</b>	<b>Total Number</b>	<b>Percentage</b>
1-bedroom	4	5%
2-bedroom	20	25%
3-bedroom	31	39%
4-bedroom	25	31%
<b>TOTAL</b>	<b>80</b>	<b>100%</b>

4.30 The proposed mix now delivers a higher concentration of 2 and 3-bed units (64%) which better reflects the suggested housing mix for the district set out in the Council’s Housing and Economic Development Needs Assessment

(HEDNA). The inclusion of a higher number of smaller house types allows for an improved site layout better suited to the characteristics and spatial quality of the locality.

4.31 32 (or 40%) of the 80 homes would be provided as affordable housing in accordance with Condition 4 of the outline permission and the requirements of Local Plan Policy HS2 “Affordable Housing”. The mix comprises 4 x 1-bed (12.5%), 20 x 2-bed (62.5%) and 8 x 3-bed (25%) units. The Council’s Housing Team has confirmed this mix is acceptable.

4.32 20 (or 41%) of the market homes would be built to be accessible and adaptable to achieve M4(2) of Building Regulations. This is in excess of the 25% requirement stipulated in Policy HS1 and will ensure a high proportion of houses can be adapted to meet the changing needs of future households. A further 20 (or 62%) of the affordable homes would also be designed to achieve M4(2) standards.

Scale: Internal Size

4.33 Local Plan Policy HS5 “Space Standards” requires that all new market and affordable homes meet the Nationally Described Space Standards (NDSS). The NDSS is an important tool when assessing the quality of new homes in order to ensure that an adequate level of internal space is provided for the given level of occupancy and so is fit for purpose. The standards are expressed as a minimum and should be exceeded if it is to be demonstrated that a scheme offers a good standard of internal residential accommodation.

4.34 The dwelling sizes either meet or exceed the minimum internal space standards which is positive. Some of the house types include a first floor study which is of a size capable of being used as a bedroom. However, the overall required dwelling size would still be met or exceeded if this room was used as a bedroom. The rooms are of a regular shape to aid their use and built-in storage is provided.

4.35 Overall, the proposed dwellings are considered to be comparable in size and scale with existing houses to the west as well as those under construction on

the nearby development site to the north. The houses would offer a good standard of internal residential accommodation.

#### **4.36 Appearance**

4.37 The NPPF places greater emphasis on the importance of good design and the creation of high quality buildings and places. The National Design Guide: Planning practice guidance for beautiful, enduring and successful places (2019) outlines the Government's priorities for well-designed places and components of good design. This is a material consideration in determining planning applications.

4.38 Local Plan Policies HP3 "Local Distinctiveness" and NE5 "Green and Blue Infrastructure" set out expectations of well-designed schemes, including that all forms of new development are designed to a high standard and maintain and enhance the local vernacular and 'sense of place' of individual settlements.

4.39 In consideration of "appearance", it is necessary to consider those aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

4.40 The proposed dwellings would be seen in the context of the varied styles of twentieth century houses adjacent to the site as well as the new houses under construction. The scheme comprises a mix of semi-detached and detached houses with 11 different house types to help create a varied street scene. The elevational treatment includes certain features, such as stone corbels and square edged window heads and cills, across all the house types to "tie" the development together as well reflect the local vernacular. A number of the house types are provided with faux chimneys which adds visual interest and is in-keeping with other houses in the area.

4.41 All dwellings have good sized private gardens and benefit from easy access to the central public open space ("village green") as well as other areas of open space on site for informal recreation. 11 market homes ("Penwood" and "Skywood) have integral garages with the remaining properties provided with

front / side driveways for car parking as well as a detached garage in most cases.

4.42 A key factor when assessing the appearance of a scheme is the integration of the affordable homes. They must be well integrated within the development and be visually indistinguishable from the market homes and not all concentrated in one area.

4.43 The 32 affordable homes are provided in clusters of semi-detached properties at various locations across the site. The affordable homes will have the same external treatment as the market homes in terms of elevation style and use of materials and this is important for integrating the homes. As such, the proposal is acceptable in terms of providing for a balanced community.

4.44 The materials to be used would be reflective of the local area with predominantly red brick and white render to key frontages with a mix of slate and clay roof tiles and faux chimneys provided for some house types.

4.45 Boundary treatments include a mix of 1.5m and 1.8m high fencing along with brick front boundary walls, 1.2m high estate and vertical black railings. 0.45m high timber knee rail would bound the areas of open space.

4.46 The use of high quality external materials and the detailed design will be an important factor in ensuring the quality of the scheme intended at the application stage is delivered. To this end, a condition is recommended to require samples of the external materials to be submitted for approval.

#### **4.47 Landscaping**

4.48 "Landscaping" is a key aspect in consideration of the proposal and covers issues relating to the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated.

4.49 Local Plan Policy NE4 "Landscape Character" seeks that development proposals protect and/or enhance the character, appearance and local distinctiveness of the landscape and that particular regard is had to maintaining the aesthetic and biodiversity qualities of the natural and man-made heritage



such as trees and woodland, hedgerows, walls and so on. Three Birch trees on the western boundary are protected under Tree Preservation Order 29/2007.

- 4.50 The proposed scheme follows the landscape design concept established by the outline permission. The areas of open space to the south-eastern corner and along the eastern boundary will allow for structure planting comprising groups of trees and individual specimen trees within and adjacent to hedgerows. The central public open space will be designed to be an informal village green to include specimen tree planting and together with the green buffer provided along the western edge it is envisaged that the planting will help to integrate the development into the landscape.
- 4.51 The submitted Landscape Masterplan shows the different landscape treatment across the site and includes areas of wildflower and native species meadows and woodland planting to the north-east and south-east with a SUDS pond located towards the south-eastern corner. The trees and existing hedgerows along the boundaries will be retained and strengthened to provide further screening and softening of the development in views.
- 4.52 The proposal will necessitate the removal of a section of hedgerow (50m length in total) to facilitate the York Road junction re-alignment and vehicular access into the site but it is considered that the proposed amount of new planting will compensate for this loss, as well as provide new opportunities for biodiversity as a result of the varied landscape treatment.
- 4.53 The landscaping scheme is a key element of the proposal and it will be important to ensure that opportunities to maximise tree canopy and woodland cover are taken as well as provision of individual planting within garden spaces. The Council's Arborist is keen to ensure that the principle of 'right tree-right location' is adopted, with appropriate tree species proposed for suitable locations within the scheme. There needs to be an appropriate diverse mix allowing for a sustainable tree stock to establish and larger mature trees should not be overlooked in the final tree selection, as they can enhance the wider landscape as they continue to grow. It will be important to ensure there is an appropriate future maintenance and aftercare regime in place.

4.54 The S106 legal agreement accompanying the outline permission contains obligations relating to the long-term management of the areas of public open space. The outline permission also includes conditions relating to tree protection (Conditions 7 and 8) and final details of the new structure tree planting (including detailed planting drawings) and their long term management and maintenance (Condition 29) are submitted for approval. A further condition is recommended to require replacement planting takes place for all trees that fail within the first 5 years of planting.

#### **4.55 Access**

4.56 "Access" matters relate to the accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

4.57 Access arrangements to the site were approved as part of the outline permission and detailed in approved drawings 1700301 Rev D and 1700304 Rev D. Local representations have been made concerned about the proposed re-aligned York Road access and road safety, but these matters were fully considered at the outline stage and they are not matters for consideration as part of this application.

4.58 Furthermore, the outline permission includes a number of highway related conditions requiring final detailed designs for the new access arrangements, including details of the construction access, and internal road layouts to be approved prior to commencement of development. Condition 16 also includes the submission of an independent road safety audit to be carried out for the off-site highway improvement works comprising the York Road realignment as well as programme for completion. These works must be completed prior to first occupation of the development.

4.59 The matters of concern for this application relate to the internal circulation routes within the site. The Highway Authority during the course of the application requested a number of minor alterations to the internal road layout including extending turning heads, vehicle tracking, re-positioning of the LPG underground storage tank as well as more visitor car parking. The latest Site

Layout Plan seeks to address these details. All adopted roads would have at least 5.5m wide carriageway with 2m wide footpaths. Appropriate sized turning heads have been provided to the end points of roads. Final comments from the Highways Authority are awaited and will be reported verbally.

- 4.60 An issue of significant concern for officers, the Highways Authority and local residents has been the potential for a new vehicular access to be created off New Lane, as the original reserved matters submission showed a layout with Plots 1-8 having a separate vehicular access off New Lane. Reference to this access was also included in the original Design and Access Statement.
- 4.61 Officers confirm this scenario would breach the parameters of the outline permission where the approved Development Principles Plan allows for only a pedestrian / cycle footway and secondary emergency vehicle link, via New Lane. Accordingly, the site layout has changed, so that all plots are accessed from the internal road system via York Road and reference in the Design and Access Statement to general vehicular access from New Lane has been removed.
- 4.62 At the request of the Parish Council, the latest Site Layout Plan includes 2no. retractable bollards at the New Lane emergency vehicle access point and a timber 'kissing-gate' at the pedestrian access point. Further, Condition 13 of the outline permission stipulates that there should be no vehicular access to the development other than from York Road.

#### **4.63 OTHER MATTERS**

- 4.64 **Sustainability:** Local Plan Policy CC4 "Sustainable Design" expects all development to be designed to reduce carbon emissions as well as encourage all developments to meet the highest technically feasible and financially viable environmental standards during construction and occupation. An Energy Statement has been submitted, which has been updated. This details how carbon reductions are to be achieved by adopting a 'fabric-first' approach.
- 4.65 Thermally efficient materials will be used in the construction and external walls, acoustic and roof insulation will be sourced from mineral / glass fibre wools. The homes will be provided with low energy lighting and fittings (white goods)

as well low energy mechanical extract ventilation systems. The applicant also pledges to exceed the current national energy performance requirements (i.e. Part L of the Building Regulations) by 10% to help further tackle climate change. This will result in A-rated homes (minimum requirement for new build houses is B-rating) which will ensure the homes are future proof.

4.66 Local representations have been made about the use of LPG gas. It is intended that Calor Gas will provide the underground storage installation, to be located within the central village green space and surrounded by planting. There is an adjacent parking bay for maintenance vehicles. This fuel type is being used on the nearby housing scheme under construction as well as new housing developments elsewhere in Green Hammerton. It is advised that that having several developments using the same fuel type (and same supplier) in proximity will be efficient for maintenance and refuelling.

4.67 A condition is recommended to ensure that the development is carried out in accordance with the measures and targets set out in the amended Energy Statement.

4.68 **Designing out crime:** All areas of the site can be viewed from windows of the new houses and so, there is a good level of natural surveillance across the site. The Police Architectural Liaison Officer notes there is a lack of physical demarcation between public and private areas as well as between some frontages of dwellings. The latest Landscape Masterplan does however refer to tree and shrub planting in front gardens which will help to define spaces as well as break up hard lines of buildings. A mix of timber and red brick boundary walls are proposed to the sides of properties and low height knee rail enclosure at the outward facing perimeters.

4.69 **Ecology:** Condition 10 of the outline permission requires an Ecological Mitigation and Enhancement Plan to be submitted alongside any reserved matters application. Accordingly, a Biodiversity, Mitigation and Enhancement Strategy accompanies the application so that satisfies that element of the condition.

- 4.70 The strategy incorporates utilisation of precautionary measures of working to mitigate any potential harm to wildlife during construction. Once completed, proposals for biodiversity net gain include planting of wildflowers and native trees and shrubs, the provision of SuDs wetland and integrated swift and bat bricks as well as gaps below fences to allow access for hedgehogs. The Council's Ecology Officer is satisfied with the recommendations of the report and that ecological matters can be adequately dealt with as part of Condition 10.
- 4.71 **Drainage:** The outline permission is based on a Flood Risk Assessment and Drainage Strategy (June 2017) where the relevant drainage statutory consultees confirmed acceptance, subject to final technical drainage details to be submitted for approval prior to installation of the surface water drainage infrastructure pursuant to Conditions 22 and 23 of the outline permission. The conditions require information on the detailed design of the proposed surface water drainage scheme as well as the associated ongoing management and maintenance.
- 4.72 The approved surface water drainage strategy is based on surface water from the whole site being piped to a new SUDS basin to be located in the open space area on the south-east part of the site. From this location, a new underground surface water pumping station and rising main will pump water in a north-easterly direction to a new sewer to be constructed eastwards along New Lane and across the agricultural land beyond (where the necessary easements have been obtained by the applicant), eventually discharging into Pool Beck and thence to River Nidd. The SUDS basin will be designed to cater for a 1 in 100 year storms plus 30% for climate change, but to be 'dry' in normal conditions and therefore forming part of the publically accessible usable open space.
- 4.73 No further details with regards to surface water drainage have been included with the reserved matters submission as it is the applicant's intention to submit full technical details of the surface water drainage strategy for approval in accordance with the conditions on the outline permission. The relevant drainage consultees have therefore confirmed that they have no comments to

make on the reserved matters application but await the details to be submitted at the conditions stage.

4.74 A condition is recommended to require details of site levels and finished floor levels across the site to ensure the development would not adversely affect flood risk and/or drainage for existing houses as well as new houses within the development.

## **5.0 PLANNING BALANCE AND CONCLUSION**

5.1 The principle of residential development on the site has already been established by the outline permission. The quantum of development (i.e. up to 80 dwellings) and the access arrangements to the site were also agreed.

5.2 The scheme under consideration is the reserved matters submission in respect of the matters of layout, scale, appearance, landscaping and access (within the site).

5.3 The matters under consideration are considered to be compliant with the overarching policies of the development plan and national requirements. In this respect, site layout and landscape concept design accords with the parameters and principles established by the outline permission. The scale and appearance of the proposed development are considered acceptable and reflective of the wider local grain and vernacular. The layout and internal access arrangement accords with highway standards, subject to confirmation from the Highway Authority.

## **6.0 RECOMMENDATION**

6.1 That the application be **APPROVED** subject to conditions

### **6.2 PLANNING CONDITIONS**

Commencement condition

Condition stating approved plans

Condition requiring details / samples of external materials

Condition requiring details of existing and proposed site levels / finished floor levels

Condition requiring replacement tree / shrub planting in the event of failure of new planting

Condition removing permitted development rights in respect of dormer windows / roof extensions

Condition removing permitted development rights in respect of extensions or outbuildings other than a shed not exceeding 2.5 sqm for Plots 5 to 17

Condition removing permitted development rights in respect of garage conversions

Condition requiring excavations / trenches to be covered overnight during construction to prevent mammals from being trapped.

Condition requiring the development to be carried out in accordance with the measures and targets set out in the Energy Statement (Rev A).

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***In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Chief Planner has delegated authority to do so in consultation with the Chairman of the Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.***

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## **APPENDICES**

### **5.0 Consultations**

**5.1 NYCC Highways and Transportation:** Changes to site layout required including visibility splays; footpath widening; access arrangements to some properties need to be re-considered; New Lane to be used for emergency vehicles only.

- 5.2 Further response: Comments on the revised site layout, including the need to show vehicle tracking; more visitor parking spaces; relocation of underground LPG tank; visibility splays shown with landscaping removed to facilitate splays.
- 5.3 Awaiting Highway comments on the latest Site Layout Plan.
- 5.4 **NYCC Heritage Unit:** No objections and no further site investigations are required.
- 5.5 **NYCC Lead Local Flood Authority (SuDS):** No drainage comments for the Reserved Matters application but expect to be consulted on any relevant conditions imposed on either the Outline Permission or any grant of Reserved Matters.
- 5.6 **Ainsty (2008) Internal Drainage Board:** No objections. Planning conditions relating to surface water drainage are within the outline permission 17/01446/OUTMAJ.
- 5.7 **Yorkshire Water:** No observations at this time but await the information relating to the drainage conditions.
- 5.8 **Environment Agency:** No comments received.
- 5.9 **County Education Officer:** Awaiting comments based on the latest revised housing mix. Condition 6 of the outline permission deals with arrangements for the provision of improved educational facilities.
- 5.10 **Police Architectural Liaison Officer:** Revised plans address issues raised about the terraced properties and no external access to rear gardens. The lack of physical demarcation between the frontages of some properties and the public realm and also the lack of physical demarcation between private frontages of some dwellings remains an issue.
- 5.11 **Housing Department:** Imbalance between affordable and market housing with the majority of affordable offered as terraced properties. Over-concentration in one location and some house types problematic.
- 5.12 Further response: Dwelling mix meets the requirements of Housing. Replacement of terraced housing with semi-detached units is a vast



improvement and the site is better integrated. Revisions to house types are acceptable.

5.13 Condition 4 of the outline permission requires full details of the affordable housing strategy, including tenure split, to be approved prior to works commencing on site.

5.14 **Arboricultural Officer:** Potential to increase tree canopy cover in certain parts of the site. The principle of 'right tree-right location' should be adopted with appropriate tree species being proposed for suitable locations.

5.15 **Ecology Officer:** No issues raised subject to implementation of the measures contained in the Biodiversity, Mitigation and Enhancement Strategy.

5.16 **DCS Open Space:** Awaiting comments based on the latest revised housing mix. Condition 5 of the outline permission requires details of public open space and village hall provision to serve the development.

## 6.0 Representations

6.1 Representations that have been received can be read in full via Public Access.

6.2 45 individual representations were received following the first consultation period carried out during July / August 2019. The points raised are summarised as:

- Inappropriate location for housing
- Scheme too dense and more suitable for an urban setting
- Affordable housing units are concentrated in a block promoting segregation
- Line of housing alongside western boundary will restrict views
- Site layout doesn't meet the 12.5m green buffer zone
- Impact on local landscape views
- More tree planting and landscaping is required
- Allotments should be provided
- Lack of an equipped play area
- The houses should be more traditional in appearance
- Secondary vehicle access onto New Lane will lead to unrestricted traffic on unsuitable narrow lanes

- A remodelled junction on A59 will worsen sightlines and is unsafe with vehicles travelling at speed
- Increased traffic on the A59
- Clarity required on maintenance of boundary hedges and verges
- Lack of public consultation and/or engagement

6.3 A petition with 173 signatories was received also raising: inadequate buffer zone; potential second emergency access onto New Lane; safety concerns with the new access onto the A59 which will require speed restrictions and road widening; and that the number of houses should be restricted given that HBC now has a sufficient housing supply and there are no places in the Primary School.

6.4 A second round of formal public consultation was carried out during August / September 2020. Seven representations have commented on the revised proposal:

- Inappropriate location for housing and not an allocated site in Local Plan
- No reference to 3000 homes to be built nearby
- No reduction in number of houses
- Significant visual impact – houses should be moved towards the bottom of the site
- What is the height of the houses and separation to the western boundary?
- No planting along border with existing houses and private garden is not a green buffer
- Impact on light to adjacent properties and their gardens
- Lack of green planting, including hedges
- Vehicular access on New Lane will cause a ‘rat-run’ – it should have bollards if to be used only for emergency vehicles
- Realigned York entrance is dangerous and a roundabout is needed
- Lack of proper carbon reduction measures
- Local school is landlocked and no land for expansion
- Limited services and employment opportunities in Green Hammerton
- Lack of public engagement and consultation

6.5 A third round of public consultation is currently being carried out. The comments received will be reported verbally at the meeting.

## **7.0 Views of parish council**

7.1 The Parish Council first round of comments raised the following:

- Inappropriate in the density proposed
- HBC now has more than a 5-year housing supply which should allow a re-think on number of houses appropriate for a rural setting
- Landscaping on south east and west corners doesn't go far enough in mitigating visual harm
- Will appear as an urban development in a rural setting
- Overconcentration of affordable houses some with no back entry to their gardens
- 12.5m buffer is garden length for the affordable houses – if the buffer isn't extended then a condition is required to ensure houses can't be extended
- New Lane should be kept as an emergency access only with bollards to prevent any other vehicular access
- Construction traffic should not use the New Lane exit
- Assurance is required that the new access from A59 is completed before work commences and it is the only entrance to be used for site traffic.
- A59 speed limit of 60mph should be reviewed.
- Site layout needs to consider house spacing, avoiding building too close to hedges on New Lane and affecting views of Vale of York.
- Query whether the school can cope with extra children particularly given the other new housing developments and that the school is landlocked
- Site needs a re-think to ensure it fits into a village framework and positively contributes to the environment.

7.2 The second round of Parish Council consultation comments made a number of recommendations:

- Pedestrian access to New Lane should be a fence entrance (kissing gate)
- Bollards to be fitted at the emergency access point to New Lane

- Landscaping on the area of land between A59 and York Road will create visibility issues
- Realignment of pathway to Kirk Hammerton to designated crossing point on A59
- Converting the crossing point to a pelican crossing.

7.3 Further comments received will be reported verbally at the meeting.

Case Officer: Helen Goulden

Expiry Date: 12 March 2021

**Case No.** 16/03847/FUL

**Item No.02**

**Location:** 5 Park Street, Ripon HG4 2AX

**Proposal:** Conversion of single dwelling into 3 No. flats.

**Applicant:** Mr I Pringle

## **SUMMARY**

**No 5 Park Street is a 3-storey terraced house in the centre of Ripon, close to the City Baths. The building is a Grade II listed building within the Ripon Conservation Area.**

**It is proposed to convert the single dwelling into 3 flats, one on each floor.**

**The proposed scheme of conversion would involve the loss of the original staircase. Whilst the design of the proposed development has been through various iterations following discussions with the Conservation Officer, the applicant has requested that the application be considered on the basis of the original plans. The consultation comments included in the Appendix therefore relate to the plans originally submitted by the applicant.**

**It is considered that the proposed development would cause substantial harm to this designated heritage asset, contrary to Local Plan Policy HP2 and advice in the NPPF.**

**An application for listed building consent (Ref 16/03848/LB) is considered elsewhere on the agenda.**

**RECOMMENDATION: Refuse**



**Harrogate**  
BOROUGH COUNCIL

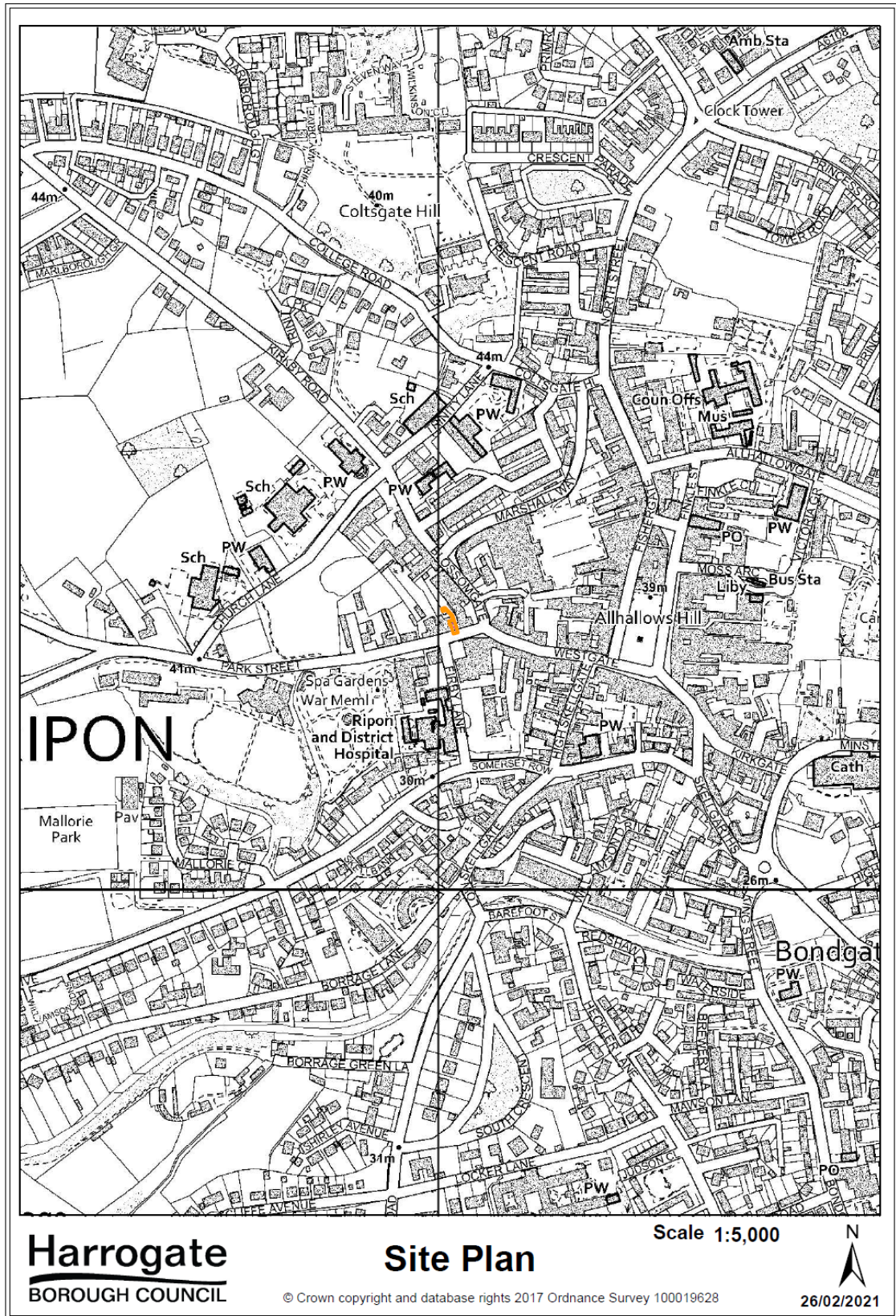
**Location Plan**

Scale 1:1,250



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26/02/2021



## **1.0 PRELIMINARY MATTERS**

1.1 Access to the case file on Public Access can be found here:- [view file](#)

1.2 This application has been referred to the Planning Committee by Cllr Chambers.

## **2.0 MAIN ISSUES**

2.1 The main issues are:

- Policy
- Listed Building
- Conservation Area
- Parking
- Housing

## **3.0 ASSESSMENT**

### **3.1 BACKGROUND**

3.2 Together with No. 4, No. 5 Park Street is a Grade II listed building.

3.3 The listing description reads:

*Early or mid C19. Stucco. Hipped slate roof. Three storeys. Four bays: cased flush-framed sashes with glazing bars. One mid C19 central first floor oriel. One early or mid C19 segmental first floor oriel with reeded pilasters either side. Door with 6 fielded panels and semi-circular fanlight with glazing bars in reveals, flanked by reeded pilasters and tall fluted consoles to moulded cornice. Carriage entrance with depressed arched head.*

3.4 The building has been occupied as a single dwelling, but has been vacant for some years. A side access off the former carriage entrance leads into an entrance hall in the centre of the building. The central staircase, an original feature, leads from the entrance hall up to the upper two floors.



- 3.5 It is proposed to sub-divide the building horizontally to provide 3 flats, one on each floor.
- 3.6 The scheme of conversion would involve the erection of internal stud walls to provide shower rooms, and the replastering of internal walls. Neither of these works, or the other minor works involved, are considered to harm the historical interest of the listed building.
- 3.7 The proposed scheme of conversion would also involve the removal of the original staircase and the erection of a reconfigured staircase.
- 3.8 The application is accompanied by a Heritage Design and Access Statement.
- 3.9 **POLICY**
- 3.10 In determining such applications the local planning authority should be mindful of the statutory duty of Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.
- 3.11 Local Plan Policy HP2 (Heritage Assets) states that developments that would affect heritage assets (designated and non-designated) will be determined in accordance with national planning policy. Harm to elements which contribute to the significance of a designated heritage asset will be permitted only where this is clearly justified and outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of such assets will be permitted only in exceptional circumstances.
- 3.12 Para 190 of the NPPF advises local planning authorities to identify and assess the particular significance of any heritage asset when considering the impact of a proposal on a heritage asset.
- 3.13 The NPPF goes on to state that great weight should be given to the heritage asset's conservation when considering the impact of changes on the significance of a designated heritage asset (para 193). Any harm to, or loss of, the significance of a designated heritage asset should require a 'clear and convincing justification'.

3.14 Para 195 of the NPPF states that, where a proposed development would lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

### 3.15 **LISTED BUILDING**

3.16 Together with its neighbour at No. 4, No. 5 Park Street is a Grade II listed building. While the listing description (4.3) makes no comment on the interior of the building, this is most likely because an internal assessment was not possible at the time of listing. Therefore, the fact that the staircase is not mentioned in the listing does not diminish its historic significance.

3.17 For an assessment of the impact of the proposed development on the listed building, see the report on application Ref 16/03848/LB elsewhere on the agenda.

3.18 For the reasons stated in that report, it is recommended that planning permission be refused.

### 3.19 **CONSERVATION AREA**

3.20 The building lies within the Ripon Conservation Area. In determining the application the local planning authority should be aware of the requirement of Section 72(1) of the Planning (Listed Building and Conservation Areas) Act

1990, to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

3.21 The proposed alterations to the building are confined to the interior and will not impact on the character or appearance of the Conservation Area. A small timber bin store would be erected to the rear, but this again would have no real impact on the Conservation Area.

### 3.22 **PARKING**

3.23 There is no parking available for the property. The proposed development would result in an additional two residential units on the site. However, this is a town centre location, close to all local amenities, including public transport. It is therefore considered that the lack of parking would not justify a refusal of planning permission in this case.

### 3.24 **HOUSING**

3.25 The proposed development would produce a net increase of two residential units. This will improve the Council's 5-year housing land supply and so represents a public benefit.

3.26 However this is represents only marginal benefit, and certainly not enough to constitute a substantial public benefit sufficient to outweigh the harm caused by the loss of the staircase.

## 4.0 **RECOMMENDATION**

4.1 That the application be REFUSED for the following reason.

4.2 By removing the original staircase the proposed development would cause substantial harm to this designated heritage asset, a Grade II listed building, contrary to Local Plan Policy HP2. There are no substantial public benefits which would outweigh this harm and the proposed development fails this, and the other tests set out in paragraph 195 of the NPPF.

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***In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Chief Planner has delegated authority to do so in consultation with the Chairman of the Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.***

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## **APPENDICES**

### **5.0 CONSULTATIONS**

#### **5.1 Views of City Council**

Does not object to or support the application but wishes to make the following comment.

The Council is concerned about the lack of parking provision at the site.

#### **5.2 Historic England**

5 Park Street, Ripon is a Grade II listed early-mid C19 substantial house with a later rear extension. It forms part of the best group of Georgian or Regency houses in the city. The proposal would in our view cause substantial harm to the significance of the Grade II listed building. We do not consider that the justification provided is 'clear and convincing' as required by para 193 of the NPPF. We therefore object to the application and advise that a less harmful level of subdivision that retains the principal staircase should be pursued and if not, appropriate market testing.

##### **Significance of the listed building**

5 Park Street is a Grade II listed building that dates from the early C19. It is a domestic property of some status and this is expressed in the stucco façade with first floor oriel window and the impressive staircase that forms the heart of the building. Staircases are often the most important feature of a listed building. In this case the timber open-stringed staircase is a critical feature that fills the core of the building.

##### **Impact on the significance of the listed building**

The proposal to convert the building into three flats, splitting the building horizontally, removing the staircase and introducing acoustic separation at all floors will cause harm to the heritage significance of the Grade II listed building. The Georgian Group in their response have explained the contribution that the staircase makes to the significance of the listed building. The removal of the original principal staircase would in our view cause substantial harm to the significance of the listed building.

### **Policy considerations relevant to this application**

We are not convinced that the conclusion in the Heritage Statement that the choice is between losing the staircase and losing the building. We question whether consideration has been given to the possibility of vertically subdividing the building to form two separate houses.

Great weight should be given to the heritage asset's conservation when considering the impact of changes on the significance of a designated heritage asset (para 193) no other consideration is given greater weight in the planning system. Any harm to, or loss of, the significance of a designated heritage asset should require a 'clear and convincing justification'. We are not convinced that the justification is clear and convincing and that there are not less harmful options to secure the future of this building.

### **Recommendation**

Historic England objects to the application on heritage grounds.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If, notwithstanding our advice, you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity.

*If your authority is minded to grant consent for the application in its current form, please treat this letter as an objection and notify the Secretary of State of this application, in accordance with the above Direction.*

### **5.3 The Georgian Group**

The dating of staircases is not an exact science as architectural fashions in small towns tended to lag behind those of the major cities. Stairs of this design however, were most commonly constructed during the first thirty years of the nineteenth century. This stair is comparable to ones found in many middleclass townhouses of the early nineteenth century in London, Liverpool, Newcastle and elsewhere. From the photographs provided we would suggest that it probably dates from the 1820s or 1830s and that there are no obvious signs of significant later alteration.

Experience has shown the Group that the loss of an original principal staircase is one of the most common reasons for houses of this type to be delisted. Whilst Historic England's latest listing guide does not say this explicitly, it does say the following 'Internally, the loss of major elements such as the staircase, or the room plan of the principal floors, or the stripping out of internal features, will undermine the case for listing.'

In these circumstances, it would appear reasonable to argue that the loss of the staircase would cause 'substantial harm' to this listed building. The stair is the listed building's most important internal feature and its loss would cause considerable harm to the building's architectural and historic significance. We would therefore recommend that the application should be assessed against the criteria in paragraph 133 of the NPPF. The Group is far from convinced that the applicants have successfully justified this proposal against these criteria, and would therefore strongly recommend that the application is refused consent.

### **5.4 York Georgian Society**

The photographs included in the Heritage Statement indicate that the most important aspect of the staircase is its location in the building's central hallway, more so than its intrinsic architectural detail, though these are typical of the period of the building. The very comprehensive investigation undertaken by Humble Heritage concludes that it is essentially a choice between losing the staircase and losing the building. If that is so, I think we would reluctantly have to agree to the loss of the staircase in order to save the building as whole, which makes an important contribution to this part of Ripon Conservation Area in addition to its own intrinsic importance.

## **6.0 REPRESENTATIONS**

6.1 No third party representations were received.

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**Case No.** 16/03848/LB

**Item No.03**

**Location:** 5 Park Street, Ripon HG4 2AX

**Proposal:** Listed building application for conversion of existing dwelling into 3 flats.

**Applicant:** Mr I Pringle

## **SUMMARY**

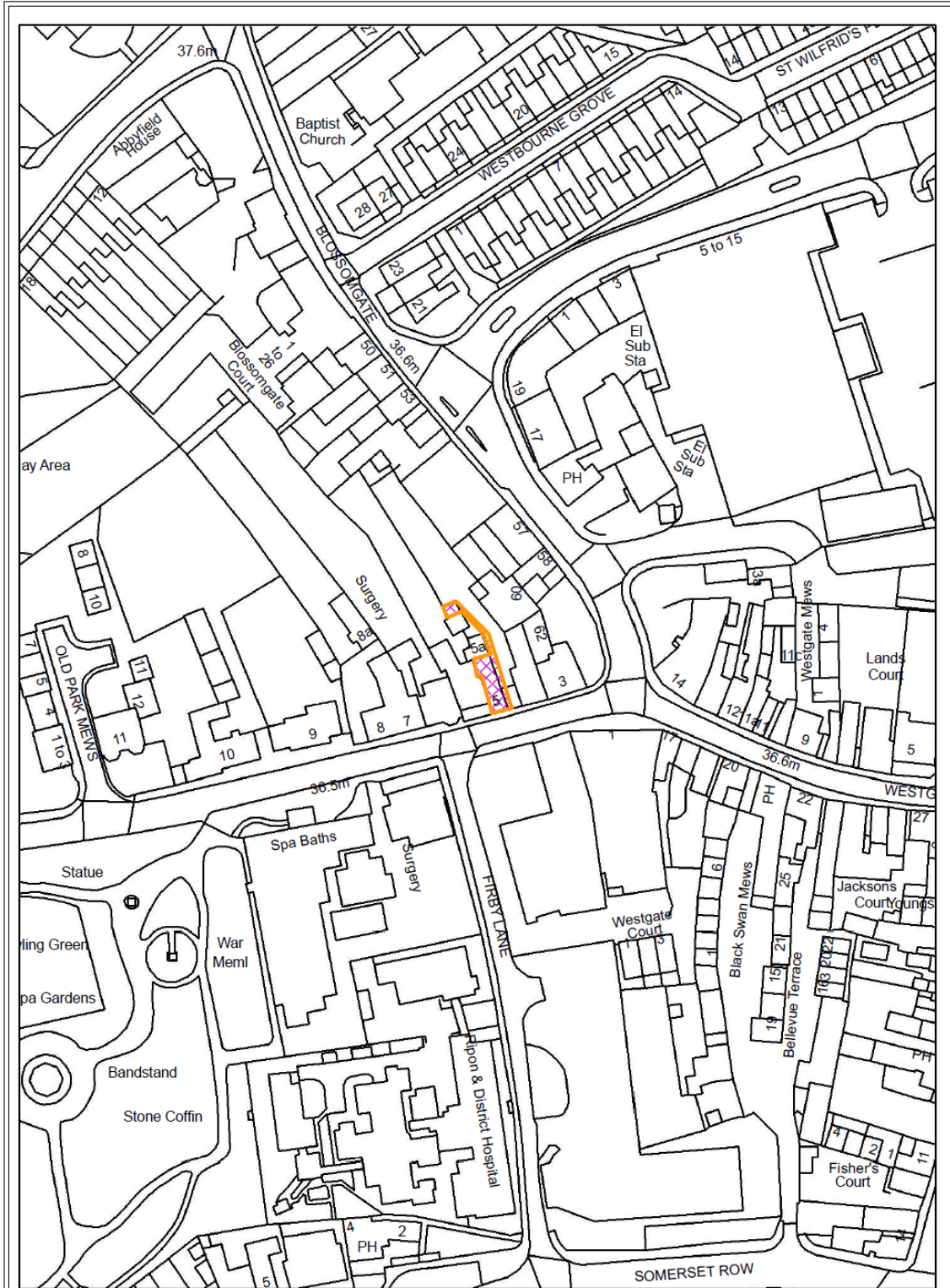
**No 5 Park Street is a 3-storey terraced house in the centre of Ripon, close to the City Baths. The building is a Grade II listed building within the Ripon Conservation Area.**

**It is proposed to convert the single dwelling into 3 flats, one on each floor. The proposed scheme of conversion would involve the loss of the original staircase. Whilst the design of the proposed development has been through various iterations following discussions with the Conservation Officer, the applicant has requested that the application be considered on the basis of the original plans. The consultation comments included in the Appendix therefore relate to the plans originally submitted by the applicant.**

**It is considered that the proposed development would cause substantial harm to this designated heritage asset, contrary to Local Plan Policy HP2 and advice in the NPPF.**

**An application for planning permission (Ref 16/03847/FUL) is considered elsewhere on the agenda.**

**RECOMMENDATION: Refuse**



**Harrogate**  
BOROUGH COUNCIL

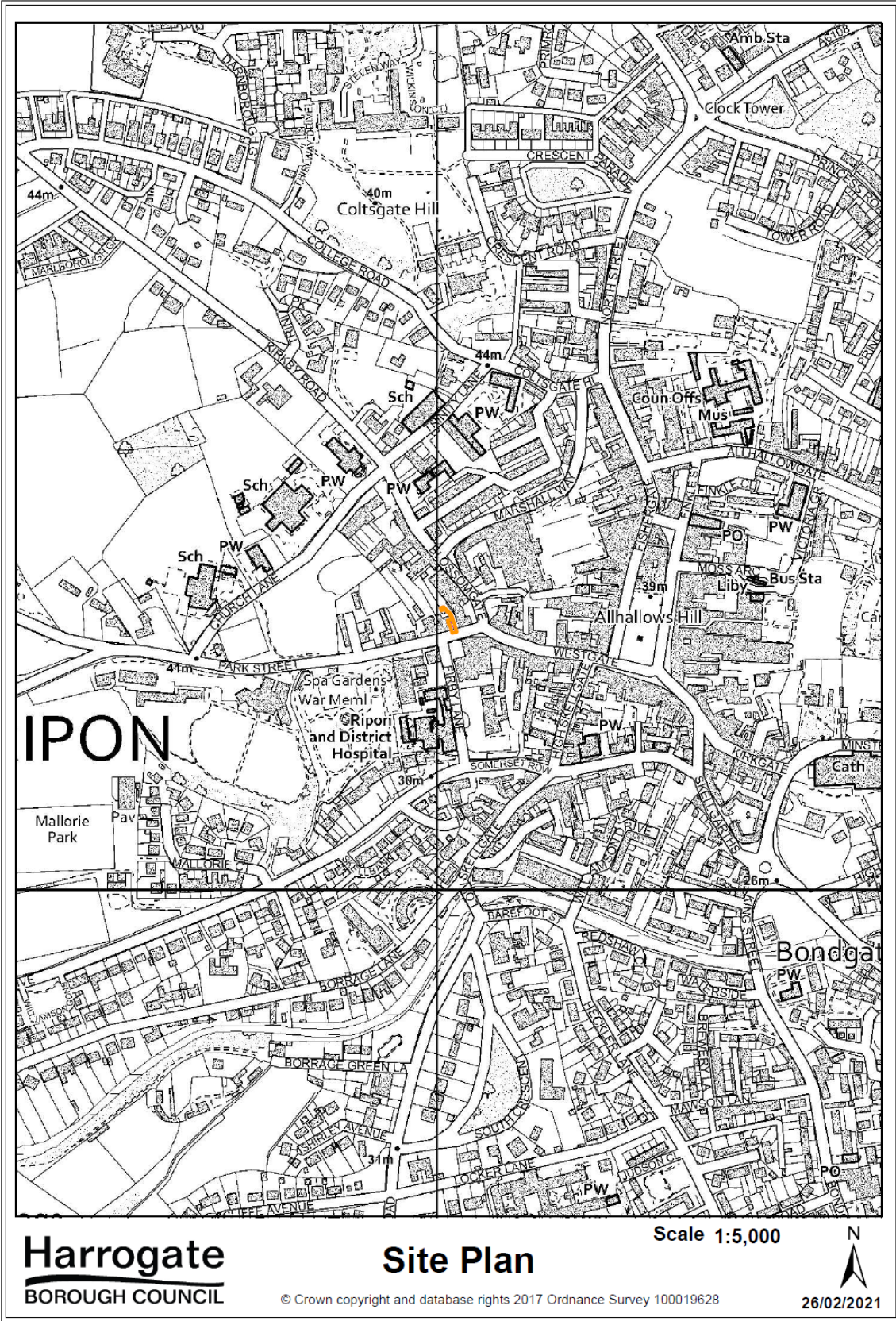
## Location Plan

Scale 1:1,250



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26/02/2021



## **1.0 PRELIMINARY MATTERS**

- 1.1 Access to the case file on Public Access can be found here:- [view file](#)
- 1.2 This application has been referred to the Planning Committee by Cllr Chambers.

## **2.0 MAIN ISSUES**

- 2.1 The main issues are:
- Policy
  - Impact on the Heritage Asset

## **3.0 ASSESSMENT**

### **3.1 BACKGROUND**

- 3.2 Together with No. 4, No. 5 Park Street is a Grade II listed building.
- 3.3 The listing description reads:

*Early or mid C19. Stucco. Hipped slate roof. Three storeys. Four bays: cased flush-framed sashes with glazing bars. One mid C19 central first floor oriel. One early or mid C19 segmental first floor oriel with reeded pilasters either side. Door with 6 fielded panels and semi-circular fanlight with glazing bars in reveals, flanked by reeded pilasters and tall fluted consoles to moulded cornice. Carriage entrance with depressed arched head.*

- 3.4 The building has been occupied as a single dwelling, but has been vacant for some years. A side access off the former carriage entrance leads into an entrance hall in the centre of the building. The central staircase, an original feature, leads from the entrance hall up to the upper two floors.
- 3.5 It is proposed to sub-divide the building horizontally to provide 3 flats, one on each floor. The ground and first floor flats would have one bedroom each, with a 2-bedroomed flat on the second floor.

- 3.6 The scheme of conversion would involve the erection of internal stud walls to provide shower rooms, and the replastering of internal walls. Neither of these works, or the other minor works involved, are considered to harm the historical interest of the listed building.
- 3.7 The proposed scheme of conversion would also involve the removal of the original staircase and the erection of a reconfigured staircase.
- 3.8 The staircase wraps around a rectangular well and extends up from the entrance hall to the second floor. It has a ramped and moulded handrail and two square-section balusters per tread, all in timber. The Georgian Group estimate it to date from the 1820/30s. It is an original feature which shows no signs of significant later alteration.
- 3.9 The application is accompanied by a Heritage Design and Access Statement.

### **3.10 POLICY**

- 3.11 In determining such applications the local planning authority should be mindful of the statutory duty of Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.
- 3.12 Local Plan Policy HP2 (Heritage Assets) states that developments that would affect heritage assets (designated and non-designated) will be determined in accordance with national planning policy. Harm to elements which contribute to the significance of a designated heritage asset will be permitted only where this is clearly justified and outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of such assets will be permitted only in exceptional circumstances.
- 3.13 Para 190 of the NPPF advises local planning authorities to identify and assess the particular significance of any heritage asset when considering the impact of a proposal on a heritage asset.
- 3.14 The NPPF goes on to state that great weight should be given to the heritage asset's conservation when considering the impact of changes on the

significance of a designated heritage asset (para 193). Any harm to, or loss of, the significance of a designated heritage asset should require a 'clear and convincing justification'.

3.15 Para 195 of the NPPF states that, where a proposed development would lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

### 3.16 **IMPACT ON HERITAGE ASSET**

3.17 Together with its neighbour at No. 4, No. 5 Park Street is a Grade II listed building. While the listing description (4.3) makes no comment on the interior of the building, this is most likely because an internal assessment was not possible at the time of listing. Therefore the fact that the staircase is not mentioned in the listing does not diminish its historic significance.

3.18 It is considered that the removal of the original staircase will cause substantial harm to the designated heritage asset. The staircase is a key element of the building and integral to its significance. The stair can aid dating a building and reflects the architectural fashions of its time. Removal of the staircase would result in the loss of this evidence and is likely to undermine the building's listed status. Furthermore the removal of the stairs necessitates alterations to

the plan form of the building which is likely to further impact on the significance of the asset.

3.19 In summary, it is considered that the proposed development would cause substantial harm to this designated heritage asset. It has not been demonstrated that this substantial harm is necessary to achieve substantial public benefits that outweigh that harm or loss, in accordance with para 195 of the NPPF. Neither have any of the four criteria mentioned in para 195 been met.

3.20 Accordingly it is recommended that listed building consent be refused.

#### **4.0 RECOMMENDATION**

4.1 That the application be REFUSED for the following reason.

4.2 By removing the original staircase, the proposed development would cause substantial harm to this designated heritage asset, a Grade II listed building, contrary to Local Plan Policy HP2. There are no substantial public benefits which would outweigh this harm and the proposed development fails this, and the other tests set out in paragraph 195 of the NPPF.

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***In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Chief Planner has delegated authority to do so in consultation with the Chairman of the Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.***

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## **APPENDICES**

### **8.0 CONSULTATIONS**

#### **8.1 Views of City Council**

Does not object to or support the application but wishes to make the following comment.

The Council is concerned about the lack of parking provision at the site.

## **8.2 Historic England**

5 Park Street, Ripon is a Grade II listed early-mid C19 substantial house with a later rear extension. It forms part of the best group of Georgian or Regency houses in the city. The proposal would in our view cause substantial harm to the significance of the Grade II listed building. We do not consider that the justification provided is 'clear and convincing' as required by para 193 of the NPPF. We therefore object to the application and advise that a less harmful level of subdivision that retains the principal staircase should be pursued and if not, appropriate market testing.

### **Significance of the listed building**

5 Park Street is a Grade II listed building that dates from the early C19. It is a domestic property of some status and this is expressed in the stucco façade with first floor oriel window and the impressive staircase that forms the heart of the building. Staircases are often the most important feature of a listed building. In this case the timber open-stringed staircase is a critical feature that fills the core of the building.

### **Impact on the significance of the listed building**

The proposal to convert the building into three flats, splitting the building horizontally, removing the staircase and introducing acoustic separation at all floors will cause harm to the heritage significance of the Grade II listed building. The Georgian Group in their response have explained the contribution that the staircase makes to the significance of the listed building. The removal of the original principal staircase would in our view cause substantial harm to the significance of the listed building.

### **Policy considerations relevant to this application**

We are not convinced that the conclusion in the Heritage Statement that the choice is between losing the staircase and losing the building. We question whether



consideration has been given to the possibility of vertically subdividing the building to form two separate houses.

Great weight should be given to the heritage asset's conservation when considering the impact of changes on the significance of a designated heritage asset (para 193) no other consideration is given greater weight in the planning system. Any harm to, or loss of, the significance of a designated heritage asset should require a 'clear and convincing justification'. We are not convinced that the justification is clear and convincing and that there are not less harmful options to secure the future of this building.

### **Recommendation**

Historic England objects to the application on heritage grounds.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If, notwithstanding our advice, you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity.

*If your authority is minded to grant consent for the application in its current form, please treat this letter as an objection and notify the Secretary of State of this application, in accordance with the above Direction.*

### **8.3 The Georgian Group**

The dating of staircases is not an exact science as architectural fashions in small towns tended to lag behind those of the major cities. Stairs of this design however, were most commonly constructed during the first thirty years of the nineteenth century. This stair is comparable to ones found in many middleclass townhouses of the early nineteenth century in London, Liverpool, Newcastle and elsewhere. From the photographs provided we would suggest that it probably dates from the 1820s or 1830s and that there are no obvious signs of significant later alteration.

Experience has shown the Group that the loss of an original principal staircase is one of the most common reasons for houses of this type to be delisted. Whilst Historic England's latest listing guide does not say this explicitly, it does say the

following ‘Internally, the loss of major elements such as the staircase, or the room plan of the principal floors, or the stripping out of internal features, will undermine the case for listing.’

In these circumstances, it would appear reasonable to argue that the loss of the staircase would cause ‘substantial harm’ to this listed building. The stair is the listed building’s most important internal feature and its loss would cause considerable harm to the building’s architectural and historic significance. We would therefore recommend that the application should be assessed against the criteria in paragraph 133 of the NPPF. The Group is far from convinced that the applicants have successfully justified this proposal against these criteria, and would therefore strongly recommend that the application is refused consent.

#### **8.4 York Georgian Society**

The photographs included in the Heritage Statement indicate that the most important aspect of the staircase is its location in the building’s central hallway, more so than its intrinsic architectural detail, though these are typical of the period of the building. The very comprehensive investigation undertaken by Humble Heritage concludes that it is essentially a choice between losing the staircase and losing the building. If that is so, I think we would reluctantly have to agree to the loss of the staircase in order to save the building as whole, which makes an important contribution to this part of Ripon Conservation Area in addition to its own intrinsic importance.

#### **9.0 REPRESENTATIONS**

9.1 No third party representations were received.

Case                      Mark Williams  
Officer:

Expiry Date:



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## HARROGATE BOROUGH COUNCIL

### PLANNING COMMITTEE

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#### LIST OF APPLICATIONS DETERMINED BY THE CHIEF PLANNER UNDER THE SCHEME OF DELEGATION

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<b>CASE NUMBER:</b>	16/03848/LB	<b>WARD:</b>	Ripon Spa
<b>CASE OFFICER:</b>	Mark Williams	<b>DATE VALID:</b>	20.09.2016
<b>GRID REF:</b>	<b>E</b> 431015	<b>TARGET DATE:</b>	15.11.2016
	<b>N</b> 471282	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	

**APPLICATION NO:** 6.31.2695.A.LB

**LOCATION:**

5 Park Street Ripon North Yorkshire HG4 2AX

**PROPOSAL:**

Listed building application for conversion of existing dwelling into 3 flats.

**APPLICANT:**

Mr I Pringle

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<b>CASE NUMBER:</b>	20/00250/CLEUD	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	21.01.2020
<b>GRID REF:</b>	<b>E</b> 416170	<b>TARGET DATE:</b>	17.03.2020
	<b>N</b> 460117	<b>REVISED TARGET:</b>	29.01.2021
		<b>DECISION DATE:</b>	12.02.2021

**APPLICATION NO:** 6.65.280.B.CLEUD

**LOCATION:**

Newall Hall Farm, The Caravan Foldshaw Lane Dacre HG3 4AN

**PROPOSAL:**

Certificate of lawfulness for retention of use of caravan structure as permanent dwelling.

**APPLICANT:**

Mr Richard Lister

APPROVED

- 1 The evidence supporting the application is sufficiently robust, precise and unambiguous to justify issuing a certificate. Section 191 of the Town and Country Planning Act 1990 has therefore been fulfilled sufficiently to grant a lawful certificate.

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<b>CASE NUMBER:</b>	20/00820/DISCON	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Helen Goulden	<b>DATE VALID:</b>	28.02.2020
<b>GRID REF:</b>	<b>E</b> 444293	<b>TARGET DATE:</b>	24.04.2020
	<b>N</b> 462239	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	10.02.2021

**APPLICATION NO:** 6.80.42.A.DISCON

**LOCATION:**

Land Comprising OS Field 2924 Branton Lane Great Ouseburn North Yorkshire

**PROPOSAL:**

Approval of details pursuant to Condition 12 (ventilation system) of planning permission 19/01255/DVCMAJ for: Variations of Conditions 2(Approved Plans), 13 (Ventilation) and 22 (Residence Occupation) to allow changes to the design and internal accommodation of the Public House; alter the timing for the submission of details of the ventilation system; and removal of the residential occupation restriction of planning permission 16/01308/FULMAJ

**APPLICANT:**

Yorvik Homes Ltd

CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

- 1 The details hereby approved include the following maintenance schedule contained

in Email dated 8 September 2020:

- 4no. visits per year to clean the UVC tubes and check the operation of the system;
- ESP units are anticipated to be cleaned very second visit but will be inspected every visit and the results recorded and frequency of clean will be adjusted to suit the system; and
- the fourth service will include a report on the system and ductwork inspection and it is anticipated the UVC tubes will require replacement every two years.

The effectiveness of the ventilation system in treating cooking odours is dependent on a regular cleaning and maintenance schedule. The aforementioned details must be implemented and maintained thereafter in order to prevent any potential future action being necessary through the nuisance provisions of the Environmental Protection Act 1990.

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<b>CASE NUMBER:</b>	20/00846/FUL	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Jill Low	<b>DATE VALID:</b>	23.03.2020
<b>GRID REF:</b>	<b>E</b> 434126	<b>TARGET DATE:</b>	18.05.2020
	<b>N</b> 452583	<b>REVISED TARGET:</b>	11.02.2021
		<b>DECISION DATE:</b>	12.02.2021
<b>APPLICATION NO:</b>	6.121.174.K.FUL		

**LOCATION:**  
Hilltop House Pannal Road Follifoot HG3 1DR

**PROPOSAL:**  
Single storey extension to house. Conversion of outbuilding to form home office and gym with associated external works. Part demolition and replacement of walls, new and replacement gates and railings - amended plans received

**APPLICANT:**  
Mr & Mrs Bellamy

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.02.2024.
- 2 The development hereby approved shall be carried out strictly in accordance with the following plans :
  - Drawing 1936.L01 - Location Plan
  - Drawing 1936.L02 - Site Plan
  - Drawing 1936.PO1 D - Plans and elevations as proposed
  - Drawing 1936.P06 B - Outbuilding - Plans and elevations as proposed
  - Drawing 1936.P08 A - Existing and proposed site elevations
  - Drawing 1936.p03 - Entrance door details to main house

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no windows shall be inserted in the southern elevations of the family room hereby approved, without the prior written approval of the Local Planning Authority.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no windows shall be inserted in the western elevations of the converted outbuilding hereby approved, without the prior written approval of the Local Planning Authority.
- 5 The converted outbuilding shall only be used as a home office and gym or other purposes ancillary to the residential use of the dwelling known as Hilltop House and shall not be used as a separate residential unit.
- 6 The foundations to the glazed extension to the outbuilding shall be dug by hand.

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 plans.
- 3 In the interests of privacy and residential amenity.
- 4 In the interests of privacy and residential amenity.
- 5 In the interests of residential amenity and to accord with Policy HP4 of the Local Plan.
- 6 In order to minimise any damage to the tree roots of tree T1 which is a mature tree within the conservation area.

**INFORMATIVES**

- 1 Listed Building Consent is also required in respect of this development. You are advised not to start work until such time as an appropriate Notice of Listed Building Consent has been granted and you should ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of such a Listed Building Consent.
- 2 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 (1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in an lawful manner. Natural England



can be contacted at consultations@naturalengland.org.uk, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.

- 3 Trees on the site to which this permission relates are within a Conservation Area and may not be lopped, topped or felled without 6 weeks prior written Notice having been served on the Borough Council, unless the tree work has already been approved under cover of a planning permission which is being implemented. Any person undertaking work to trees in a Conservation Area without Notice or planning approval is liable to prosecution. Forms are available from the Councils' Department of Development Services on which to give Notice of an intention to carry out tree work in a Conservation Area.

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<b>CASE NUMBER:</b>	20/00847/LB	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Jill Low	<b>DATE VALID:</b>	23.03.2020
<b>GRID REF:</b>	E 434126	<b>TARGET DATE:</b>	18.05.2020
	N 452583	<b>REVISED TARGET:</b>	11.02.2021
		<b>DECISION DATE:</b>	12.02.2021

**APPLICATION NO:** 6.121.174.K.LB

**LOCATION:**  
Hilltop House Pannal Road Follifoot HG3 1DR

**PROPOSAL:**  
Single storey extension to house. Part demolition and replacement of walls, new and replacement gates and railings. Conversion of outbuilding to include stair enclosure, flue pipe, insertion of windows and bi-fold doors and associated internal alterations - amended plans received

**APPLICANT:**  
Mr & Mrs Bellamy

3 APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 12.02.2024.
- 2 The development hereby approved shall be carried out strictly in accordance with the following plans :  
Drawing 1936.L01 - Location Plan  
Drawing 1936.L02 - Site Plan  
Drawing 1936.PO1 D - Plans and elevations as proposed  
Drawing 1936.P06 B - Outbuilding - Plans and elevations as proposed  
Drawing 1936.P08 A - Existing and proposed site elevations  
Drawing 1936.p03 - Entrance door details to main house
- 3 Any new stonework shall match the stonework of the original building in type, size,

colour, dressing, coursing and pointing to the satisfaction of the local planning authority. Prior to the commencement of the external construction of the walls of the development hereby approved a sample panel of the type of stone to be used showing the proposed coursing and pointing shall be erected on the site for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and the sample stonework panel shall be retained on site during the period of construction of all external walls that are constructed in stone.

- 4 A lime mortar shall be used for the coursing in accordance with details to be submitted and approved in writing by the Local Planning Authority.
- 5 The rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.
- 6 Prior to the commencement of development to the listed building and the curtilage building to be converted, detailed drawings of the existing and proposed windows, including sectional details at a scale of 1:10 shall be submitted for the approval of the local planning authority. Replacement and new windows will contain 12mm double glazed units with through glazing bars and putty, as agreed in email correspondence with the Conservation Officer dated 11 December 2020. The windows shall be installed in accordance with the approved details.
- 7 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.
- 8 All proposed flue pipes shall be powder coated in black.
- 9 Prior to the commencement of any works to the outbuilding at the north western corner of the site, a photographic survey shall be made of the building, internally and externally and shall be submitted to and approved in writing by the local planning authority. Copies of this record shall be placed on the North Yorkshire Historic Environment Record (HER) by the applicant and placed on the relevant planning file by the Local Planning Authority.
- 10 A full schedule of all works proposed to be carried out to the outbuilding shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of work. Thereafter all work shall be carried out in accordance with the approved details.
- 11 Full construction details of the proposed glazed extension to the outbuilding, including its roof, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the submitted details.

- 12 Prior to commencement of works, details of the eaves and verges (construction and materials) shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.
- 13 Prior to commencement of any works to the stone boundary walls surrounding the site, full details shall be submitted to and approved in writing by the planning authority of the type of railing/wiring proposed for the top of the top of the walls.
- 14 Prior to installation, full details of the gates to be provided at the pedestrian and vehicular entrances to the site shall be submitted to and approved in writing by the planning authority and shall thereafter be installed in accordance with the approved details.

#### Reasons for Conditions:-

- 1 To ensure compliance with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
- 2 To ensure that the development is carried out in accordance with the approved plans.
- 3 In order to ensure that the materials used are appropriate to the grade II listed building and to accord with Policies HP2 and HP3 of the Local Plan.
- 4 To ensure the mortar is appropriate to the listed building and to accord with Policies HP2 and HP3 of the Local Plan
- 5 To ensure the new roof lights are in character with the listed building and to accord with Policies HP2 and HP3 of the Local Plan.
- 6 In order to ensure that the windows used in the development are appropriate to the listed building and in accordance with Policies HP2 and HP3 of the Local Plan.
- 7 To ensure that the materials used for the windows are appropriate to the character of the listed building and to accord with Policies HP2 and HP3 of the Local Plan.
- 8 To ensure that the development accords with the character of the listed building and also accords with Policies HP2 and HP3 of the Local Plan.
- 9 In order to ensure that an appropriate record is made in accordance with guidance in the NPPF.
- 10 To ensure that the development is carried out appropriately to the designated heritage asset within the curtilage of a listed building.
- 11 To ensure that the development is carried out appropriately to the heritage asset within the curtilage of a listed building.
- 12 To ensure the works carried out are appropriate to the character of the listed building and to accord with Policies HP2 and HP3 of the Local Plan.
- 13 To ensure the development is in character with the listed building and to accord with policies HP2 and HP3 of the Local Plan.
- 14 To ensure that the development accords with the character of the listed building and to accord with Policies HP2 and HP3 of the Local Plan.

#### **INFORMATIVES**

- 1 Trees on the site to which this permission relates are within a Conservation Area

and may not be lopped, topped or felled without 6 weeks prior written Notice having been served on the Borough Council, unless the tree work has already been approved under cover of a planning permission which is being implemented. Any person undertaking work to trees in a Conservation Area without Notice or planning approval is liable to prosecution. Forms are available from the Councils' Department of Development Services on which to give Notice of an intention to carry out tree work in a Conservation Area.

- 2 Planning permission has also been granted for these works. You are advised, if you have not already done so, to obtain sight of the Notice of Planning Permission and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the Planning Permission.
- 3 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 (1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in an lawful manner. Natural England can be contacted at consultations@naturalengland.org.uk, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.

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<b>CASE NUMBER:</b>	20/01564/FUL	<b>WARD:</b>	Pateley Bridge & Nidderdale Moors
<b>CASE OFFICER:</b>	Mike Parkes	<b>DATE VALID:</b>	05.05.2020
<b>GRID REF:</b>	E 420515	<b>TARGET DATE:</b>	30.06.2020
	N 456989	<b>REVISED TARGET:</b>	14.08.2020
		<b>DECISION DATE:</b>	23.02.2021

**APPLICATION NO:** 6.500.78.F.FUL

**LOCATION:**

RAF Menwith Hill Main Street Menwith Hill Camp Harrogate North Yorkshire HG3 2RF

**PROPOSAL:**

Construction of a radome and electrical sub station

**APPLICANT:**

Ministry Of Defence

- 3 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.02.2024.

- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, drawings
  - 101 Proposed Site Plan dated 6 Apr 2020
  - 102 Proposed Elevations dated 6 Apr 2020
  - 104 Substation dated 6 Apr 2020
- 3 A pre-commencement inspection of the vegetation and buildings for active bird nests shall be carried out. If vegetation cannot be clearly seen to be clear of bird's nests then an experienced ecologist should be called in to carry out the check. Only if there are no active nests present should work be allowed to commence.
- 4 Details of any lights including lighting columns shall be provided in strict accordance with details that have been submitted to and approved in writing by the Local Planning Authority.
- 5 The installations hereby approved shall be dismantled and removed from the site immediately following its cessation of use and the site restored to moorland.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard ecology in this respect.
- 4 To minimise adverse impacts on the night time sky.
- 5 To ensure the locality is not blighted by redundant equipment.

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<b>CASE NUMBER:</b>	20/02421/FUL	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Mike Parkes	<b>DATE VALID:</b>	01.09.2020
<b>GRID REF:</b>	<b>E</b> 438307	<b>TARGET DATE:</b>	27.10.2020
	<b>N</b> 473233	<b>REVISED TARGET:</b>	26.02.2021
		<b>DECISION DATE:</b>	24.02.2021

**APPLICATION NO:** 6.26.154.A.FUL

**LOCATION:**

Land Comprising Field At 438307 473233 Topcliffe Road Dishforth North Yorkshire

**PROPOSAL:**

Formation of Riding Arena

**APPLICANT:**

Mr G West

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.02.2024.
- 2 The arena hereby approved shall be laid out in strict accordance with the details received by the Local Planning Authority on 01.09.2020.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/02339/FUL	<b>WARD:</b>	Knaresborough Castle
<b>CASE OFFICER:</b>	Linda Drake	<b>DATE VALID:</b>	01.07.2020
<b>GRID REF:</b>	<b>E</b> 434948	<b>TARGET DATE:</b>	26.08.2020
	<b>N</b> 457147	<b>REVISED TARGET:</b>	02.10.2020
		<b>DECISION DATE:</b>	15.02.2021

**APPLICATION NO:** 6.100.1791.E.FUL

**LOCATION:**

Ming Fai Cantonese Takeaway 76 High Street Knaresborough North Yorkshire HG5 0EA

**PROPOSAL:**

Conversion of storage outbuilding into a 2 bedroom house

**APPLICANT:**

Mr Lon Wu

REFUSED. Reason(s) for refusal:-

- 1 The building cannot be converted and achieve satisfactory separation distances to maintain the residential amenity of the dwellings to the front and rear, contrary to Local Plan Policy HP4 and the House Extensions and Garages Design Guide SPD.
- 2 The level of residential amenity afforded occupiers of the proposed dwelling would be poor with main windows facing onto a narrow access which serves existing yards and the flat at 74 High Street. The noise and disturbance from pedestrians passing in close proximity to the main windows of the dwelling is unacceptable as is the limited and poor outlook afforded occupants from those windows, contrary to Local Plan Policy HP4 and the House Extensions and Garages Design Guide SPD.



**PROPOSAL:**

Erection of bridge over Foster Beck for use of farm vehicles only.

**APPLICANT:**

Mr R Church

Prior approval not required

- 1 The development shall be carried out in accordance with the following documents, as listed in the consultation response from the Environment Agency dated 9 February 2021.

\* FRA by D G Blackburn, Donbass Limited 'Proposed new agricultural Vehicle Bridge over Foster Beck, Pateley Bridge.'

\* Approval Drawing, Drawing No. 2211 Rev 2.

Reasons for Conditions:-

- 1 In order to ensure compliance with the approved drawings.

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<b>CASE NUMBER:</b>	20/02817/FUL	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	23.09.2020
<b>GRID REF:</b>	<b>E</b> 419198	<b>TARGET DATE:</b>	18.11.2020
	<b>N</b> 448210	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	17.02.2021

**APPLICATION NO:** 6.140.74.FUL

**LOCATION:**

Land South Of South View Farm Clifton Lane Clifton Otley North Yorkshire LS21 2HE

**PROPOSAL:**

Erection of storage building.

**APPLICANT:**

Mr Josh Whiteley

WITHDRAWN



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**CASE NUMBER:** 20/02861/DISCON      **WARD:** Falls Within 2 Or More  
**CASE OFFICER:** Mike Parkes      **DATE VALID:** 31.07.2020  
**GRID REF:** E 431206      **TARGET DATE:** 25.09.2020  
                         N 469606      **REVISED TARGET:**  
   **DECISION DATE:** 19.02.2021

**APPLICATION NO:** 6.500.106.AI.DISCON

**LOCATION:**  
Morrisons Harrogate Road Ripon HG4 2SB

**PROPOSAL:**  
Approval of details under conditions 5 (Contaminated Land), 9 (Design Stage Certificate), 11 (Bird & Bat boxes) and 12 (Materials) of planning permission 19/03466/FULMAJ

**APPLICANT:**  
Wm Morrison Supermarkets PLC

CONFIRMATION of discharge of condition(s)

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**CASE NUMBER:** 20/02950/DISCON      **WARD:** Spofforth With Lower  
   Wharfedale  
**CASE OFFICER:** Josh Arthur      **DATE VALID:** 05.08.2020  
**GRID REF:** E 438733      **TARGET DATE:** 30.09.2020  
                         N 453246      **REVISED TARGET:** 10.02.2021  
   **DECISION DATE:** 08.02.2021

**APPLICATION NO:** 6.123.36.C.DISCON

**LOCATION:**  
Grange House Wetherby Road Little Ribston Wetherby North Yorkshire LS22 4EP

**PROPOSAL:**  
Approval of details required by Condition 4 (Landscaping) of 20/00007/REM.

**APPLICANT:**

CONFIRMATION of discharge of condition(s)

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<b>CASE NUMBER:</b>	20/02977/CLEUD	<b>WARD:</b>	Harrogate Stray
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	04.11.2020
<b>GRID REF:</b>	<b>E</b> 431275	<b>TARGET DATE:</b>	30.12.2020
	<b>N</b> 454388	<b>REVISED TARGET:</b>	08.02.2021
		<b>DECISION DATE:</b>	05.02.2021

**APPLICATION NO:** 6.79.12278.A.CLEUD

**LOCATION:**  
12 Wheatlands Road East Harrogate HG2 8PX

**PROPOSAL:**  
Certificate of lawfulness for conversion of garage.

**APPLICANT:**  
Mr M Wright

APPROVED

- 1 The evidence supporting the application is sufficiently robust, precise and unambiguous to justify issuing a certificate. Section 191 of the Town and Country Planning Act 1990 has therefore been fulfilled sufficiently to grant a lawful certificate.

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<b>CASE NUMBER:</b>	20/03117/DVCON	<b>WARD:</b>	Harrogate Oatlands
<b>CASE OFFICER:</b>	Jill Low	<b>DATE VALID:</b>	07.09.2020
<b>GRID REF:</b>	<b>E</b> 431705	<b>TARGET DATE:</b>	02.11.2020
	<b>N</b> 453570	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	15.02.2021

**APPLICATION NO:** 6.79.6452.F.DVCON

**LOCATION:**

Crimple House Farm Hornbeam Park Avenue Harrogate HG2 8QL

**PROPOSAL:**

Variation of condition 2 (approved plans) of planning permission 20/00687/DVCON to allow for alterations to unit 1. *Planning permission 20/00687/DVCON allowed the variation of condition 2 (approved plans) of prior approval 19/00998/PBR to allow for internal amendments and an additional floor. Prior Approval 19/00998/PBR permitted for conversion of an agricultural building to form 3 no. dwellings with associated building works.*

**APPLICANT:**

Mrs S. Hullah

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 30.04.2022.
- 2 The development hereby approved shall be carried out in strict accordance with the following plans -  
Drawing S409.1 PL 005 Site/block plan  
Drawing S409.006 rev F - Proposed plans  
Drawing S409.1 PL 007 rev G
- 3 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirement of section A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of section B, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with section C.

**A. SITE CHARACTERISATION**

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:

- \* human health,
  - \* property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - \* adjoining land,
  - \* groundwaters and surface waters
  - \* ecological systems
  - \* archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).  
This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

#### B. SUBMISSION OF REMEDIATION SCHEME

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

#### C. IMPLEMENTATION OF APPROVED REMEDIATION SCHEME

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise approved in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

- 4 The noise mitigation measures approved under case number 20/00350/DISCON, unless an alternative scheme of noise mitigation measures is submitted to and approved in writing by the Local Planning Authority, shall be installed in strict accordance with details before the development hereby approved is first occupied and be retained throughout the life of the development.
- 5 The signing consolidation scheme to ensure visibility sight lines at the junction of the access with Hornbeam Park Avenue are no longer impeded approved under case number 20/00350/DISCON, unless an alternative signing consolidation scheme is submitted to and approved in writing by the Local Planning Authority, shall be implemented in strict accordance with the approved details before any development beyond investigative works occurs.
- 6 Before the development is brought into use a facilities for the charging electric vehicles and other ultra-low emission vehicles shall be provided in strict accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Charging points installed shall be retained thereafter. The

submitted details shall provide for one electric vehicle Mode 3 charging point of 16 Amp minimum and 32 Amp maximum with a type 2 outlet socket for each residential unit.

- 7 Prior to the first occupation of any of the three properties hereby provided the remainder of the barns and associated structures not part of this application shall have been removed from the site and all business activity ceased.
- 8 Prior to the first occupation of the dwellings identified as Plots 1 and 2 on Drawing S409.1 PL 005 (Site/block plan) the windows in the north west elevation shall have been triple glazed and shall thereafter be maintained as such.

Reasons for Conditions:-

- 1 To ensure compliance with Class Q of Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.
- 2 In order to ensure compliance with the approved drawings.
- 3 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.
- 4 To ensure that satisfactory noise levels are achieved within the dwellings and to also ensure that the external areas are protected.
- 5 To ensure that the details are satisfactory and in the interests of the safety and convenience of highway users.
- 6 To ensure adequate provision for alternative vehicle fuel technology and in the interests of air quality.
- 7 In the interests of residential amenity and privacy.
- 8 In the interests of residential amenity and privacy.

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<b>CASE NUMBER:</b>	20/03166/FUL	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	05.11.2020
<b>GRID REF:</b>	<b>E</b> 417851	<b>TARGET DATE:</b>	31.12.2020
	<b>N</b> 452932	<b>REVISED TARGET:</b>	17.02.2021
		<b>DECISION DATE:</b>	11.02.2021

**APPLICATION NO:** 6.117.34.A.FUL

**LOCATION:**

Croft Farm Timble Otley North Yorkshire LS21 2NN

**PROPOSAL:**

Formation of access and installation of entrance gate.

**APPLICANT:**

Mr P Oram

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.02.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as modified by the conditions of this consent:

Existing and Proposed Elevations - received 5 November 2020

Existing Block Plan (Drawing Package) - received 19 October 2020

Existing Site Plan (Drawing Package) - received 19 October 2020

Proposed Layout Plan (Drawing Package) - received 19 October 2020

Visibility Splays - received 17 August 2020

- 3 The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works" published by the Local Highway Authority and the following requirements:

The crossing of the highway verge must be constructed in accordance with the approved Standard Detail number E1 concrete and the following requirements.

o Any gates or barriers must be erected a minimum distance 3 metres back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.

o The final surfacing of any private access within 4 metres of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

All works must accord with the approved details.

- 4 There must be no access or egress by any vehicles between the highway and the application site until splays are provided giving clear visibility of 2.4 metres x 40 metres measured along both channel lines of the major road. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.
- 5 The stone to be used for the new wall hereby permitted shall be reused from the existing wall.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.

- 2 In order to ensure compliance with the approved drawings.
- 3 To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.
- 4 In the interests of highway safety.
- 5 In the interests of the visual amenity of the site and landscape character of the Nidderdale Area of Outstanding Natural Beauty.

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<b>CASE NUMBER:</b>	20/03128/DISCON	<b>WARD:</b>	Knareborough Scriven Park
<b>CASE OFFICER:</b>	Andy Hough	<b>DATE VALID:</b>	18.08.2020
<b>GRID REF:</b>	<b>E</b> 435295	<b>TARGET DATE:</b>	13.10.2020
	<b>N</b> 458903	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	23.02.2021

**APPLICATION NO:** 6.94.89.DISCON

**LOCATION:**

Land Comprising Field At 435295 458903 Boroughbridge Road Knareborough North Yorkshire

**PROPOSAL:**

Discharge conditions 18, 19 and 20 ( Drainage) of planning permission 17/01350/OUTMAJ Outline application for the erection of up to 120 dwellings with public open space, landscaping, sustainable drainage system and vehicular access from Boroughbridge Road with access considered (Site Area 7.44ha).

**APPLICANT:**

Vistry Partnerships Yorkshire

CONFIRMATION of discharge of condition(s)

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<b>CASE NUMBER:</b>	20/03133/DISCON	<b>WARD:</b>	Masham & Kirkby Malzeard
<b>CASE OFFICER:</b>	Jill Low	<b>DATE VALID:</b>	18.08.2020
<b>GRID REF:</b>	<b>E</b> 422023	<b>TARGET DATE:</b>	13.10.2020
	<b>N</b> 480727	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	23.02.2021

**APPLICATION NO:** 6.3.336.DISCON

**LOCATION:**

Land Comprising Field At 422023 480727 Foxholme Lane Masham North Yorkshire

**PROPOSAL:**

Application for approval of details required by condition 23 (Ecological Mitigation) of 17/01057/OUTMAJ - Outline planning permission with access into the site considered for up to 60 houses, demolition of existing buildings, construction of commercial units (Use Class B1/B2/ B8/D2) and informal public open space.

**APPLICANT:**

Stonebridge Homes

CONFIRMATION of discharge of condition(s)

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<b>CASE NUMBER:</b>	20/03458/FUL	<b>WARD:</b>	Harrogate Pannal Ward
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	14.10.2020
<b>GRID REF:</b>	<b>E</b> 430547	<b>TARGET DATE:</b>	09.12.2020
	<b>N</b> 451722	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	08.02.2021

**APPLICATION NO:** 6.152.2.A.FUL

**LOCATION:**

23 Main Street Pannal HG3 1JZ

**PROPOSAL:**

Erection of single storey extension and carport and removal of existing extension and outbuilding/store.

**APPLICANT:**

Mr & Mrs Bentley

WITHDRAWN



<b>CASE NUMBER:</b>	20/03478/FUL	<b>WARD:</b>	Pateley Bridge & Nidderdale Moors
<b>CASE OFFICER:</b>	Natalie Ramadhin	<b>DATE VALID:</b>	19.10.2020
<b>GRID REF:</b>	E 417159	<b>TARGET DATE:</b>	14.12.2020
	N 464635	<b>REVISED TARGET:</b>	22.02.2021
		<b>DECISION DATE:</b>	16.02.2021
<b>APPLICATION NO:</b>	6.49.2.E.FUL		

**LOCATION:**

2 Valley View Glasshouses Harrogate North Yorkshire HG3 5QR

**PROPOSAL:**

Creation of wildlife pond.

**APPLICANT:**

Mr John Ward

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with details submitted within the application.
- 3 The pond hereby approved shall be used as a wildlife pond only and no fish shall be introduced. The pond shall not be used as an ornamental pond or in connection with the domestic activities of 2 Valley View.
- 4 Within 6 months of the date of this permission, a suitable maintenance of the proposed SuDS drainage scheme arrangement has been demonstrated to the local planning authority. Details with regard to the maintenance and management of the approved scheme to include; drawings showing any surface water assets to be vested with the statutory undertaker/highway authority and subsequently maintained at their expense, and/or any other arrangements to secure the operation of the approved drainage scheme/sustainable urban drainage systems throughout the lifetime of the development. Thereafter the development shall be maintained in strict accordance with the approved scheme.
- 5 Within 6 months of the date of this permission, an appropriate Exceedance Flow Plan for the site must be submitted to and approved in writing by the Local Planning Authority. Site design must be such that when SuDS features fail or are exceeded, exceedance flows do not cause flooding of properties on or off site. This is achieved by designing suitable ground exceedance or flood pathways. Thereafter the development shall be carried out in accordance with the approved scheme.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the scheme is in keeping with the proposed use as a wildlife pond within a semi-natural rural setting.
- 4 To prevent the increased risk of flooding and to ensure the future maintenance of the sustainable drainage system
- 5 To prevent flooding to properties during extreme flood events and to mitigate against the risk of flooding on and off the site.

<b>CASE NUMBER:</b>	20/03503/FUL	<b>WARD:</b>	Ripon Spa
<b>CASE OFFICER:</b>	Natalie Ramadhin	<b>DATE VALID:</b>	07.10.2020
<b>GRID REF:</b>	E 430686	<b>TARGET DATE:</b>	02.12.2020
	N 471767	<b>REVISED TARGET:</b>	26.02.2021
		<b>DECISION DATE:</b>	23.02.2021

**APPLICATION NO:** 6.31.2573.C.FUL

**LOCATION:**

23 College Road Ripon HG4 2HE

**PROPOSAL:**

Erection of 1no. single storey rear extension and 1no. porch (amended details provided 29th January 2021).

**APPLICANT:**

Mrs Rachel Ware

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
Amended location map and site plan; revision E, dated 27/01/21, PG 01.  
Amended roof plan and floor plans; revision E, dated 27/01/21, PG 04.  
Amended front and left elevations, revision E, dated 27/01/21, PG 02.  
Amended rear and right elevations, revision E, dated 27/01/21, PG 03.
- 3 Except where explicitly stated on the planning application form and approved plans, the external wall and roof materials in the development hereby permitted shall match those used in the host dwelling.
- 4 The fenestration, serving the WC and Utility, in the side (north-west) elevation of the

extension hereby permitted shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be retained throughout the life of the development.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.
- 4 In the interests of residential amenity and privacy.

## INFORMATIVES

- 1 There is a history of ground instability in the area. This sometimes arises from the presence of peat, sometimes from gypsum and sometimes a combination. You are advised to satisfy yourself that there is no such problem on this site, or that any problem can be overcome by taking appropriate measures, before works commence.

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<b>CASE NUMBER:</b>	20/03596/DISCON	<b>WARD:</b>	Harrogate Stray
<b>CASE OFFICER:</b>	Mike Parkes	<b>DATE VALID:</b>	21.09.2020
<b>GRID REF:</b>	<b>E</b> 432033	<b>TARGET DATE:</b>	16.11.2020
	<b>N</b> 455012	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	19.02.2021

**APPLICATION NO:** 6.79.794.F.DISCON

**LOCATION:**

Greenfield Court 42 Wetherby Road Harrogate HG2 7SQ

**PROPOSAL:**

Approval of details required under conditions 4 - Demolition, 8/9 - Land Contamination ,12 - Substation , 15 - Public Sewers, 18 - Landscape Scheme, & 21 - External Refuse Storage Areas of Planning Permission 20/00461/FULMAJ

**APPLICANT:**

McCarthy And Stone Retirement Lifestyles Ltd

- 1 CONFIRMATION of discharge of condition(s)

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<b>CASE NUMBER:</b>	20/03602/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	02.11.2020
<b>GRID REF:</b>	<b>E</b> 436952	<b>TARGET DATE:</b>	28.12.2020
	<b>N</b> 462212	<b>REVISED TARGET:</b>	10.02.2021
		<b>DECISION DATE:</b>	08.02.2021

**APPLICATION NO:** 6.70.150.FUL

**LOCATION:**

East View Barn Bedlam Lane Staveley HG5 9JU

**PROPOSAL:**

Erection of conservatory and detached triple garage.

**APPLICANT:**

Mr Jon Nixon

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.02.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following plans and drawings:  
Location Plan: Drwg No.2020.005 3 (Received 05.02.2021)  
Proposed Plans and Elevations with Site Plan: Drwg No.2020.005 01 Rev B (Received 08.10.2020)
- 3 Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of the existing dwelling.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.

**CASE NUMBER:** 20/03616/LB  
**CASE OFFICER:** Gerrard Shaw  
**GRID REF:** E 431059  
N 471266

**WARD:** Ripon Spa  
**DATE VALID:** 12.01.2021  
**TARGET DATE:** 09.03.2021  
**REVISED TARGET:**  
**DECISION DATE:** 22.02.2021

**APPLICATION NO:** 6.31.2926.LB

**LOCATION:**

17 Westgate Ripon HG4 2AT

**PROPOSAL:**

Replacement of 1st storey wooden, double glazed Yorkshire Sash window to the front of the property. Replacement of ground floor wooden fixed double glazed window to the rear of the property.

**APPLICANT:**

Mrs Judith Livesey

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 22.02.2024.
- 2 The works hereby permitted shall be carried out in accordance with the following Approved drawings:

Proposed Yorkshire sash window, front elevation,  
scale 1:10, dated 12/11/2020, received 1st December 2020

Proposed Yorkshire sash window, cross sections,  
scale 1:5, dated 12/11/2020, received 17th November 2020

Proposed Yorkshire sash window, glazing bar detail,  
scale 1:1, dated 12/11/2020, received 17th November 2020

Proposed fixed casement window, front elevation,  
scale 1:10, dated 12/11/2020, received 1st December 2020

Proposed fixed casement window, cross sections,  
scale 1:5, dated 12/11/2020, received 30th November 2020

Reasons for Conditions:-

- 1 To ensure compliance with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
- 2 To secure the satisfactory implementation of the proposal.

<b>CASE NUMBER:</b>	20/03957/DVCMAJ	<b>WARD:</b>	Killinghall & Hampsthwaite
<b>CASE OFFICER:</b>	Jill Low	<b>DATE VALID:</b>	30.10.2020
<b>GRID REF:</b>	E 426471	<b>TARGET DATE:</b>	29.01.2021
	N 455726	<b>REVISED TARGET:</b>	25.02.2021
		<b>DECISION DATE:</b>	25.02.2021

**APPLICATION NO:** 6.93.706.B.DVCMAJ

**LOCATION:**

Land Comprising Field At 426471 455726 Burley Bank Road Killinghall North Yorkshire

**PROPOSAL:**

Application to delete conditions 6 (Acoustic Barrier) of 18/01923/OUTMAJ - Outline planning application for the development of an industrial park for employment use (B1c/B2/B8), with associated yard space, car parking, ancillary structures and landscaping, with access considered.

**APPLICANT:**

DS Estates Limited And Teakwood Developments Limited

APPROVED subject to the following conditions:-

- 1 The development of Phase 1 of the application site shall take place in accordance with the following approved plans as approved under reserved matters application 20/03715/REMMAJ -

Drawing 01954-100 - Rev A - Site location plan

Drawing 01954-102 - Rev G -Proposed site plan

Drawing 01954-200 - Proposed Ground floor plan

Drawing 01954-301 - Rev B - Proposed Elevations

Drawing 01954- 200 - Rev A - Proposed first floor plan

Drawing 01954 -202 -Rev B - Proposed roof plan

Drawing 01954-300 - Rev A - Typical sections

Drawing 01954 T402 - Typical mesh fence panel detail

Drawing 01954 - T400 - Cycle shelter plans and elevations

Drawing 01954-110 - Existing and proposed site sections, in so far as it

relates to Phase 1 only.

As Proposed Landscape Plan, received on 10th November 2020, in so far as it relates to Phase 1 of the development.

No development shall take place on any subsequent phase of development without the prior written approval of the Local Planning Authority of all details of the following reserved matters -

(a) appearance;

(b) landscaping;

(c) layout; and

(d) scale.

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

- 2 Application for the approval of the reserved matters for any subsequent phases of development shall be made to the Local Planning Authority not later than 3 years

from the date of this permission. The development of any subsequent phase shall begin either before the expiration of 2 years from the date of approval of the last of the reserved matters for any subsequent phase, or before the expiration of 3 years from the date of this permission, whichever is the later.

Application for approval of reserved matters for any subsequent phases of development shall be made not later than the expiration of 3 years from the date of this permission and the development shall be begun on each subsequent phase of development not later than whichever is the later of the following dates:

- i) The expiration of 3 years from the date of this permission,
- ii) The expiration of 3 years from the final approval of the reserved matters for that particular phase or, in the case of approval on different dates, the final approval of the last such matter to be approved.

- 3 The development for Phase 1 of the site shall be carried out in accordance with the report by Miller Goodall, Acoustics and Air Quality dated 11 September 2020 ref: 101767-2 V3. A further noise impact report is required at reserved matters stage for any subsequent phases of the development when activities are known and when plant noise can be selected to meet the noise criteria.
- 4 The development for Phase 1 of the site shall be carried out in accordance with the report by Miller Goodall, acoustics and Air Quality dated 11 September 2020 ref: 101767-2 V3. Before first use of any subsequent phase of the development a further noise report by a suitably competent person shall be submitted to and approved in writing by the Local Planning Authority. The report shall determine the rating level of sound emitted from [any fixed plant and/or machinery associated with the development] [industrial activities at the use hereby approved] shall not exceed background sound levels between the hours of 0700-2300 (taken as a 15 minute LA90 at the nearest sound sensitive premises) and shall be 5dB below background between 2300-0700 (taken as a 15 minute LA90 at the nearest/any sound sensitive premises). All measurements shall be made in accordance with the methodology of BS4142 (2014) (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property.

- 5 The development on Phase 1 of the site, shall be carried out in accordance with the Noise Management Plan as amended and received on 19th January 2021. No activities shall come into use on any subsequent phase of the development until a Noise Management Plan for that phase of the site has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the life of the development and shall provide for the measures to control noise on site from affecting the nearest residents to the site:
  - a. the parking of vehicles of site operatives and visitors
  - b. loading and unloading of plant and materials
  - c. Forklift trucks and HGV's etc. or any vehicle used on the application siteshall be fitted with noise attenuated reversing alarms. All such alarms are to be kept in working condition and operable wherever vehicles are in used on the site.

d. Limiting the hours of operation at the site.

6 Condition 6 deleted

7 The development on Phase 1 of the site in respect of electric vehicle infrastructure shall be carried out in accordance with the details as submitted under planning reference 20/03074/DISCON. As part of any subsequent reserved matters an electric vehicle infrastructure strategy and implementation plan shall be submitted for approval for any subsequent phase of the development. The plans shall include details of the number, location and maintenance of the electric vehicle charging points. The minimum current rating recommended for 'standard' EV charging infrastructure is 16 Amps. The electric vehicle charging points shall be implemented prior to occupation and retained for the lifetime of the development.

8 Prior to first use of the site for Phase 1 of the development hereby permitted, full details of the air source heat pumps proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the air source heat pumps shall be implemented in accordance with the approved details. Prior to the commencement of the development of any subsequent phase, details shall be submitted to and approved by the Local Planning Authority, either for the installation in each unit of an Ultra Low NOx boiler with maximum NOx emissions of under 40 mg/kWh, or for the installation of air source heat pumps. The works as approved, shall be completed prior to occupation and there after permanently retained.

9 Prior to the occupation of approved buildings suitable and sufficient waste storage facilities shall be provided for the safe and secure on site storage of waste derived from the businesses to ensure that no detriment to amenity from smell, flies or vermin arises. A scheme detailing the provisions to be made for the safe storage of waste must be submitted to and approved in writing and not altered without the prior written approval of the local planning authority and shall be maintained for the life of the approved development.

10 No demolition or site clearance shall take place, or development commence, until a Demolition and Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Such plan shall demonstrate:

i) Proposals for the control of demolition and construction phase noise, vibration, dust and lighting control;

ii) The site compound, including provision for plant and material loading, unloading and storage, and contractor parking clear of the public highway;

iii) Precautions to prevent mud, grit and dirt being transferred on to the public highway;

iv) Construction vehicle routing to and from the site;

v) Control of construction phase surface water run-off.

vi) No demolition or construction phase deliveries or activity to take place outside the hours of 07:30 to 18:00 Monday to Friday; 08:00 to 13:00 on Saturday; and no deliveries or activity shall take place at all on Sunday or public holidays.



- 11 All surface water drainage systems for Phase 1 of the development shall take place in accordance with the submitted details approved under planning reference 20/03704/DISCON. Development shall not commence on any subsequent phase of the development until a scheme detailing foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme to be submitted shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in North Yorkshire County Council SuDS Design Guidance (or any subsequent update or replacement for that document). No piped discharge of surface water from the application site shall take place until the approved works to provide a satisfactory outfall has been completed.
- 12 The rate of development flow runoff from the site shall be implemented in accordance with the details submitted and agreed under planning reference 20/03704/DISCON, which covers the whole of the application site. The development shall be carried out in accordance with approved drawings 5177-JPG-SW-00-DR-D-1400-S4-P07- Drainage\_layout and 5177-JPG-SW-00-DR-C-1406-S3-P03-Impermeable Area Plan..
- 13 The maintenance and management scheme for SuDS drainage on the site shall be carried out in accordance with the details approved under planning reference 20/03704/DISCON for Phase 1 of the site. No development shall take place on any subsequent phases of the development until a suitable maintenance of the proposed SuDS drainage scheme arrangement has been demonstrated to the local planning authority. Details with regard to the maintenance and management of the approved scheme to include; drawings showing any surface water assets to be vested with the statutory undertaker/highway authority and subsequently maintained at their expense, and/or any other arrangements to secure the operation of the approved drainage scheme/sustainable urban drainage systems. The approved maintenance and management scheme shall be implemented throughout the lifetime of the development.
- 14 Development on Phase 1 of the site shall take place in accordance with the Exceedance Flow Plan submitted and agreed under planning reference 20/03704/DISCON. No development shall take place on any subsequent phases of the development until an appropriate Exceedance Flow Plan for the site has been submitted to and approved in writing by the Local Planning Authority. Site design must be such that when SuDS features fail or are exceeded, exceedance flows do not cause flooding of properties on or off site. This is achieved by designing suitable ground exceedance or flood pathways. Runoff must be completely contained within the drainage system (including areas designed to hold or convey water) for all events up to a 1 in 30 year event. The design of the site must ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that avoid risk to people and property both on and off site.
- 15 The development shall be carried out in accordance with the details shown on the submitted Drainage & Flood Risk Statement prepared by JPG (Report RJW/DFS/5177.v1 dated May 2018), unless otherwise agreed in writing with the Local Planning Authority .

- 16 No removal of trees, hedgerow or shrubs shall be undertaken within the main birds nesting season (March-August inclusively) unless a pre-commencement check by a suitably experienced ecologist determines that no actively nesting birds would be disturbed by such works.
- 17 The scheme for the provision of faunal boxes on Phase 1 of the development site, as approved under planning reference 20/03715/REMMAJ shall be implemented in accordance with those details. A scheme for the provision of faunal boxes including integrated bat swift bricks shall be agreed in writing by the local planning authority prior to the determination of a reserved matters application for any subsequent phase of the site.
- 18 The landscaping scheme submitted and approved under planning ref 20/03715/REMMAJ, shall be implemented in accordance with submitted drawing "As Proposed Landscape Plan, received on 10th November 2020, in so far as it relates to Phase 1 of the development only. A further landscaping scheme for any subsequent phase of the development site shall be submitted in support of the reserved matter application and will include measures to enhance the hedgerows, swales and grassland in accordance with the recommendations of the Preliminary Ecological Appraisal (Brooks Ecological, April 2008).
- 19 The landscaping of Phase 1 of the development shall take place in accordance with the submitted and agreed landscaping scheme under planning reference 20/03715/REMMAJ, in so far as it relates to Phase 1. The submission of reserved matters for landscaping for any subsequent phase of the development shall make provision for green infrastructure and landscape mitigation to the site boundaries to a minimum of that shown on the Draft Outline Planning Site Layout (016224\_SK102 Rev G) dated 27.4.18.
- 20 The development in respect of Phase 1 shall be carried out in accordance with the following drawings, detailing highway works:  
5177-S38-R1-J – S38 General Arrangement  
5177-S38-R2-C – S38 Long Sections & Contour Arrangement  
5177-S38-R3-F – S38 Kerbing Lining & Signage Arrangement  
5177-S38-R4-C – S38 Highway Standard Details  
1577-S38-D1-E – S38 Drainage Arrangement  
5177-JPG-SW-00-DR-C-1420 P01 Standard Drainage Details
- 5177-S278-R1-H - S278 General Arrangement  
5177-R2-A - S278 Long Sections  
5177-R3-E - S278 Construction Arrangement  
5177-R4-D - S278 Kerbing, Lining & Signing Arrangement  
5177-R5-B - S278 Contour Arrangement  
5177-R6 - S278 Sign Details  
5177-R10-D - S278 Highway Standard Details

There shall be no excavation or other groundworks, except for investigative works or the depositing of material on the site, on any subsequent phase of the development, until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- (1) Detailed engineering drawings to a scale of not less than 1:500 and based upon an accurate survey showing:
  - (a) the proposed highway layout including the highway boundary
  - (b) dimensions of any carriageway, cycleway, footway, and verges
  - (c) visibility splays
  - (d) the proposed buildings and site layout, including levels
  - (e) accesses and driveways
  - (f) drainage and sewerage system
  - (g) lining and signing
  - (h) traffic calming measures
  - (i) all types of surfacing (including tactiles), kerbing and edging.
  
- (2) Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:
  - (a) the existing ground level
  - (b) the proposed road channel and centre line levels
  - (c) full details of surface water drainage proposals.
  
- (3) Full highway construction details including:
  - (a) typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths
  - (b) when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
  - (c) kerb and edging construction details
  - (d) typical drainage construction details.
  
- (4) Details of the method and means of surface water disposal.
  
- (5) Details of all proposed street lighting.
  
- (6) Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.
  
- (7) Full working drawings for any structures which affect or form part of the highway network.
  
- (8) A programme for completing the works.

The development shall only be carried out in full compliance with the approved drawings and details unless agreed otherwise in writing by the Local Planning Authority in consultation with the Highway Authority.

- 21 No part of the development to which this permission relates shall be brought into use until the carriageway and any footway/footpath from which it gains access shall be constructed to basecourse macadam level and/or block paved and kerbed and connected to the existing highway network with street lighting installed and in

operation.

The completion of all road works, including any phasing, shall be in accordance with a programme approved in writing with the Local Planning Authority in consultation with the Highway Authority before any part of the development is brought into use.

- 22 There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.
- 23 There must be no movement by construction or other vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until that part of the access extending 20 metres into the site from the carriageway of the existing highway has been made up and surfaced in accordance with the approved details and the published Specification of the Highway Authority. All works shall accord with the approved details unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority. Any damage during use of the access until the completion of all the permanent works shall be repaired immediately.
- 24 There must be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:
- (i) The details of the required highway improvement works, listed below, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
  - (ii) An independent Stage 2 Safety Audit has been carried out in accordance with HD19/03 - Road Safety Audit or any superseding regulations.
  - (iii) A programme for the completion of the proposed works has been submitted.

The required highway improvements shall include:

Burley Bank Road improvements to include providing a 6m wide carriageway, kerbing and suitable highway drainage all to be agreed in detailed. A contribution to casualty reduction at the A59 Skipton Road/Burley Bank Road junction and a contribution towards the implementation of a speed limit reduction.

- 25 There must be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority, in consultation with the Highway Authority:

- details of improvements to Burley Bank Road to include providing a 6m wide carriageway, kerbing and suitable highway drainage.

26 There shall be no excavation or other groundworks, except for investigative works or the depositing of material on the site, until a detailed Construction Phase Management Plan relating to the programme of demolition and construction works has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and the development shall thereafter be carried out and operated in accordance with the Construction Phase Management Plan. The Plan shall include arrangements for the following:

1. Protection of carriageway and footway users at all times during demolition and construction.
2. Erection of hoardings, security fencing and scaffolding on/over the footway & carriageway.
3. Protection of contractors working adjacent to the highway.
4. Removal of materials from site.
5. Deliver of materials and plant to the site.
6. Loading/unloading of materials and plant.
7. Storage of materials and plant clear of the highway
8. Parking of contractors vehicles
9. Programme for the works.
10. Precautions to prevent the deposition of mud on the highway
11. Routing of construction traffic
12. Details of any traffic management to be used.

27 No part of the development shall be occupied prior to implementation of the Approved Travel Plan (or implementation of those parts identified in the Approved Travel Plan as capable of being implemented prior to occupation). Those parts of the Approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.

The development of Phase 1 of the site shall be implemented in accordance with the Travel Plan submitted to discharge condition 27 of the original outline planning permission under planning reference 20/03704/DISCON. At the time that reserved matters are submitted for any subsequent phase of the development, a Travel Plan shall be submitted for approval by the Local Planning Authority and implemented in accordance with the approved details. Prior to the occupation of the development the Travel Plan measures for the routing of all commercial vehicles associated with the development to utilise the widened section of Burley Bank Road, Penny Pot Lane and then through the Jubilee roundabout shall be approved in writing by the local planning authority and implemented. The overall measures shall include measures to prevent to commercial vehicles accessing the site via the A59 Skipton Road/Burley Bank Road cross roads.

28 There shall be no access or egress by any vehicles between the highway and the

application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 140 metres measured along both channel lines of the major road (Burley Bank Road) from a point measured 2.4 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

#### 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 the interests of neighbouring residential amenity.
- 4 In the interests of residential amenity.
- 5 In the interests of residential amenity.
- 6 Reason 6 deleted
- 7 In the interests of promoting sustainable transport modes in accordance with paragraphs 110 and 105 of the National Planning Policy Framework and in the interests of maintaining air quality and reducing pollution.
- 8 To minimise the impact of building emissions on local air quality.
- 9 In the interests of general and visual amenity.
- 10 To protect neighbouring residential amenity.
- 11 To ensure the provision of adequate and sustainable means of drainage in the interests of amenity and flood risk.
- 12 To mitigate additional flood impact from the development proposals and ensure that flood risk is not increased elsewhere.
- 13 To prevent the increased risk of flooding and to ensure the future maintenance of the sustainable drainage system
- 14 To prevent flooding to properties during extreme flood events and to mitigate against the risk of flooding on and off the site.
- 15 In the interest of satisfactory and sustainable drainage.
- 16 In the interests of biodiversity.
- 17 In the interests of biodiversity.
- 18 In the interests of biodiversity.
- 19 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 20 To secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users.
- 21 To ensure safe and appropriate access and egress to the premises, in the interests of highway safety and the convenience of prospective users of the highway.
- 22 In the interests of highway safety.
- 23 To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
- 24 To ensure that the details are satisfactory in the interests of the safety and convenience of highway users.
- 25 In the interests of the safety and convenience of highway users.
- 26 To avoid interference with the free flow of traffic and to secure safe and appropriate

access and egress to the site in the interests of safety and convenience of highway users and the amenity of the area.

- 27 To establish measures to encourage more sustainable non-car modes of transport and in the interests of highway safety and the general amenity of the area.
- 28 To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

## INFORMATIVES

- 1 This development is subject to a Planning Obligation made under Section 106 of the Town and Country Planning Act 1990.

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<b>CASE NUMBER:</b>	20/03704/DISCON	<b>WARD:</b>	Killinghall & Hampsthwaite
<b>CASE OFFICER:</b>	Jill Low	<b>DATE VALID:</b>	30.10.2020
<b>GRID REF:</b>	E 426471	<b>TARGET DATE:</b>	25.12.2020
	N 455726	<b>REVISED TARGET:</b>	25.02.2021
		<b>DECISION DATE:</b>	24.02.2021

**APPLICATION NO:** 6.93.706.A.DISCON

### LOCATION:

Land Comprising Field At 426471 455726 Burley Bank Road Killinghall North Yorkshire

### PROPOSAL:

Application to approved details required by conditions 3, 4, 5 (Noise), 7 (Electric vehicle charging), 8 (Boiler details), 11, 12, 13, 14 (Drainage), 17 (Ecology), 20 (Highway works) and 27 (Travel Plan) of outline permission 18/01923/OUTMAJ - Development of an industrial park for employment use (B1c/B2/B8), with associated yard space, car parking, ancillary structures and landscaping, with access considered.

### APPLICANT:

Teakwood Developments Ltd And Envirovent

- 1 CONFIRMATION of discharge of condition(s)

- 1 In so far as they relate to Phase 1 only of the development of the industrial park, the following conditions can be discharged –

Conditions 3, 4 and 5 relating to noise  
Condition 7, relating to electric vehicle charging points  
Condition 8, boiler details  
Conditions 11, 12, 13 and 14 regarding drainage matters  
Condition 17 relating to ecology

Condition 20, relating to highway works  
Condition 27 relating to the Travel Plan.

The conditions on the outline permission remain in force with regard to any subsequent phases of the development of the industrial park. However, it should be noted that the outline conditions have been reflected in application 20/03957/DVCMAJ, which is under consideration at the same time, and the conditions on this permission have been amended to reflect the discharge of the above conditions.

## INFORMATIVES

- 1 The conditions on the outline permission remain in force with regard to any subsequent phase of the development of the industrial park, as subsequently amended by application 20/0397/DVCMAJ, which deletes condition 6 of the outline permission and reflects the submission of details to discharge conditions 3, 4 5, 7, 8, 11, 12, 13, 14, 17, 20, and 27 of the outline permission.

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<b>CASE NUMBER:</b>	20/03715/REMAJ	<b>WARD:</b>	Killinghall & Hampsthwaite
<b>CASE OFFICER:</b>	Jill Low	<b>DATE VALID:</b>	30.10.2020
<b>GRID REF:</b>	<b>E</b> 426471	<b>TARGET DATE:</b>	29.01.2021
	<b>N</b> 455726	<b>REVISED TARGET:</b>	25.02.2021
		<b>DECISION DATE:</b>	25.02.2021

**APPLICATION NO:** 6.93.706.A.REMAJ

### LOCATION:

Land Comprising Field At 426471 455726 Burley Bank Road Killinghall North Yorkshire

### PROPOSAL:

Reserved matters application (appearance, landscaping, layout and scale considered) under Outline Permission 18/01923/OUTMAJ - development of an industrial park for employment use (B1c/B2/B8), with associated yard space, car parking, ancillary structures and landscaping, with access considered.

### APPLICANT:

Teakwood Developments Limited And Envirovent

- 1 APPROVED subject to the following conditions:-

- 1 The development to which this approval of reserved matters relates shall be begun on or before 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.



- 2 The development hereby approved shall be carried out in accordance with the following plans -
  - Drawing 01954-100 - Rev A - Site location plan
  - Drawing 01954-102 - Rev G -Proposed site plan
  - Drawing 01954-200 - Proposed Ground floor plan
  - Drawing 01954-301 - Rev B - Proposed Elevations
  - Drawing 01954- 200 - Rev A - Proposed first floor plan
  - Drawing 01954 -202 -Rev B - Proposed roof plan
  - Drawing 01954-300 - Rev A - Typical sections
  - Drawing 01954 T402 - Typical mesh fence panel detail
  - Drawing 01954 - T400 - Cycle shelter plans and elevations
  - Drawing 01954-110 - Existing and proposed site sections, in so far as it relates to Phase 1 only.

As Proposed Landscape Plan, received on 10th November 2020, in so far as it relates to Phase 1 of the development, (see condition 16)
  
- 3 Prior to commencement of work on any of the structures listed in this condition, and which are identified on drawing 01954-102 revG, proposed site plan, full details of the appearance, including any boundary screening, shall be submitted to and agreed in writing with the local planning authority and thereafter implemented in accordance with the approved details -
  - electricity substation
  - pumping station
  
- 4 The external plant and refuse and recycling areas located immediately to the north of the new warehouse and assembly building shall be enclosed with an acoustic fence, the details of which shall be submitted to and agreed in writing with the Local Planning Authority prior to first use of the site for B1c/B2/B8 purposes.
  
- 5 The development hereby approved for the first phase of the industrial park shall operate in accordance with the approved noise management plan submitted to discharge condition 5 of the outline planning permission under planning reference 20/03704/DISCON. All future changes to the agreed noise management plan shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.
  
- 6 Notwithstanding the details submitted, full details of all lighting to the application site shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the type of lighting to be provided and details of how glare from all lighting will be minimised to prevent any light overspill outside of the application site.
  
- 7 The electric vehicle charging points shown on drawing 01954-102, Rev G, shall be mode 3 charging points with type 2 outlet sockets and the cable and circuitry ratings for the charging points shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32 Amps. The charging points shall be maintained for the lifetime of the development.

- 8 The estate sign at the entrance to the site is not permitted by the reserved matters hereby approved.
- 9 Prior to first use of the site for the development hereby permitted, full details of the air source heat pumps shall be submitted to and approved in writing prior to the first use of the site. Thereafter the air source heat pumps shall be implemented in accordance with the approved details.
- 10 No development shall take place on any part of site D, until a formal application has been submitted to and approved by the Local Planning Authority for reserved matters for that site. Thereafter the development shall take place in accordance with the agreed details.
- 11 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 12 There shall not be any storage of goods, materials or refuse outside the confines of the building(s) hereby approved other than, in the case of refuse, in purpose built refuse storage areas, the location of which shall be approved in writing by the Local Planning Authority.
- 13 In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to survive for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced by the developer with such live specimens of such species in such number as may be approved by the Local Planning Authority.
- 14 Prior to commencement of work, a detailed scheme shall be submitted to and approved in writing by the planning authority for the protection of existing trees and hedges during construction of the development. The scheme shall be implemented in accordance with the approved details.
- 15 The landscaping scheme hereby approved and referred to in condition 2 as "As proposed landscape plan" relates to Phase 1 only of the industrial park, and that part of the scheme shall be implemented on or before the first planting season following completion of the built development. The landscaping indicated for Phase 2 of the development is not approved as part of this permission.
- 16 The bat and bird boxes indicated on the approved site layout plan shall be put in place prior to first occupation of the development hereby approved.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91 -94 of the Town and Country Planning Act 1990.

- 2 To ensure that the development hereby approved is carried out in accordance with the submitted plans.
- 3 In the interests of visual amenity and to accord with Policy HP3 of the Local Plan.
- 4 In the interests of residential amenity and to accord with Policy HP4 of the Local Plan.
- 5 In the interests of residential amenity and to accord with Policy HP4 of the Local Plan.
- 6 In the interests of visual and residential amenity as well as highway safety.
- 7 To ensure that the electric vehicle charging points will meet the minimum required specification for work place developments.
- 8 For the avoidance of doubt.
- 9 In the interests of the appearance of the site and to ensure that an appropriate sustainable power source is used for the building hereby approved.
- 10 For the avoidance of doubt, the reserved matters for site D are not agreed as part of this permission and still remain to be submitted.
- 11 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 12 In the interests of general amenity.
- 13 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 14 In order to ensure that the existing boundary hedges and trees are retained and protected from damage during construction.
- 15 The details of the built form for Phase 2 are not yet agreed and the landscaping proposals need to be co-ordinated with any future scheme as may be agreed with the Local Planning Authority.
- 16 To ensure that the scheme is implemented in accordance with the approved plans.

## INFORMATIVES

- 1 The estate sign indicated on the layout plan at the entrance to the site is likely to require a separate application for advertisement consent.
- 2 This development is subject to a Planning Obligation made under Section 106 of the Town and Country Planning Act 1990.

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<b>CASE NUMBER:</b>	20/04023/FUL	<b>WARD:</b>	Harrogate Harlow
<b>CASE OFFICER:</b>	Jill Low	<b>DATE VALID:</b>	22.10.2020
<b>GRID REF:</b>	<b>E</b> 427706	<b>TARGET DATE:</b>	17.12.2020
	<b>N</b> 454422	<b>REVISED TARGET:</b>	17.02.2020
		<b>DECISION DATE:</b>	17.02.2021

**APPLICATION NO:** 6.79.13623.A.FUL

### LOCATION:

The Barn Crag Lane Harrogate North Yorkshire HG3 1QA

### PROPOSAL:

Erection of detached stables/field shelter/tack store.

**APPLICANT:**

Mr B Swales

2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.02.2024.
- 2 The development hereby approved shall be carried out strictly in accordance with the following plan:  
Drawing reference 4644 dated 16/02/2021
- 3 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 To ensure the development is carried out in accordance with the approved plans.
- 3 In order to ensure that the materials used conform to the amenity requirements of the locality.

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<b>CASE NUMBER:</b>	20/03836/FUL	<b>WARD:</b>	Masham & Kirkby Malzeard
<b>CASE OFFICER:</b>	Emma Howson	<b>DATE VALID:</b>	18.11.2020
<b>GRID REF:</b>	<b>E</b> 417539	<b>TARGET DATE:</b>	13.01.2021
	<b>N</b> 483780	<b>REVISED TARGET:</b>	13.02.2021
		<b>DECISION DATE:</b>	10.02.2021

**APPLICATION NO:** 6.2.43.B.FUL

**LOCATION:**

Hammersgill Farm Ellingstring Ripon North Yorkshire HG4 4PW

**PROPOSAL:**

The conversion of the traditional agricultural building into a single residential dwelling.

**APPLICANT:**

The Swinton Estate

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.02.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details as set out below, and as modified by the conditions of this consent  
Location Plan submitted 28th Jan 2021  
Site Plan submitted 28th Jan 2021  
Rebuild Floor Plan - R19020-100 submitted 28th Jan 2021  
Proposed Elevations and Extent of Rebuild Plan - Drawing No 3 - submitted 28th Jan 2021  
Proposed Floorplans and Elevations - Drawing No 2A - submitted 28th Jan 2021
- 3 The extent of demolition and rebuild shall be no greater than that shown on the approved drawings.
- 4 The materials to be used in the repairs to the building shall match those of the existing building to the satisfaction of the Local Planning Authority
- 5 All external stonework of the proposed development shall match the stonework of the original building in type, size, colour, dressing and coursing to the satisfaction of the Local Planning Authority.
- 6 Prior to the commencement of development the results of trial holes and percolation tests in relation to the drainage field/soakaway shall be submitted to the Local Planning Authority for approval along with any mitigation measures proposed. The development shall be undertaken in accordance with the details approved.
- 7 The site shall be developed with separate systems of drainage for foul and surface water.
- 8 The domestic curtilage of the dwelling hereby approved shall not extend beyond the existing boundary walls of the existing yard.
- 9 Prior to the laying out of the access track, details of the proposed materials shall be submitted to the Local Authority for approval. The track shall be laid out in accordance with the details approved and shall be maintained and retained as such for the lifetime of the development.
- 10 The development shall be undertaken in accordance with Section 5 'Conclusions and Recommendations' of the Ecological Report (Naturally Wild, September 2020) submitted with the application.
- 11 Works to the building must be commenced outside the main birds nesting season (March to August inclusively) unless a pre-commencement check by a suitably experienced ecologist demonstrates that no actively nesting birds are present which may be disturbed by the proposed works.

12 In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all groundworks in the affected area (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Groundworks in the affected area shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the local planning authority. No part of the site shall be brought into use until such time as the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the local planning authority.

13 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.

14 The rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.

15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, porches, hardstandings; garages, outbuildings, roof or dormer windows, flues, satellite dishes or additional openings other than any expressly authorised by this permission shall be erected or inserted without the grant of further specific planning permission from the local planning authority.

16 Prior to the installation of any external lighting scheme, details of the proposed lighting shall be provided to the Local Planning Authority for approval. The lighting scheme shall be implemented in accordance with the details approved and maintained and retained as such for the lifetime of the development.

17 An electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any dwelling hereby permitted. The plan shall contain details of the number and location of all electric vehicle charging points which shall be of Mode 3 type (specific socket on a dedicated circuit with a minimum current rating of 16 Amp). Buildings and parking spaces that are to be provided with charging points shall not be brought into use until associated charging points are installed in strict accordance with approved details and are operational. The charging point installed shall be retained thereafter.

## Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In order to comply with Policy HS6 of the Local Plan and retain the character of the building
- 4 In the interests of visual amenity.
- 5 In the interests of visual amenity and in order to harmonise with the existing building.
- 6 To ensure that suitable drainage can be provided in line with BS6297:2007 and to protect the environment from pollution
- 7 To prevent pollution of the water environment.
- 8 In the interests of preserving the landscape character of the AONB
- 9 In the interests of preserving the landscape character of the area
- 10 In the interests of preserving local ecology and biodiversity
- 11 To prevent harm to nesting birds during the course of works
- 12 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors
- 13 In order to protect the agricultural character of the building
- 14 In the interests of visual amenity.
- 15 In the interests of preserving the character and appearance of the converted rural buildings and the landscape character of the AONB.
- 16 In the interests of preserving the landscape character and biodiversity
- 17 In the interests of providing opportunities for sustainable transport and to improve air quality across the District

## INFORMATIVES

- 1 Adequate provision for any additional surface water created by the development shall be accommodated within the constraints of the site. The drainage strategy shall comply with Building Regulations 2000 - Approved Document H (H3) - Rainwater Drainage. It is the applicant/owners responsibility to ensure that surface water does not cause nuisance to the development, neighbouring land/property as a direct result of their actions.
- 2 A public right of way crosses the site to which this permission relates. The grant of planning permission does not entitle developers to obstruct a public right of way. Development, in so far as it affects a public right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under section 247 or 257 of the Town and Country Planning Act 1990, for the diversion or extinguishment of the right of way, has come into effect. Nor should it be assumed that because planning permission has been granted an order will invariably be

made or confirmed. Forms to apply to stop up/divert footpaths/bridleways in order to enable a development granted planning permission to be carried out may be obtained from the Councils' Department of Development Services.

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**CASE NUMBER:** 20/03860/DISCON      **WARD:** Pateley Bridge & Nidderdale Moors  
**CASE OFFICER:** Emma Howson      **DATE VALID:** 18.12.2020  
**GRID REF:** E 410157      **TARGET DATE:** 12.02.2021  
N 473505      **REVISED TARGET:**  
**DECISION DATE:** 05.02.2021  
**APPLICATION NO:** 6.17.77.DISCON

**LOCATION:**

Outbuilding East Of The Old Post Office Chapel Terrace Lofthouse North Yorkshire

**PROPOSAL:**

Application for approval of details in relation to condition 9 (highways) of planning approval 17/04413/FUL Conversion of outbuilding to form new dwelling (Site area 0.01ha).

**APPLICANT:**

Mr Richard Tonks

2                                  CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

1      Condition 9 (highways) - as per proposed details plan submitted to the Local Planning Authority on 2nd October 2020.  
This condition cannot be fully discharged until the development has been undertaken in accordance with the approved details

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**CASE NUMBER:** 20/03881/DISCON      **WARD:** Killinghall & Hampsthwaite  
**CASE OFFICER:** Mike Parkes      **DATE VALID:** 06.10.2020  
**GRID REF:** E 428651      **TARGET DATE:** 01.12.2020  
N 458562      **REVISED TARGET:**  
**DECISION DATE:** 19.02.2021  
**APPLICATION NO:** 6.93.665.B.DISCON

**LOCATION:**

The Pavilion Residential Development Ripon Road Killinghall North Yorkshire



**PROPOSAL:**

Approval of details of road completion programme under condition 22 of Planning Permission 18/03176/DVCMAJ

**APPLICANT:**

Vistry Partnerships

1 CONFIRMATION of discharge of condition(s)

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<b>CASE NUMBER:</b>	20/03930/DISCON	<b>WARD:</b>	Bishop Monkton & Newby
<b>CASE OFFICER:</b>	Mike Parkes	<b>DATE VALID:</b>	09.10.2020
<b>GRID REF:</b>	<b>E</b> 442330	<b>TARGET DATE:</b>	04.12.2020
	<b>N</b> 472674	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	19.02.2021

**APPLICATION NO:** 6.27.48.DISCON

**LOCATION:**

Land North Of Home Farm Cundall North Yorkshire

**PROPOSAL:**

Approval of details required under conditions 4 (external materials), 5 (EV charging), 6 (Exclusion of surface water from non-highway areas), 8 (Highway Improvements), 9 (access, parking etc.) ,11 (mud prevention) and 13 (contaminated land investigation) of planning permission 18/04254/OUT "Outline application for the erection of two dwellings with access considered"

**APPLICANT:**

Mr Hitchinson

CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

1 In respect of condition 13, the Environmental Health Officer has confirmed that

Parts A and B of condition 13 can be discharged, however, Part C remains until verification details are submitted confirming the gas mitigation measures have been installed at the dwellings proposed on site. Part D remains until the development is complete.

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<b>CASE NUMBER:</b>	20/04033/FUL	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	04.11.2020
<b>GRID REF:</b>	<b>E</b> 420955	<b>TARGET DATE:</b>	30.12.2020
	<b>N</b> 459404	<b>REVISED TARGET:</b>	12.02.2021
		<b>DECISION DATE:</b>	09.02.2021

**APPLICATION NO:** 6.90.216.A.FUL

**LOCATION:**

Crows Nest Daleside Park Darley Harrogate North Yorkshire HG3 2PX

**PROPOSAL:**

Erection of terrace to rear with external staircase.

**APPLICANT:**

Mr R Price

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
  
Existing & Proposed Drawings DWG No. 4805 Dated 28/01/2021.
- 3 Except where explicitly stated in the submitted application form, the materials to be used in the construction of the external construction of the works hereby permitted shall match those used in the existing dwelling.
- 4 Prior to the first occupation of the development hereby permitted, glazed screens shall be erected, being obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent, in strict accordance with drawing number 4805. The screens shall thereafter be retained as such for the lifetime of the development.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.

4 In the interests of protecting amenity.

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<b>CASE NUMBER:</b>	20/04042/FUL	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	01.12.2020
<b>GRID REF:</b>	E 422641	<b>TARGET DATE:</b>	26.01.2021
	N 460435	<b>REVISED TARGET:</b>	26.01.2021
		<b>DECISION DATE:</b>	05.02.2021

**APPLICATION NO:** 6.66.286.B.FUL

**LOCATION:**

Flos Cottage Hardcastle Garth Hartwith Harrogate North Yorkshire HG3 3EX

**PROPOSAL:**

Erection of stable block and muck store.

**APPLICANT:**

Mrs Sarah-Jane Patrick

REFUSED. Reason(s) for refusal:-

- 1 The proposal, by virtue of its siting and scale, would be visually and spatially harmful to the character and appearance of the Nidderdale Area of Outstanding Natural Beauty. This is contrary to policies HP3, GS6 and NE4 of the Harrogate District Local Plan and the Council's Guidelines on Equestrian Development in Nidderdale AONB (SPD).

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<b>CASE NUMBER:</b>	20/04070/DISCON	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Andy Hough	<b>DATE VALID:</b>	19.10.2020
<b>GRID REF:</b>	E 440761	<b>TARGET DATE:</b>	14.12.2020
	N 456901	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	15.02.2021

**APPLICATION NO:** 6.500.281.DISCON

**LOCATION:**

Land Comprising Field At 440761 456901 Allerton Park North Yorkshire

**PROPOSAL:**

Details submitted to discharge Conditions 13 ( Surface Water Drainage) relating to phase 1A Condition 19 ( Surface water outfall) and Condition 20 ( Foul Water drainage) of

planning consent 16/05647/EIAMAJ: Outline application for development of business park with access considered.

**APPLICANT:**

Flaxby Investment LLP

CONFIRMATION of discharge of condition(s)

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<b>CASE NUMBER:</b>	20/04072/FUL	<b>WARD:</b>	Harrogate New Park
<b>CASE OFFICER:</b>	Tom Procter	<b>DATE VALID:</b>	17.11.2020
<b>GRID REF:</b>	<b>E</b> 429587	<b>TARGET DATE:</b>	12.01.2021
	<b>N</b> 457079	<b>REVISED TARGET:</b>	08.02.2021
		<b>DECISION DATE:</b>	08.02.2021

**APPLICATION NO:** 6.79.462.FUL

**LOCATION:**

11 Westville Oval Harrogate HG1 3JN

**PROPOSAL:**

Erection of a two storey rear extension, a single storey side extension and alterations to fenestration

**APPLICANT:**

Mr Jason Stanley

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.02.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the following details received 2 February 2021:  
  
Proposed Plans and Elevations Job Number. 0052020P Dwg No. 03 Rev B
- 3 The external materials of the extension hereby approved shall match the existing to the satisfaction of the Local Planning Authority.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 In the interests of visual amenity.

## INFORMATIVES

### 1 Informative - Landfill Gas Migration

This site is within 250m of a landfill site. In accordance with practice notes for such a development, a site specific investigation is not necessary, but I would recommend that certain precautions are taken with the construction of the extension; namely:

A concrete floor.  
 Gas proof membrane beneath the floor.  
 Sealing/protection of any services to the building.  
 Adequate ventilation.

Following completion of works a verification report should be obtained including photographic evidence to indicate that the protection measures were included and installed to required standards.

<b>CASE NUMBER:</b>	20/04084/FULMAJ	<b>WARD:</b>	Killinghall & Hampsthwaite
<b>CASE OFFICER:</b>	Emma Howson	<b>DATE VALID:</b>	20.11.2020
<b>GRID REF:</b>	<b>E</b> 428209	<b>TARGET DATE:</b>	19.02.2021
	<b>N</b> 458451	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	05.02.2021

**APPLICATION NO:** 6.93.275.E.FULMAJ

**LOCATION:**

Manor Farm Crag Lane Killinghall HG3 2BD

**PROPOSAL:**

Demolition of an agricultural building and removal of slurry store, erection of two commercial buildings (Use classes E, B2 and B8).

**APPLICANT:**

Mr & Mrs J G Bellerby

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 05.02.2024.

- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 The buildings shall be constructed of Kingspan KS 1000 RW, Wall & Roof Panels, Colour Shale Grey and maintained and retained as such for the lifetime of the development.
- 4 No building or other obstruction including trees and landscape features shall be located over or within 5 (five) metres either side of the centre line of the public water main i.e. a protected strip width of 10 (ten) metres, that crosses the site . Furthermore, no construction works in the relevant area (s) of the site shall commence until measures to protect the public water supply infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority . The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times and that the pipe will be safeguarded from the laying and operation of any sewerage that is laid within the aforementioned protective strip.
- 5 The site shall be developed with separate systems of drainage for foul and surface water.
- 6 There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works , details of which will have been submitted to and approved by the Local Planning Authority . If discharge to public sewer is proposed , the information shall include , but not be exclusive to:-
  - a) evidence that surface water disposal via infiltration or watercourse are not reasonably practical;
  - b) evidence of existing positive drainage to public sewer and the current points of connection; and
  - c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.
- 7 A noise assessment and if found necessary a mitigation scheme, shall be submitted in writing and approved in writing by the local planning authority detailing measures that will be implemented to ensure that any noise associated with the development does not cause detriment to amenity or a nuisance, especially to those living and working in the vicinity. The development shall be undertaken in accordance with the approved details and maintained as such for the lifetime of the development.
- 8 The rating level of sound emitted from any fixed plant and/or machinery or any industrial or commercial activity associated with the development shall not exceed background sound levels by more than 5dB(A) between the hours of 0700-2300 (taken as a 15 minute LA90 at the nearest/any sound sensitive premises) and shall not exceed the background sound level between 2300-0700 (taken as a 15 minute LA90 at the nearest sound sensitive premises).

All measurements shall be made in accordance with the methodology of BS4142

(2014) (Method for rating and assessing industrial and commercial sound) and/or its subsequent amendments. Where access to the nearest sound-sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound-sensitive property. Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the local planning authority.

- 9 Should cooking of food on the premises become an integral business activity, a scheme containing full details of arrangements for internal air extraction, odour control, and discharge to atmosphere from cooking operations, including any external ducting and flues, shall be submitted to and approved in writing by the local planning authority. The works detailed in the approved scheme shall be installed in their entirety before the use hereby permitted is commenced. The equipment shall thereafter be maintained in accordance with the manufacturer's instructions and operated at all times when cooking is being carried out unless otherwise agreed beforehand in writing with the local planning authority.
- 10 Prior to the use of the building as a brewery/micro distillery an odour assessment and if found necessary a mitigation scheme, shall be submitted in writing and approved in writing by the local planning authority detailing measures that will be implemented to ensure that any odours associated with the development does not cause detriment to amenity or a nuisance, especially to those living and working in the vicinity. The development shall be undertaken in accordance with the details submitted and retained and maintained as such for the lifetime of the development.
- 11 Prior to the occupation of the approved buildings suitable and sufficient waste storage facilities shall be provided for the safe and secure on site storage of waste derived from the businesses to ensure that no detriment to amenity from smell, flies or vermin arises. A scheme detailing the provisions to be made for the safe storage of waste must be submitted to and approved in writing and not altered without the prior written approval of the local planning authority and shall be maintained for the life of the approved development.
- 12 Prior to the installation of any external lighting scheme a report from a competent individual/organisation giving details of the light impact of the proposed development on nearby properties, including permitted properties in accordance with the Guidance Notes for the Reduction of Light Pollution 2011 or later versions, produced by the Institution of Lighting Engineers. The report shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles).  
The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.
- 13 Submission of a Preliminary Land Contamination Risk Assessment (Phase 1 Report) - Pre-commencement Condition  
Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) has been submitted to and approved in writing by the local planning authority.

- 14 Submission of an Intrusive Land Contamination Site Investigation Report (Phase II Report) - Pre-commencement Condition  
Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition (CLC1) groundworks shall not commence until a land contamination Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the local planning authority.
- 15 Submission of a Land Contamination Remediation Strategy - Pre- commencement Condition  
Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (CLC2) groundworks shall not commence until a land contamination remediation strategy has been submitted to and approved in writing by the local planning authority. The remediation strategy shall include a timetable for the implementation and completion of the approved remediation measures.
- 16 Implementation of the Land Contamination Remediation Strategy  
Land contamination remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition (CLC3). In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered [in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report] is identified or encountered on site, all groundworks in the affected area (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the local planning authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.
- 17 Submission of Land Contamination Verification Report - Pre-use Condition  
Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a land contamination Verification Report shall be submitted to the local planning authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for that part of the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the local planning authority. Where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority.
- 18 In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all groundworks in the affected area (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Groundworks in the affected area shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a



timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the local planning authority. No part of the site shall be brought into use until such time as the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the local planning authority.

- 19 Before the demolition and commencement of the preparatory construction phase the applicant shall provide a written Demolition and Construction Management Plan detailing how noise and dust from the demolition, site preparation and construction activities will be minimised. This plan should be provided by a suitably competent person for the written approval of the Local Planning Authority. Such an assessment should identify all noise and dust mitigation measures to be employed during demolition, preparatory and construction phases is to include hours of work on site. Such measures as approved to be fully instigated and maintained during the preparatory and construction phases.
- 20 The operating hours for the buildings hereby approved shall be:  
08:00 until 18:00 Mondays to Fridays  
08:00 until 13:00 Saturdays with no work on Sundays or Bank Holidays.
- 21 Prior to the installation of any heating into the building, details of the proposed heating systems, ducting and external venting and a BREEAM Certificate showing the building to meet the 'Excellent' standard shall be submitted for the approval of the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
- 22 An electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any dwelling hereby permitted. The plan shall contain details of the number and location of all electric vehicle charging points which shall be of Mode 3 type (specific socket on a dedicated circuit with a minimum current rating of 16 Amp). Buildings and parking spaces that are to be provided with charging points shall not be brought into use until associated charging points are installed in strict accordance with approved details and are operational. The charging point installed shall be retained thereafter.

#### Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of visual amenity
- 4 In the interest of public health and maintaining the public water supply
- 5 To prevent pollution of the water environment.
- 6 To ensure that no surface water discharges take place until proper provision has

- been made for its disposal and in the interest of sustainable drainage
- 7 In the interests of residential amenity
  - 8 In the interests of residential amenity
  - 9 In the interests of residential amenity
  - 10 In the interests of residential amenity
  - 11 In the interests of residential amenity
  - 12 In the interests of residential amenity
  - 13 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors
  - 14 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors
  - 15 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors
  - 16 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors
  - 17 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors
  - 18 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors
  - 19 In the interests of residential amenity
  - 20 In the interests of residential amenity
  - 21 In the interests of sustainable development and to comply with Policy CC4 of the Local Plan.
  - 22 In the interests of sustainable development and to comply with Policy CC4 and the NPPF.

## INFORMATIVES

- 1 An 18" critical trunk water main runs through the site and must be protected during the life of the development. The water main is lawfully retained in its existing position and the water supply undertaker (Yorkshire Water) is entitled to have it remain so without any disturbance. The provisions of Section 159 of the Water Industry Act 1991 provides that the water supply undertaker may "inspect, maintain, adjust, repair or alter" the pipe and enter the private land to do so. These rights are given to enable the water supply undertaker to perform its statutory duties. Any development of the land or any other action that unacceptably hindered the

exercise of those rights would be unlawful and the water supply undertaker may sue in the courts for an injunction against any such development or action. For technical reasons it is unlikely that this pipe could be diverted.

A protective strip of 5 metres either side of the centre line of the water main must be adhered to and no permanent structures or trees should be allowed within this area. We have reviewed the site layout and it seems that the pipe will be unaffected by any buildings etc. but the sewerage runs will cross it. For information regarding protection of the pipe , the developer should contact [tech.support.engineer.north@yorkshirewater.co.uk](mailto:tech.support.engineer.north@yorkshirewater.co.uk)

- 2 The developer is proposing to discharge surface water to public sewer however, sustainable development requires appropriate surface water disposal. Yorkshire Water promotes the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical before considering disposal to public sewer.

Only as a last resort, and upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, may curtilage surface water discharge to public sewer.

Surface water discharges to the public sewer must have a minimum of 30% reduction based on the existing peak discharge rate during a 1 in 1 year storm event. The developer also will be required to provide evidence of existing positive drainage to a public sewer from the site to the satisfaction of Yorkshire Water and the Local Planning Authority by means of physical investigation. On-site attenuation, taking into account climate change, will be required before any discharge to the public sewer network is permitted.

For further information , the developer should contact our Developer Services Team : telephone 0345 120 84 82 (option 1) or email [technical.sewerage@yorkshirewater.co.uk](mailto:technical.sewerage@yorkshirewater.co.uk)

- 3 Informative: the producer of waste has a duty of care with respect to their waste and any business operator must ensure the waste they produce is stored securely on site and is given to an authorised person for disposal and with each transfer a waste transfer document must be produced and retained for 2 years. If a business operator wishes to transport their own waste to an authorised or permitted waste disposal site they must hold a waste carriers licence issued by the Environment Agency

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<b>CASE NUMBER:</b>	20/04087/FUL	<b>WARD:</b>	Harrogate Hookstone
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	16.11.2020
<b>GRID REF:</b>	<b>E</b> 432559	<b>TARGET DATE:</b>	11.01.2021
	<b>N</b> 454650	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	08.02.2021
<b>APPLICATION NO:</b>	6.79.1072.C.FUL		

**LOCATION:**

5 Masham Close Harrogate HG2 8QG

**PROPOSAL:**

Erection of first floor extension and dormer.

**APPLICANT:**

Mr & Mrs Snook

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WITHDRAWN

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<b>CASE NUMBER:</b>	20/04387/FUL	<b>WARD:</b>	Ripon Spa
<b>CASE OFFICER:</b>	Emma Howson	<b>DATE VALID:</b>	09.12.2020
<b>GRID REF:</b>	<b>E</b> 429982	<b>TARGET DATE:</b>	03.02.2021
	<b>N</b> 471014	<b>REVISED TARGET:</b>	22.02.2021
		<b>DECISION DATE:</b>	17.02.2021

**APPLICATION NO:** 6.31.2710.B.FUL

**LOCATION:**

The Secret Garden Land Comprising Organic Flower Farm Studley Road Ripon North Yorkshire

**PROPOSAL:**

Full application for a temporary essential workers dwelling; retrospective permission for toileting and washing facilities and the siting of 3 x camping pitches.

**APPLICANT:**

Mr And Mrs P And V Ramshaw

REFUSED. Reason(s) for refusal:-

- 1 The proposal does not adequately demonstrate the viability of the business or fully justify the need for a full time rural worker to reside on the site and therefore does not comply with Policy HS9 of the Local Plan and paragraph 79 of the NPPF.
- 2 The proposed development is situated outside defined development limits and in an unsustainable location and therefore contrary to Policy GS3 of the adopted Local Plan and the NPPF, the proposal is therefore unacceptable in principle as it would undermine the growth strategy set out in the adopted Local Plan.
- 3 It has not been adequately demonstrated that the proposed camping accommodation

requires a rural location or that this would result in an improvement to the range of accommodation in the area, nor does it forms part of a comprehensive farm diversification scheme. The site is not sustainably located and thus does not meet the requirements of Policies EC4 of EC7 of the Local Plan.

- 4 The proposal does not meet the requirements of the sequential or exemption tests as set out in the NPPF in relation to flooding, nor has it been demonstrated that the camping proposal is safely located in relation to Flood Risk. The proposal is therefore contrary to Policy CC1 of the Local Plan and the NPPF.
- 5 The proposed development would have an adverse impact on the appearance of the Special Landscape Area by virtue of the introduction of a cluster of buildings and structures and domestic features in an area of open meadow land. This would be contrary to Policy NE4 of the Local Plan.

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<b>CASE NUMBER:</b>	20/04143/FUL	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Tom Procter	<b>DATE VALID:</b>	22.10.2020
<b>GRID REF:</b>	<b>E</b> 436095	<b>TARGET DATE:</b>	17.12.2020
	<b>N</b> 451018	<b>REVISED TARGET:</b>	12.02.2021
		<b>DECISION DATE:</b>	12.02.2021
<b>APPLICATION NO:</b>	6.122.284.FUL		

**LOCATION:**

11 Castle Ings Spofforth Harrogate HG3 1BZ

**PROPOSAL:**

Demolition of garage & rear extension & erection of single storey rear extension & two storey side extension & alterations to fenestration

**APPLICANT:**

Mr & Mrs J Britton

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.02.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the plans as listed below:

Proposed and Existing Floor Plans and Elevations Dwg No. 20/1147/01 Rev A  
Received 22 October 2020

- 3 No development of a building shall take place until samples of the external render and stone have been submitted to and approved by the local planning authority in writing. The relevant works shall be carried out in accordance with the approved

sample details prior to the occupation of the development and thereafter maintained.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no further windows shall be inserted in the two storey extension hereby approved, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity and to safeguard the character and appearance of the area.
- 4 In the interests of residential amenity and privacy.

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<b>CASE NUMBER:</b>	20/04147/FUL	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	25.11.2020
<b>GRID REF:</b>	<b>E</b> 419919	<b>TARGET DATE:</b>	20.01.2021
	<b>N</b> 447610	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	16.02.2021

**APPLICATION NO:** 6.140.16.E.FUL

**LOCATION:**

2 Sunny Bank Roebuck Lane Clifton Otley North Yorkshire LS21 2HA

**PROPOSAL:**

Conversion of outbuilding to form dwelling and erection of carport.

**APPLICANT:**

Mr Neil Stringwell

WITHDRAWN

**CASE NUMBER:** 20/04188/FUL  
**CASE OFFICER:** Amy Benfold  
**GRID REF:** E 435258  
N 458112

**WARD:** Knaresborough Scriven Park  
**DATE VALID:** 26.11.2020  
**TARGET DATE:** 21.01.2021  
**REVISED TARGET:** 26.02.2021  
**DECISION DATE:** 22.02.2021

**APPLICATION NO:** 6.100.1207.C.FUL

**LOCATION:**

Rushforth House 44B Boroughbridge Road Knaresborough HG5 0NJ

**PROPOSAL:**

Proposed rear extension and conversion of garage into ancillary accommodation, raising of ridge height, new dormer window and alterations to conservatory.

**APPLICANT:**

Mr And Mrs G Turner

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Existing and Proposed Plans and Elevations - Drawing No. 44b BR/PL01 Rev B.  
Received 01.02.2021.  
Proposed Site Plan - Received 27.10.2020.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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**CASE NUMBER:** 20/04235/FUL  
**CASE OFFICER:** Andrew Thornton  
**GRID REF:** E 430473  
N 453928

**WARD:** Harrogate St Georges  
**DATE VALID:** 17.11.2020  
**TARGET DATE:** 12.01.2021  
**REVISED TARGET:** 18.02.2021  
**DECISION DATE:** 18.02.2021

**APPLICATION NO:** 6.79.14449.FUL

**LOCATION:**

11A Wensley Road Harrogate HG2 8AQ

**PROPOSAL:**

Erection of a single dwelling with associated car parking and amenity space. Removal of existing garage, carport and sheds. Amended to remove one dormer and obscure glaze another.

**APPLICANT:**

Mr Nigel Hunter

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 18.02.2024.
- 2 **LISTING OF APPROVED PLANS & DOCUMENTS** The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

Defined Red Line Plan:

The defined Red Line Plan for this application is drawing 2035-LP received 17/11/20 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents:

Drawing: 2035-01C, received: 25/01/2021

Document: CIL Form, received: 29/10/20

Document: Bat Exemption Statement, received: 29/10/20

Document: Design and access Statement, received: 29/10/20

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, garages, 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 **SPECIFIC RESTRICTION ON DEVELOPMENT: PROVISION OF OBSCURE GLASS AND NON-OPENING WINDOW**

Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), all first floor windows and rooflights below 1.8m; shall be non-opening and obscure glazed in obscured glass before the development hereby permitted is first occupied and shall



thereafter be permanently retained in this approved form. The obscured glass shall be designed as equal or higher than Pilkington Textured Glass Level 3 Standard as published January 2010.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 Reason - For the avoidance of doubt and in the interests of proper planning of the development.
- 3 Reason- In order to protect the amenities of the surrounding neighbouring properties.
- 4 Reason - To protect the privacy and amenities of the occupiers of neighbouring property.

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<b>CASE NUMBER:</b>	20/04237/FUL	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	24.11.2020
<b>GRID REF:</b>	<b>E</b> 430832	<b>TARGET DATE:</b>	19.01.2021
	<b>N</b> 455047	<b>REVISED TARGET:</b>	05.02.2021
		<b>DECISION DATE:</b>	05.02.2021

**APPLICATION NO:** 6.79.14451.FUL

**LOCATION:**

Stafford Cottage Homestead Road Harrogate HG1 5QR

**PROPOSAL:**

Construction of single storey rear extension. New replacement windows to front and rear elevations. New dormer window to bathroom. New replacement french doors to rear elevation.

**APPLICANT:**

Mr Mark Owen

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 05.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Section Through Extension - Drawing No. 352-NDA- -DR-A-(PA)-0014.  
Received 29.10.2020.

Proposed Ground Floor Plan - Drawing No. 352-NDA- -DR-A-(PA)-0009. Received

29.10.2020.

Proposed Front Elevation - Drawing No. 352-NDA- -DR-A-(PA)-0013. Received 29.10.2020.

Proposed Side Elevation - Drawing No. 352-NDA- -DR-A-(PA)-0012. Received 29.10.2020.

Proposed Rear Elevation - Drawing No. 352-NDA- -DR-A-(PA)-0011. Received 29.10.2020.

Proposed First Floor Plan - Drawing No. 352-NDA- -DR-A-(PA)-0010. Received 29.10.2020.

Proposed Site Plan - Drawing No. 352-NDA- -DR-A-(PA)-0008. Received 29.10.2020.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/04425/FUL	<b>WARD:</b>	Harrogate Saltergate
<b>CASE OFFICER:</b>	Sarah Maguire	<b>DATE VALID:</b>	02.12.2020
<b>GRID REF:</b>	<b>E</b> 428321	<b>TARGET DATE:</b>	27.01.2021
	<b>N</b> 456808	<b>REVISED TARGET:</b>	12.02.2021
		<b>DECISION DATE:</b>	11.02.2021

**APPLICATION NO:** 6.93.123.F.FUL

**LOCATION:**

Brookdale 44 Campion Grove Harrogate North Yorkshire HG3 2UG

**PROPOSAL:**

Erection 1no. single storey rear extension.

**APPLICANT:**

Mr Thompson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Details: Amended Plans - Proposed Plans Version 3.0

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/04253/FUL	<b>WARD:</b>	Harrogate New Park
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	19.11.2020
<b>GRID REF:</b>	<b>E</b> 428951	<b>TARGET DATE:</b>	14.01.2021
	<b>N</b> 456182	<b>REVISED TARGET:</b>	12.02.2021
		<b>DECISION DATE:</b>	08.02.2021

**APPLICATION NO:** 6.79.6868.B.FUL

**LOCATION:**

67 Hartwith Drive Harrogate HG3 2XN

**PROPOSAL:**

Demolition of existing garage and conservatory. Proposed single-storey, wrap around extension.

**APPLICANT:**

Gill

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans and Elevations - Drawing No. SK02 D. Received 25.01.2021.  
Proposed Elevations - Drawing No. SK03 A. Received 25.01.2021.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/04255/FUL	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Sarah Maguire	<b>DATE VALID:</b>	21.12.2020
<b>GRID REF:</b>	<b>E 430354</b>	<b>TARGET DATE:</b>	15.02.2021
	<b>N 455923</b>	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	15.02.2021

**APPLICATION NO:** 6.79.3748.B.FUL

**LOCATION:**

4 Studley Road Harrogate HG1 5JU

**PROPOSAL:**

Demolition of existing rear outhouse, erection of 1no single storey rear extension and add a new Victorian sash style window to the rear wing.

**APPLICANT:**

Mr Conrad Romer

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 15.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Details: Plan - Proposed Elevations

DWG Proposed Details: Plan - Proposed Floor Plan

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/04264/FUL	<b>WARD:</b>	Knarborough Scriven Park
<b>CASE OFFICER:</b>	Linda Drake	<b>DATE VALID:</b>	02.11.2020
<b>GRID REF:</b>	<b>E 435018</b>	<b>TARGET DATE:</b>	28.12.2020
	<b>N 458353</b>	<b>REVISED TARGET:</b>	12.02.2021

**DECISION DATE:** 09.02.2021

**APPLICATION NO:** 6.100.13607.FUL

**LOCATION:**

Land To Side Of Crossfield 49 Greengate Lane Knaresborough North Yorkshire HG5 9EL

**PROPOSAL:**

Erection of 1no. dwelling with attached garage.

**APPLICANT:**

Mr And Mrs G Bush

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.02.2024.
- 2 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 11.01.2020 and as modified by the conditions of this consent.
- 3 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 4 The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works" published by the Local Highway Authority and the following requirements:

The crossing of the highway footway must be constructed in accordance with the Standard Detail number E6 and the following requirements.

o Any gates or barriers must be erected a minimum distance of 2 metres back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.

o Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway must be constructed in accordance with the approved details shown on Standard Detail Number E6 and maintained thereafter to prevent such discharges.

o The final surfacing of any private access within 3 metres of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

All works must accord with the approved details.

- 5 There must be no access or egress by any vehicles between the highway and the

application site until splays are provided giving clear visibility of 2 metres x 36 metres measured along both channel lines of the major road. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

- 6 No dwelling must be occupied until the related parking facilities have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.
- 7 The applicant / developer is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework and the current Building Control Regulations with regards to contaminated land. If any unforeseen contamination is encountered during the development, the Local Planning Authority (LPA) should be informed immediately. Any investigation / remedial / protective works carried out in relation to this application shall be carried out to agreed timescales and approved by the LPA in writing. Furthermore, any soil or soil forming materials to be brought to site for use in garden areas or soft landscaping should be tested for contamination and suitability for use prior to importation to site. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

#### 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 ensure that the materials used conform to the amenity requirements of the locality.
- 4 To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.
- 5 In the interests of highway safety
- 6 To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.
- 7 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.

#### INFORMATIVES

- 1 Topsoil Importation - Domestic Garden - Informative  
If any topsoil is taken onto site for the formation of a domestic garden it should be certified as suitable for a domestic garden. This should be validated through

sampling once on site.

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<b>CASE NUMBER:</b>	20/04269/FUL	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	02.11.2020
<b>GRID REF:</b>	<b>E</b> 436311	<b>TARGET DATE:</b>	28.12.2020
	<b>N</b> 451181	<b>REVISED TARGET:</b>	19.02.2021
		<b>DECISION DATE:</b>	11.02.2021
<b>APPLICATION NO:</b>	6.122.300.B.FUL		

**LOCATION:**  
11 Church Hill Spofforth HG3 1AG

**PROPOSAL:**  
Demolition of conservatory and erection of single storey extension.

**APPLICANT:**  
Mr Hardcastle

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.02.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:  
Location Plan: (Received 02.11.2020)  
Site Plan: dated 08.02.2021 (Received 10.02.2021)  
Proposed Plans and Elevations: dated 08.02.2021 (Received 10.02.2021)  
Proposed Plans and Elevations (showing neighbours and hedge): dated 08.02.2021 (Received 10.02.2021)
- 3 Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of the existing dwelling.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.

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**CASE NUMBER:** 20/04298/FUL                      **WARD:** Marston Moor  
**CASE OFFICER:** Andy Hough                      **DATE VALID:** 03.11.2020  
**GRID REF:** E 445720                      **TARGET DATE:** 29.12.2020  
                    N 452454                      **REVISED TARGET:** 28.02.2021  
    **DECISION DATE:** 17.02.2021

**APPLICATION NO:** 6.124.540.FUL

**LOCATION:**

Unit C1 Marston Business Park Tockwith York North Yorkshire YO26 7QF

**PROPOSAL:**

Construction of Employment Unit for Class E and/or B2 and/or B8 uses, along with access (pedestrian and vehicular), parking, landscaping and associated works ( Unit C1).

**APPLICANT:**

C/O Agent C/O Agent

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.02.2024.
- 2 The development hereby approved shall be carried out in accordance with the submitted details as amended by other conditions of consent and the following approved plans :  
  
Location Plan MC1-KPP-XX-DR-A-GA-2000  
Masterplan MC1-KPP-XX-DR-A-GA-2001  
Site plan MC1-KPP-XX-DR-A-GA-2002  
Site Layout Plan MC1-KPP-XX-DR-A-GA-2003  
Proposed Plans and Elevations MC1-KPP-XX-DR-A-GA-2004  
Cycle Store Details MC1-KPP-XX-DR-A-GA-2006  
Bin Store Details MC1-KPP-XX-DR-A-GA-2005  
Landscape Proposals Drg No LL01  
Futureserv Energy and Sustainability Statement
- 3 Groundworks shall not commence until a land contamination Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the local planning authority.
- 4 Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (Condition 3) groundworks shall not commence until a land contamination remediation strategy has been submitted to and approved in writing by the local planning authority. The remediation strategy shall include a timetable for the implementation and completion of the approved remediation measures.
- 5 Land contamination remediation of the site shall be carried out and completed in



accordance with the Remediation Strategy approved pursuant to condition (Condition 4). In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered [in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report] is identified or encountered on site, all groundworks in the affected area (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the local planning authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy

- 6 Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a land contamination Verification Report shall be submitted to the local planning authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for that part of the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the local planning authority. Where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority.
- 7 Before the development is brought into use, a noise management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate how noise from the ongoing operations at the development will be effectively controlled. The plan shall include the control measures for at least noise from vehicles (including reverse alarms) plant, machinery and activities that occur outside and any particularly noisy indoor activities during both the daytime and night-time. Measures and controls specified in the plan shall be retained for the lifetime of the development.
- 8 Works must be undertaken strictly in accordance with the recommendations of section 7 of the Preliminary Ecological Appraisal (Envirotech, Aug. 2020) and the landscaping proposals (Smeeden Forman, LL01, Oct. 2020)
- 9 No above ground works shall take place until a Design Stage Certificate issued by BRE has been submitted to and approved in writing by the Local Planning Authority. The development shall target BREEAM "excellent" unless it is demonstrated to be unfeasible. Thereafter the development shall be carried out in accordance with the approved details.
- 10 A Post Construction Stage Certificate issued by BRE for the development shall be submitted for the approval in writing of the Local Planning Authority prior to the first occupation of the development or within a timeframe that has at first been agreed in writing by the Local Planning Authority
- 11 If surface water is collected in an over ground detention basin , details shall be submitted to ensure that the basin is drained with a quick down time so as to avoid

long term ponding of the basin.

- 12 No development approved by this permission shall be commenced until the Local Planning Authority, in consultation with Ainsty (2008) Internal Drainage Board, has approved a scheme for the disposal of surface water and foul sewage. Any such scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into use. The following criteria should be considered for the disposal of surface water:
- o The suitability of soakaways, as a means of surface water disposal, should first be ascertained in accordance with BRE Digest 365 or other approved methodology.
  - o If soakaways are not feasible, then the Board may consider a proposal to discharge surface water to a watercourse (directly or indirectly).
  - o For the redevelopment of a brownfield site, the applicant should first establish the extent of any existing discharge to that watercourse.
  - o Peak run-off from a brownfield site should be attenuated to 70% of any existing discharge rate (existing rate taken as 140 litres per second per hectare or the established rate whichever is the lesser for the connected impermeable area).
  - o Discharge from "greenfield sites" taken as 1.4 litres per second per hectare (1:1 year storm).
  - o Storage volume should accommodate a 1:30 year event with no surface flooding and no overland discharge off the site in a 1:100 year event. A 30% allowance for climate change should be included in all calculations. A range of durations should be used to establish the worst-case scenario

#### Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 To secure the satisfactory implementation of the proposal.
- 3 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy NE9 of the Harrogate District Local Plan
- 4 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy NE9 of the Harrogate District Local Plan
- 5 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy NE9 of the Harrogate District Local Plan
- 6 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

- in accordance with policy NE9 of the Harrogate District Local Plan
- 7 In the interests of residential amenity
  - 8 To offset or minimise the loss to biodiversity that would otherwise occur as a result of this proposal.
  - 9 To safeguard the environment and mitigate climate change in accordance with Harrogate District Local Plan 2014-2035 Policy CC4
  - 10 To safeguard the environment and mitigate climate change in accordance with Harrogate District Local Plan 2014-2035 Policy CC4
  - 11 To reduce the risk of bird strike on air craft
  - 12 To ensure the development is provided with satisfactory means of drainage and to reduce the risk of flooding.

## INFORMATIVES

- 1 Under the Ainsty (2008) Internal Drainage Board's Byelaws, the written consent of the Board is required prior to any discharge, or increase in the rate of discharge, into any watercourse (directly or indirectly) within the Board's District.

William Symons Clerk to the Board  
 Derwent House,  
 Crockey Hill,  
 York,  
 YO19 4SR

Tel 01904 720785  
[www.yorkconsort.gov.uk](http://www.yorkconsort.gov.uk)

Drainage Board Reference: PR20/0643

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<b>CASE NUMBER:</b>	20/04304/FUL	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	16.12.2020
<b>GRID REF:</b>	<b>E</b> 439521	<b>TARGET DATE:</b>	10.02.2021
	<b>N</b> 465717	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	08.02.2021
<b>APPLICATION NO:</b>	6.64.223.		

**LOCATION:**  
 Morrisons Wetherby Road Boroughbridge YO51 9UR

**PROPOSAL:**  
 Decoration and improvement works to external envelope to improve appearance of existing foodstore.

**APPLICANT:**

Wm Morrison Supermarkets Plc

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Floor Plan - Drawing No. 200611 PL\_05. Received 16.12.2020.  
Proposed Elevations - Drawing No. 200611 PL\_03 A. Received 16.12.2020.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/04305/FUL	<b>WARD:</b>	Harrogate Pannal Ward
<b>CASE OFFICER:</b>	Andrew Thornton	<b>DATE VALID:</b>	08.12.2020
<b>GRID REF:</b>	E 429930	<b>TARGET DATE:</b>	02.02.2021
	N 453051	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	09.02.2021

**APPLICATION NO:** 6.79.14455.FUL

**LOCATION:**  
15 Leadhall Road Harrogate HG2 9PE

**PROPOSAL:**  
Erection of two storey rear and side extension to existing property including cladding and rendering of host dwelling. Erection of outbuilding to rear garden.

**APPLICANT:**  
Mr David Tomlinson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.02.2024.
- 2 LISTING OF APPROVED PLANS & DOCUMENTS The development hereby permitted shall be carried out in accordance with the following approved documents

or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

**Defined Red Line Plan:**

The defined Red Line Plan for this application is Drawing 05 received 08/12/2020 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

**Approved Plans and Documents:**

Drawing: 03, received: 04/11/2020

Drawing: 04, received: 04/11/2020

Document: CIL Form, received: 08/12/2020

Document: Bat Exemption Statement, received: 08/12/2020

**3 SPECIFIC RESTRICTION ON DEVELOPMENT: OBSCURED GLAZING**

Notwithstanding the approved plans or provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the side elevation windows shall be obscure glazed and non-opening below 1.7m before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form. The obscured glass shall be designed as equal or higher than Pilkington Textured Glass Level 3 Standard as published January 2010.

**Reasons for Conditions:-**

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 Reason - For the avoidance of doubt and in the interests of proper planning of the development.
- 3 Reason - To protect the privacy and amenities of the occupiers of neighbouring property.

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<b>CASE NUMBER:</b>	20/04332/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Sarah Maguire	<b>DATE VALID:</b>	01.12.2020
<b>GRID REF:</b>	E 432688	<b>TARGET DATE:</b>	26.01.2021

N 463816

REVISED TARGET: 05.02.2021

DECISION DATE: 11.02.2021

APPLICATION NO: 6.68.153.D.FUL

**LOCATION:**

Melbourne House Station Lane Burton Leonard HG3 3DG

**PROPOSAL:**

Loft Conversion with erection of 2no. rear facing dormer windows.

**APPLICANT:**

Mr And Mrs Seymour

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
  
DWG Proposed Details: Amended Plans - Drawing No. 2240 - 2
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.

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**CASE NUMBER:** 20/04385/FUL  
**CASE OFFICER:** Emma Howson  
**GRID REF:** E 431210  
N 471452

**WARD:** Ripon Spa  
**DATE VALID:** 17.12.2020  
**TARGET DATE:** 11.02.2021  
**REVISED TARGET:** 26.02.2021  
**DECISION DATE:** 25.02.2021

APPLICATION NO: 6.31.904.F.FUL

LOCATION:

Second Chance 80 North Street Ripon North Yorkshire HG4 1DP

**PROPOSAL:**

Conversion and change of use to form 4 apartments and an A3 retail unit to the ground floor, part demolition and erection of 2 apartments to the rear. Alterations to existing openings and shop front and provision of new openings and rooflights. Revised surface areas and landscaping. (Revised Scheme)

**APPLICANT:**

One Acre Group Ltd

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.02.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details as set out below and modified by any conditions of this consent.  
1503-104 Rev D Proposed First and Second Floor Plans  
1503-103 Rev C Proposed Ground Floor/Site Plan  
1503-105 Rev C Proposed Elevations  
5864-JPG-SW-00-DR-D-1400 P01 Drainage Strategy
- 3 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 4 Prior to the commencement of development a full schedule of works including any proposed alterations to windows shall be submitted to the Local Planning Authority for approval. The development shall be undertaken in accordance with the approved details.
- 5 Prior to the commencement of development a method statement for demolition and conversion of the buildings shall be submitted to the Local Planning Authority for approval. The development shall be undertaken in accordance with the approved details.
- 6 Groundworks shall not commence until a land contamination remediation strategy has been submitted to and approved in writing by the local planning authority. The remediation strategy shall include a timetable for the implementation and completion of the approved remediation measures
- 7 Land contamination remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition (CLC3). In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is

identified or encountered on site, all groundworks in the affected area (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the local planning authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

- 8 Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a land contamination Verification Report shall be submitted to the local planning authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for that part of the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the local planning authority. Where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority.
- 9 The rating level of sound emitted from any fixed plant and/or machinery associated with the development and any commercial activities at the use hereby approved shall not exceed background sound levels by more than 5dB(A) between the hours of 0700-2300 (taken as a 15 minute LA90 at the nearest sound sensitive premises) and shall not exceed the background sound level between 2300-0700 (taken as a 15 minute LA90 at the nearest/any sound sensitive premises).

All measurements shall be made in accordance with the methodology of BS4142 (2014) (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments. Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property.

Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the local planning authority.

- 10 Before the commercial development hereby approved is brought into use the developer shall provide written evidence to the local planning authority to demonstrate that the airborne sound insulation performance of the party ceilings / floors / walls between the commercial development hereby approved and any residential use approved or existing is of a minimum of 55 dB Dntw + Ctr. If it cannot be demonstrated that the aforementioned airborne sound insulation performance has been achieved, a scheme incorporating further measures to achieve the sound insulation performance shall be submitted for the written approval of the Local Planning Authority. All works comprised within those further measures shall be completed and written evidence to demonstrate that the aforementioned sound insulation performance level has been achieved shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use.
- 11 Before first occupation of the residential units hereby approved, the developer shall provide written evidence to the local planning authority to demonstrate that the



following internal sound levels have been achieved:-

a) The 16hr LAeq shall not exceed 35dB between 0700 and 2300 hours when readings are taken in any noise sensitive rooms in the development.

b) The 8hr LAeq shall not exceed 30dB between 2300 and 0700 hours when readings are taken inside any bedroom in the development.

c) The LAF1 (15min) indoor shall not exceed 45 dB between 2300 and 0700hrs when readings are taken inside any bedroom in the development.

If it cannot be demonstrated that the aforementioned sound levels have been achieved, a further scheme incorporating further measures to achieve those sound levels shall be submitted for the written approval of the LPA. All works comprised within those further measures shall be completed and written evidence to demonstrate that the aforementioned sound levels have been achieved shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use.

- 12 There shall be no deliveries to or dispatches or the collection of waste bottles or waste from the commercial uses hereby approved outside the hours of 08:00 and 19:00.

The disposal of waste bottle into external receptacles from the commercial use hereby approved shall not take place between the hours of 21:00 and 10:00.

- 13 The A3 use hereby permitted shall not begin until details of the installation and/or erection of any extract ventilation system, including details of the methods of treatments of emissions and filters to remove odours and control noise emissions have been submitted and approved in writing by the Local Planning Authority and the works specified in the approved scheme have been installed. Such works shall thereafter be retained, operated at all times when the takeaway/restaurant is in use and maintained in accordance with the manufacturer's instructions.

- 14 The site shall be developed with separate systems of drainage for foul and surface water.

- 15 Prior to the installation of any flues or vents, details shall be provided to the Local Planning Authority for approval. The development shall be undertaken in accordance with the approved details.

- 16 The windows in the north elevation of the development hereby approved shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be retained throughout the life of the development.

- 17 Prior to any alterations to the existing ground levels sectional details of both the existing and proposed site levels shall be provided to the Local Planning Authority for approval. The development shall be undertaken in accordance with the details approved.

- 18 The development shall be undertaken in accordance with the recommendations within the Stage 2 Environmental Report (ARP, March 2020) unless otherwise modified by conditions of this consent.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 4 In the interests of preserving and protecting the heritage assets
- 5 In order to ensure that there is no damage to the historic fabric
- 6 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors
- 7 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors
- 8 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors
- 9 In the interests of residential amenity
- 10 In the interests of residential amenity
- 11 In the interests of residential amenity
- 12 In the interests of residential amenity
- 13 In the interests of residential amenity
- 14 To prevent pollution of the water environment.
- 15 In the interests of preserving the historic fabric of the building
- 16 In the interests of residential amenity and privacy.
- 17 In the interests of preserving residential amenity and to protect neighbouring properties from flooding
- 18 In the interests of safeguarding against land instability

**INFORMATIVES**

- 1 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 (1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/contractors may need to take

further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in an lawful manner. Natural England can be contacted at consultations@naturalengland.org.uk, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.

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<b>CASE NUMBER:</b>	20/04396/FUL	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	09.12.2020
<b>GRID REF:</b>	<b>E</b> 441541	<b>TARGET DATE:</b>	03.02.2021
	<b>N</b> 462580	<b>REVISED TARGET:</b>	12.02.2021
		<b>DECISION DATE:</b>	11.02.2021

**APPLICATION NO:** 6.71.29.FUL

**LOCATION:**

Shippen Bower Marton Cum Grafton Village Marton Cum Grafton YO51 9QY

**PROPOSAL:**

Erection of 1no. two-storey extension and 1no. first floor extension, installation of 5no. rooflights and alterations to fenestration to all elevations.

**APPLICANT:**

Mr And Mrs Bastow

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.02.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following plans and drawings:  
Location Plan: Drwg No. 2683 (PL)06 (Received 02.12.2020)  
Site Plan: Drwg No. 2683 (PL)07 (Received 02.12.2020)  
Proposed Plans: Drwg No.2683 (PL)04 (Received 10.11.2020)  
Proposed Elevations: Drwg No.2683 (PL)03 (Received 10.11.2020)  
Proposed 3D Visuals: Drwg No.2683 (PL)05 (Received 10.11.2020)

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

**CASE NUMBER:** 20/04432/FUL                      **WARD:**                      Knaresborough Aspin & Calcutt  
**CASE OFFICER:** Jeremy Constable            **DATE VALID:**            11.11.2020  
**GRID REF:**                      **E 435160**                    **TARGET DATE:**           06.01.2021  
                                      **N 456484**                    **REVISED TARGET:**      10.02.2021  
  **DECISION DATE:**        10.02.2021  
**APPLICATION NO:** 6.100.13579.A.FUL

**LOCATION:**  
Corner House 17 Crag Lane Knaresborough HG5 8EE

**PROPOSAL:**  
Demolition of detached garage and single storey extension, erection of two storey extension, single storey extension and porch. (Revised scheme).

**APPLICANT:**  
Blake

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.02.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following revised plans and drawings:  
Location Plan & Site Plan: Drwg No.2020008 001 Rev H (Received 08.02.2021)  
Proposed Elevations: Drwg No.2020008 002 Rev H (Received 08.02.2021)  
Proposed Side Elevations: Drwg No.2020008 003 Rev H (Received 08.02.2021)  
Proposed Plans: Drwg No.2020008 004 Rev H (Received 08.02.2021)  
Proposed Roof Plans: Drwg No.2020008 005 Rev G (Received 11.11.2020)
- 3 Except where explicitly stated otherwise within the application form and the approved drawings, the external materials of the development hereby approved shall match those of the existing building.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no further windows shall be inserted in the rear (first floor) and side elevations of the development hereby approved, without the prior written approval of the Local Planning Authority.
- 5 Prior to the occupation of the development hereby permitted, the first floor window in the rear elevation of the extension shall be fitted with an opener 1750mm above finished floor level and shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of glazing shall thereafter be retained .

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.
- 4 In the interests of privacy and residential amenity.
- 5 In order to prevent overlooking in the interests of privacy and amenity.

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<b>CASE NUMBER:</b>	20/04440/FUL	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Sarah Maguire	<b>DATE VALID:</b>	19.12.2020
<b>GRID REF:</b>	<b>E</b> 433618	<b>TARGET DATE:</b>	13.02.2021
	<b>N</b> 477427	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	11.02.2021

**APPLICATION NO:** 6.15.66.G.FUL

**LOCATION:**

Middleton Lodge Melmerby Ripon North Yorkshire HG4 5PG

**PROPOSAL:**

PROPOSED NEW ACCESS AND DRIVE RE ALIGNMENT

**APPLICANT:**

MR & MRS DUCKETT

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
  
DWG Proposed Details: Elevations drawing No. D34-04-PLG4  
DWG Proposed Details: Block Plan drawing No. D34-04-PLG3
- 3 The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works" published by the Local Highway Authority and the following requirements:

The crossing of the highway verge and/or footway must be constructed in accordance with the Standard Detail number E6 and the following requirements.

All works must accord with the approved details.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

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<b>CASE NUMBER:</b>	20/04672/SCOPE	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Andy Hough	<b>DATE VALID:</b>	16.11.2020
<b>GRID REF:</b>	E 440391 N 456925	<b>TARGET DATE:</b>	21.12.2020
		<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	05.02.2021

**APPLICATION NO:** 6.500.281.B.SCOPE

**LOCATION:**

Land To The South West Of Junction 47 Of The A1(M) Flaxby North Yorkshire

**PROPOSAL:**

Environmental Impact Assessment : Scoping Opinion for the development of a Business park , consisting of Use Class E , Including offices (previously B1a). research and development ( previously B1b). light industry ( previously B1c) : start up units; Use Class B2 -General Industrial : Use Class B8-Storage and Distribution and ancillary uses including sui generis uses Drinking establishments and Sui generis hot food takeaway

**APPLICANT:**

Flaxby Investment LLP

subject to the Scoping Opinion as issued by the Council.

- 1 The EIA should address all those issues mentioned in the Scoping Opinion and all consultee responses. The applicant should also consult those bodies/organisations which did not respond to the Council's consultation and include any additional information requested by those bodies.

It is the council's opinion the ES should comprise the following topics:

Socio-Economics  
Landscape and Visual

Biodiversity  
Traffic and Transport  
Air Quality  
Built Heritage

Sub topics  
Human Health  
Climate Change  
Major Accidents and Disasters

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<b>CASE NUMBER:</b>	20/04520/AMENDS	<b>WARD:</b>	Ripon Moorside
<b>CASE OFFICER:</b>	Mike Parkes	<b>DATE VALID:</b>	17.11.2020
<b>GRID REF:</b>	E 431206	<b>TARGET DATE:</b>	15.12.2020
	N 469606	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	19.02.2021
 <b>APPLICATION NO:</b>	6.500.106.AI.AMEND S		

**LOCATION:**  
Morrisons Harrogate Road Ripon HG4 2SB

**PROPOSAL:**  
Non-material amendment to permission 19/03466/FULMAJ to alter tree planting schedule.  
Inability to obtain previously approved species due to disease.

**APPLICANT:**  
Wm Morrison Supermarkets PLC

APPROVED

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<b>CASE NUMBER:</b>	20/04526/DISCON	<b>WARD:</b>	Marston Moor
<b>CASE OFFICER:</b>	Andrew Thornton	<b>DATE VALID:</b>	17.11.2020
<b>GRID REF:</b>	E 446654	<b>TARGET DATE:</b>	12.01.2021
	N 452493	<b>REVISED TARGET:</b>	12.02.2021
		<b>DECISION DATE:</b>	11.02.2021

**APPLICATION NO:** 6.124.16.A.DISCON

**LOCATION:**

Church Farm Westfield Road Tockwith YO26 7PY

**PROPOSAL:**

Application for the discharge of condition 9 Highway Condition Photographic Survey of application 19/01734/FULMAJ.

**APPLICANT:**

Mulgrave Properties

CONFIRMATION of discharge of condition(s)

- 1 The details submitted in accordance with condition 03 of planning permission 19/01734/FULMAJ are acceptable. The works must be carried out in accordance with the approved Tockwith Cattal Road Delaps Survey and Tockwith Westfield Road Delaps Survey Part 1 and Part 2 received on 17.11.2020.

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<b>CASE NUMBER:</b>	20/04539/PNG	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	24.11.2020
<b>GRID REF:</b>	<b>E</b> 430543	<b>TARGET DATE:</b>	19.01.2021
	<b>N</b> 446869	<b>REVISED TARGET:</b>	19.02.2021
		<b>DECISION DATE:</b>	11.02.2021

**APPLICATION NO:** 6.141.110.K.PNG

**LOCATION:**

Hawthorne House Farm Weeton Lane Weeton Leeds North Yorkshire LS17 9LP

**PROPOSAL:**

Prior notification for change of use of agricultural building to flexible use as business and storage (Use Class B1 and B8).

**APPLICANT:**

Snowden

APPROVED subject to the following conditions:-

- 1 The premises shall not be used outside the hours of 08:00 and 21:00 on weekdays



and 08:00 and 17:00 hours on Saturdays. The premises shall not be used at any time on Sundays, Bank Holidays and Public Holidays.

- 2 Any commercial use involving installation of plant shall require permission for such installation to show that the noise meets with the requirements of BS4142:2014.

Reasons for Conditions:-

- 1 In the interests of residential amenity.
- 2 In the interests of residential amenity.

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<b>CASE NUMBER:</b>	20/04575/FUL	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	19.11.2020
<b>GRID REF:</b>	E 436455	<b>TARGET DATE:</b>	14.01.2021
	N 450585	<b>REVISED TARGET:</b>	19.02.2021
		<b>DECISION DATE:</b>	11.02.2021
<b>APPLICATION NO:</b>	6.122.368.FUL		

**LOCATION:**

32 Park Mount Spofforth HG3 1BN

**PROPOSAL:**

Erection of 1no. two storey extension and 1no. single storey extension with roof terrace.

**APPLICANT:**

Mr & Mrs Tiltman

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.02.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following revised plans and drawings:  
Location Plan: Drwg No.232-0720 P05 (Received 19.11.2020)  
Site Plan: Drwg No.232-0720 P04 A (Received 08.02.2021)  
Proposed Plans: Drwg No.232-0720 P02 B (Received 10.02.2021)  
Proposed Elevations: Drwg No.232-0720 P03 B (Received 10.02.2021)
- 3 Prior to the occupation of the development hereby permitted an obscure glazed screen or solid metal screen shall be erected along the North-east elevation of the first floor terrace hereby permitted, in strict accordance with Drawing 232-0720 P03

B. Any obscure glazing shall be to level 3 or higher of the Pilkington scale or privacy or equivalent. The screen shall thereafter be retained for the lifetime of the development.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To prevent overlooking in the interests of residential amenity.

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<b>CASE NUMBER:</b>	20/04628/FUL	<b>WARD:</b>	Harrogate Oatlands
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	14.12.2020
<b>GRID REF:</b>	<b>E</b> 430803	<b>TARGET DATE:</b>	08.02.2021
	<b>N</b> 453235	<b>REVISED TARGET:</b>	26.02.2021
		<b>DECISION DATE:</b>	24.02.2021

**APPLICATION NO:** 6.79.14466.FUL

**LOCATION:**

135 Leeds Road Harrogate North Yorkshire HG2 8EZ

**PROPOSAL:**

Erection of single storey extension and outbuilding to rear.

**APPLICANT:**

Dr Harry Krishnan

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.02.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details and the following approved drawings:  
  
Proposed Plans DWG No. 2031/02A  
Proposed Elevations and Section A-A DWG No. 2031/03A  
Proposed Garden Office Plans and Elevations 2031/04
- 3 Except where explicitly stated in the submitted application form, the materials to be used in the construction of the external construction of the works hereby permitted shall match those used in the existing dwelling.

- 4 The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 135 Leeds Road, Harrogate, HG2 8EZ.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of visual amenity.
- 4 In the interests of visual and residential amenity.

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<b>CASE NUMBER:</b>	20/04589/DVCON	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Natalie Ramadhin	<b>DATE VALID:</b>	04.01.2021
<b>GRID REF:</b>	<b>E</b> 438046	<b>TARGET DATE:</b>	01.03.2021
	<b>N</b> 473090	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	25.02.2021

**APPLICATION NO:** 6.26.378.C.DVCON

**LOCATION:**

Land Comprising Field At 438046 473090 Back Lane Dishforth North Yorkshire

**PROPOSAL:**

Application to remove condition 4 (window and door reveal) of planning permission 19/04636/DVCON.

**APPLICANT:**

Robinson Developments (Roxholme) Limited.

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 30.12.2021.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
Proposed Site Plan: 19-002-A PO3  
House Type B (Right Handed) Plans: 19-002-A P31 Rev.A  
House Type B (Left Handed) Elevations: 19-002-A P32 Rev.C  
House Type B (Left Handed)Plans: 19-002-A P41 Rev.B  
House Type B (Left Handed) Elevations: 19-002-A P42 Rev.D  
House Type C Plans: 19-002-A P51  
House Type C Elevations: 19-002-A P52

Proposed Site Section A-A: 19-002-A P04  
Proposed Footway and Kerbing Layout: 19123/GA/01  
Contractor and Groundworks Scope of Works Plan: 19-002-A S05

- 3 Before the development is brought into use a scheme detailing the facility that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. Buildings and parking spaces that are to be provided with (a)charging point(s) shall not be brought into use until the charging point(s) is/are installed and operational. Charging points installed shall be retained thereafter.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of air quality in accordance with guidance set out in the National Planning Policy Framework, paragraph 110(e).

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<b>CASE NUMBER:</b>	20/04708/FUL	<b>WARD:</b>	Harrogate Oatlands
<b>CASE OFFICER:</b>	Tom Procter	<b>DATE VALID:</b>	20.11.2020
<b>GRID REF:</b>	<b>E</b> 430376	<b>TARGET DATE:</b>	15.01.2021
	<b>N</b> 453022	<b>REVISED TARGET:</b>	12.02.2021
		<b>DECISION DATE:</b>	12.02.2021

**APPLICATION NO:** 6.79.12681.A.FUL

**LOCATION:**

29 Mallinson Oval Harrogate North Yorkshire HG2 9HH

**PROPOSAL:**

Erection of two storey rear extension, single storey extension to rear of garage, porch to front and alterations to fenestration.

**APPLICANT:**

Mrs Lisa Dickie

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.02.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the plans as listed below:

Existing and Proposed Site Plan Dwg No. 2050\_90\_000 R4 - Received 13 January 2021

Existing and Proposed Ground Floor Plans Dwg No. 2050\_20\_000 R3 - Received 11 January 2021

Existing and Proposed First Floor Plans Dwg No. 2050\_20\_001 R3 Received 11 January 2021

Existing and Proposed North and South Elevations Dwg No. 2050\_20\_100 R3 - Received 11 January 2021

Existing and Proposed East and West Elevations Dwg No. 2050\_20\_101 R3 - Received 11 January 2021

- 3 The external materials of the extension hereby approved shall match the existing to the satisfaction of the Local Planning Authority.
- 4 Prior to the occupation of the development hereby permitted, the first floor side (east elevation) en-suite window shall be obscured glazed to level 3 or higher of the Pilkington scale of privacy or equivalent in strict accordance with Drawing: Existing and Proposed East and West Elevations Dwg No. 2050\_20\_101 R3, Received 11.01.21. The window shall thereafter be retained as such for the lifetime of the development.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of visual amenity.
- 4 To protect the privacy and amenities of the occupiers of neighbouring property.

**CASE OFFICER:** Jeremy Constable  
**GRID REF:** E 439542  
N 466553

**DATE VALID:** 11.12.2020  
**TARGET DATE:** 05.02.2021  
**REVISED TARGET:** 12.02.2021  
**DECISION DATE:** 12.02.2021

**APPLICATION NO:** 6.64.811.FUL

**LOCATION:**  
11 Florence Court Boroughbridge YO51 9NU

**PROPOSAL:**  
Erection of single storey extension.

**APPLICANT:**  
Mrs Wendy Salter

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.02.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:  
Location Plan: Drwg No.22DS\_FC20 003 Rev B (Received 11.12.2020)  
Site Plan: Drwg No.22DS\_FC20 004 Rev B (Received 11.12.2020)  
Proposed Plans and Elevations: Drwg No.22DS\_FC20 002 Rev B (Received 09.02.2021)

Reasons for Conditions:-

- 1 To ensure compliance with Section 91 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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**CASE NUMBER:** 20/04618/FUL  
**CASE OFFICER:** Emma Howson  
**GRID REF:** E 419273  
N 460724

**WARD:** Nidd Valley  
**DATE VALID:** 17.12.2020  
**TARGET DATE:** 11.02.2021  
**REVISED TARGET:**  
**DECISION DATE:** 10.02.2021

**APPLICATION NO:** 6.65.281.C.FUL

**LOCATION:**  
Beech Croft Dacre Harrogate North Yorkshire HG3 4ES

**PROPOSAL:**

Conversion of existing barn to a dwelling

**APPLICANT:**

Michelle Cockburn

REFUSED. Reason(s) for refusal:-

- 1 The proposed development would have an adverse impact upon the character and appearance of the AONB by virtue of the fact that the proposal would significantly change the appearance of the site and would result in a degree of urbanisation and countryside encroachment which would adversely affect the rural character of the surrounding area and the wider landscape of the AONB. The proposal would therefore be contrary to Policies GS3, HS6, NE4 and GS6 of the Local Plan and Paragraph 172 of the NPPF.
- 2 The design of the conversion by virtue of the number, style and scale of the proposed openings would adversely impact on the character and appearance of the rural building and would therefore be contrary to Policies HP2, HP3, HS6 and GS6 of the Local Plan and the Councils Re-Use and Adaptation of Rural Buildings Guide.
- 3 It is considered that a clear visibility of 56 metres cannot be achieved along the public highway in a compass point direction from a point 2.4 metres from the carriageway edge measured down the centre line of the minor/access road and consequently traffic generated by the proposed development would be likely to create conditions prejudicial to highway safety.
- 4 The proposal involves works within the Root Protection Area of a Protected Tree and no details have been provided as to the impact of these works. The proximity of the proposed dwelling to the protected trees would also create pressure to fell or undertake works to the trees in the future. This would be contrary to Policies NE4 and NE7 of the Local Plan.

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<b>CASE NUMBER:</b>	20/04627/FUL	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Natalie Ramadhin	<b>DATE VALID:</b>	12.01.2021
<b>GRID REF:</b>	<b>E</b> 429683	<b>TARGET DATE:</b>	09.03.2021
	<b>N</b> 456008	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	23.02.2021

**APPLICATION NO:** 6.79.2698.E.FUL

**LOCATION:**

Cavendish Lodge 5 Kent Road Harrogate North Yorkshire HG1 2LE

**PROPOSAL:**

Replacement of existing timber windows with UPVC windows to Flat 1, Flat 2 and Communal Areas.

**APPLICANT:**

Mrs Sue Kramer

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.02.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/04642/PNA	<b>WARD:</b>	Bishop Monkton & Newby
<b>CASE OFFICER:</b>	Andrew Thornton	<b>DATE VALID:</b>	08.01.2021
<b>GRID REF:</b>	<b>E</b> 441702	<b>TARGET DATE:</b>	05.03.2021
	<b>N</b> 469920	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	05.02.2021

**APPLICATION NO:** 6.36.10.D.PNA

**LOCATION:**

Broomfield Farm Burton Cottages To Broomfield Thornton Bridge YO61 2SA

**PROPOSAL:**

Creation of new access serving existing agricultural poultry building.

**APPLICANT:**

Sally Farms Ltd

Prior approval not required



**CASE NUMBER:** 20/04647/FUL  
**CASE OFFICER:** Jeremy Constable  
**GRID REF:** E 444376  
N 459737

**WARD:** Ouseburn  
**DATE VALID:** 10.12.2020  
**TARGET DATE:** 04.02.2021  
**REVISED TARGET:** 12.02.2021  
**DECISION DATE:** 08.02.2021

**APPLICATION NO:** 6.96.237.FUL

**LOCATION:**

Mill House Whixley York North Yorkshire YO26 9TN

**PROPOSAL:**

Erection of 1no. two storey extension and 1no. single storey extension and alterations to fenestration.

**APPLICANT:**

Mr & Mrs J Stoakes

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.02.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following revised plans and drawings:  
Location Plan: Drwg No.20/10/2066 04 (Received 10.12.2020)  
Site Plan: Drwg No.20/10/2066 05 (Received 10.12.2020)  
Proposed Plans and Elevations: Drwg No.20/10/2066 03 Rev A (Received 05.02.2021)
- 3 Before the first use of any materials in the external construction of the development hereby approved, samples of those materials shall have been made available on site for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.

Reasons for Conditions:-

- 1 To ensure compliance with Section 91 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.

**INFORMATIVES**

- 1 Adjacent Public Rights of Way - No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development.

Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

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<b>CASE NUMBER:</b>	20/04668/FUL	<b>WARD:</b>	Knaresborough Scriven Park
<b>CASE OFFICER:</b>	Janet Belton	<b>DATE VALID:</b>	15.12.2020
<b>GRID REF:</b>	<b>E</b> 434855	<b>TARGET DATE:</b>	09.02.2021
	<b>N</b> 458386	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	05.02.2021

**APPLICATION NO:** PP-09283853

**LOCATION:**

Spinney Croft Greengate Lane Knaresborough HG5 9DT

**PROPOSAL:**

Erection of single storey extension.

**APPLICANT:**

Mr & Mrs Keelan Edwards

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 05.02.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing adjoining garden room.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of visual amenity.

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<b>CASE NUMBER:</b>	20/04669/LB	<b>WARD:</b>	Knaresborough Scriven Park
<b>CASE OFFICER:</b>	Janet Belton	<b>DATE VALID:</b>	24.11.2020

**GRID REF:** E 434855 **TARGET DATE:** 19.01.2021  
N 458386 **REVISED TARGET:**  
**DECISION DATE:** 05.02.2021

**APPLICATION NO:** 6.94.42.O.LB

**LOCATION:**  
Spinney Croft Greengate Lane Knaresborough HG5 9DT

**PROPOSAL:**  
Listed building consent for single storey extension.

**APPLICANT:**  
Mr & Mrs Keelan Edwards

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 05.02.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing garden room.

Reasons for Conditions:-

- 1 To ensure compliance with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 To safeguard the architectural integrity of the listed building and character and appearance of the conservation area.

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**CASE NUMBER:** 20/04713/FUL **WARD:** Claro  
**CASE OFFICER:** Andrew Thornton **DATE VALID:** 15.12.2020  
**GRID REF:** E 432577 **TARGET DATE:** 09.02.2021  
N 459135 **REVISED TARGET:**  
**DECISION DATE:** 09.02.2021

**APPLICATION NO:** 6.83.119.FUL

**LOCATION:**  
Croeso 5 Havikil Park Scotton Knaresborough North Yorkshire HG5 9JL

**PROPOSAL:**

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

**APPLICANT:**

Mr And Mrs Hardcastle

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.02.2024.
- 2 LISTING OF APPROVED PLANS & DOCUMENTS The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing OS mastermap ID BW1-00159254 received 24/11/2020 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents:

Drawing: Block Plan of the site, received: 24/11/2020

Drawing: H.P.(05) / 02, received: 24/11/2020

Document: CIL Form, received: 15/12/2020

Document: Bat Exemption Statement, received: 24/11/2020

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 Reason - For the avoidance of doubt and in the interests of proper planning of the development.

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**CASE NUMBER:** 20/04695/FUL  
**CASE OFFICER:** Josh Arthur  
**GRID REF:** E 428851

**WARD:** Harrogate Duchy  
**DATE VALID:** 14.12.2020  
**TARGET DATE:** 08.02.2021

N 455578

**REVISED TARGET:** 12.02.2021  
**DECISION DATE:** 10.02.2021

**APPLICATION NO:** 6.79.806.E.FUL

**LOCATION:**

79 Oakdale Harrogate HG1 2LT

**PROPOSAL:**

Loft conversion, erection of 2 no. dormer windows and installation of 1 no. rooflight.

**APPLICANT:**

Mr & Mrs Martin Barkley

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
  
Site Plan DWG No. 1628.20.L02  
Proposed Plans & Elevation DWG No. 1628.20.P01 Rev B.  
Existing and Proposed Roof Plans DWG No. 1628.20.P02 Rev A.
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwelling.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.

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**CASE NUMBER:** 20/04703/FUL  
**CASE OFFICER:** Sarah Maguire  
**GRID REF:** E 431040  
N 469834

**WARD:** Ripon Moorside  
**DATE VALID:** 17.12.2020  
**TARGET DATE:** 11.02.2021  
**REVISED TARGET:**  
**DECISION DATE:** 10.02.2021

**APPLICATION NO:** 6.31.2903.FUL

**LOCATION:**

7 Moorside Avenue Ripon HG4 1TA

**PROPOSAL:**

erection of 1no. two storey, rear extension including juliet balcony

**APPLICANT:**

Mr Robert Lisle

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Existing and Proposed: Rear and Right Elevations PG. 03

DWG Existing and Proposed: Front and Left Elevations PG. 02

DWG Existing and Proposed: Roof Plans and Floor Plans PG. 04

DWG Existing and Proposed: Location Map and Site Layout PG. 01

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

**INFORMATIVES**

- 1 Please note that the site lies within an area where there is history of subsidence due to the dissolution of gypsum in the Ripon area. Accordingly the Local Planning Authority advises you to engage a specialist to carry out a ground condition survey and confirm the stability of the site prior to the commencement of any development.

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<b>CASE NUMBER:</b>	20/04735/FUL	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Sarah Maguire	<b>DATE VALID:</b>	18.12.2020
<b>GRID REF:</b>	<b>E</b> 429658	<b>TARGET DATE:</b>	12.02.2021
	<b>N</b> 456001	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	12.02.2021

**APPLICATION NO:** 6.79.10119.C.FUL

**LOCATION:**

7 Kent Road Harrogate HG1 2LE

**PROPOSAL:**

Erection of 1no. single storey rear and side extension. Internal alterations to secondary entrance.

**APPLICANT:**

Liz Fryer

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 12.02.2024.

2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Details: Drg no. 2010.P01

3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reasons for Conditions:-

1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.

2 For the avoidance of doubt and in the interests of proper planning.

3 In the interests of visual amenity.

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<b>CASE NUMBER:</b>	20/04736/FUL	<b>WARD:</b>	Harrogate Harlow
<b>CASE OFFICER:</b>	Natalie Ramadhin	<b>DATE VALID:</b>	14.12.2020
<b>GRID REF:</b>	<b>E</b> 429160	<b>TARGET DATE:</b>	08.02.2021
	<b>N</b> 453760	<b>REVISED TARGET:</b>	19.02.2021
		<b>DECISION DATE:</b>	16.02.2021

**APPLICATION NO:** 6.79.2926.B.FUL

**LOCATION:**

19 Harlow Park Drive Harrogate HG2 0AR

**PROPOSAL:**

Erection of first floor extension above existing garage to include; extension of garage and conversion of part of garage. Alterations and extension to existing rear extension.

**APPLICANT:**

Mr And Mrs Coward

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
Proposed location plan; drawing number 2088.LR2, revision A, dated 15-11-2020.  
Proposed elevations; drawing number 2088.P02, dated 20-10-2020.  
Proposed floor plan; drawing number 2088.P01, dated 20-10-2020.
- 3 Except where explicitly stated within the application form, the external materials to be used in the extensions hereby permitted shall match those used in the host dwelling.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no windows shall be inserted in the side (south east) elevation of the first floor extension hereby permitted, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.
- 4 In the interests of residential amenity.

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<b>CASE NUMBER:</b>	20/04739/FUL	<b>WARD:</b>	Harrogate Harlow
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	14.12.2020
<b>GRID REF:</b>	E 428809	<b>TARGET DATE:</b>	08.02.2021
	N 453669	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	05.02.2021

**APPLICATION NO:** 6.79.14470.FUL

**LOCATION:**

12 Larkfield Road Harrogate HG2 0BT

**PROPOSAL:**



Erection of no.1 storey rear extension.

**APPLICANT:**

Vikki Brewer

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 05.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans and Elevations - Drawing No. 05/02/102. Received 26.11.2020.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/04741/FUL	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Sarah Maguire	<b>DATE VALID:</b>	24.12.2020
<b>GRID REF:</b>	<b>E</b> 431886	<b>TARGET DATE:</b>	18.02.2021
	<b>N</b> 469821	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	17.02.2021

**APPLICATION NO:** 6.44.185.FUL

**LOCATION:**

11 West View Littlethorpe Lane Littlethorpe HG4 3LN

**PROPOSAL:**

Retrospective planning application for rear dormer

**APPLICANT:**

Mr Dan McLoughlin

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the

following drawings:

DWG Existing and Proposed: Plans and Elevations with Site Plan - DWG No: PCE-McLoughlin-February-20-Planning

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

## INFORMATIVES

- 1 Please note that the site lies within an area where there is history of subsidence due to the dissolution of gypsum in the Ripon area. Accordingly the Local Planning Authority advises you to engage a specialist to carry out a ground condition survey and confirm the stability of the site prior to the commencement of any development.

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<b>CASE NUMBER:</b>	20/04742/FUL	<b>WARD:</b>	Harrogate Stray
<b>CASE OFFICER:</b>	Janet Belton	<b>DATE VALID:</b>	08.01.2021
<b>GRID REF:</b>	<b>E</b> 431874	<b>TARGET DATE:</b>	05.03.2021
	<b>N</b> 454642	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	18.02.2021

**APPLICATION NO:** 6.79.11839.B.FUL

### LOCATION:

16 Arncliffe Road Harrogate HG2 8NQ

### PROPOSAL:

Erection of single storey extension and porch.

### APPLICANT:

Sarah Wilkinson

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 18.02.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 The materials to be used in the construction of the external surfaces of the extension

hereby permitted shall match those used in the existing building.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no further windows shall be inserted in the side elevations of the extension hereby approved, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of visual amenity.
- 4 In the interests of privacy and residential amenity.

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<b>CASE NUMBER:</b>	20/04744/DVCON	<b>WARD:</b>	Masham & Kirkby Malzeard
<b>CASE OFFICER:</b>	Jill Low	<b>DATE VALID:</b>	16.12.2020
<b>GRID REF:</b>	<b>E</b> 417534	<b>TARGET DATE:</b>	10.02.2021
	<b>N</b> 483815	<b>REVISED TARGET:</b>	23.02.2021
		<b>DECISION DATE:</b>	23.02.2021

**APPLICATION NO:** 6.2.45.DVCON

**LOCATION:**

Rose Cottage The Studio Ellingstring HG4 4PW

**PROPOSAL:**

Deletion of Condition 8 of planning permission Ref 14/03406/FUL to allow the permanent occupation of the accommodation.

**APPLICANT:**

Mr and Mrs Colin and Sarah Weightman

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in accordance with drawing number HBC/2333/04 Rev D 'Floor plan, roof plan and elevations as proposed', and HBC/2333/03/A 'proposed block plan,' and as amended by the conditions of this consent.
- 2 The colour and finish of the external render shall match the existing.
- 3 Prior to the first occupation of the extended building the existing 2m high boundary

fence between the holiday cottage and the rear garden of Rose Cottage shall be repositioned as shown on drawing number HBC/2333/03/A and thereafter retained.

- 4 All windows and doors shall be set back a minimum of 50mm from the external face of the walls to form reveals and shall be maintained as such for the life of the development.
- 5 The roof light windows hereby permitted shall be of the flush fitting 'Conservation' type, and maintained as such for the life of the development.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In the interests of visual amenity
- 3 In the interests of privacy and residential amenity.
- 4 In the interests of visual amenity.
- 5 In the interests of visual amenity.

**INFORMATIVES**

- 1 You are advised to contact Yorkshire Water to seek their agreement to any alterations or increased quantities of foul drainage and surface water.

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<b>CASE NUMBER:</b>	20/04753/ADV	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Sarah Maguire	<b>DATE VALID:</b>	27.11.2020
<b>GRID REF:</b>	<b>E</b> 437756	<b>TARGET DATE:</b>	22.01.2021
	<b>N</b> 473301	<b>REVISED TARGET:</b>	19.02.2021
		<b>DECISION DATE:</b>	18.02.2021

**APPLICATION NO:** 6.26.383.ADV

**LOCATION:**

STREET RECORD Baynes Drive Dishforth North Yorkshire

**PROPOSAL:**

retrospective application for 2No. freestanding non-illuminated signs.

**APPLICANT:**

Newett Homes

- 1 REFUSED. Reason(s) for refusal:-

- 1 The retention of the proposal by way of the number, location and scale is considered

to represent a visually intrusive and unacceptable form of advertisements in a manner that is harmful to the visual amenity of the street scene and wider landscape. This is in conflict with paragraph 132 of the NPPF, Policy HP3 and NE4 of the Local Plan.

- 2 The retention of the proposal would result in a significant risk to public safety. The advertisements are considered a distraction to motorists on approach to, and utilising the junction at which they are displayed. This is in conflict with paragraph 132 of the NPPF.

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<b>CASE NUMBER:</b>	20/04755/FUL	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	27.11.2020
<b>GRID REF:</b>	<b>E</b> 429273	<b>TARGET DATE:</b>	22.01.2021
	<b>N</b> 455221	<b>REVISED TARGET:</b>	10.02.2021
		<b>DECISION DATE:</b>	09.02.2021

**APPLICATION NO:** 6.79.9484.D.FUL

**LOCATION:**

15 Brunswick Drive Harrogate HG1 2PZ

**PROPOSAL:**

Single storey side extension

**APPLICANT:**

MR & MRS GRAEME

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Existing and Proposed Plans and Elevations - Drawing No. S15/122 - 10. Received 27.11.2020.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.



**APPLICATION NO:** 6.19.168.A.FUL

**LOCATION:**

Land Comprising Timber Yard At Cote Hill Galphay North Yorkshire

**PROPOSAL:**

Erection of General purpose Forestry Building to replace existing

**APPLICANT:**

Blakey

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Details: Site Plan

DWG Proposed Details: Elevations and plans Drawing No. 09058/02

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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**CASE NUMBER:** 20/04775/FUL

**CASE OFFICER:** Josh Arthur

**GRID REF:** E 425154

N 471431

**WARD:** Fountains & Ripley

**DATE VALID:** 15.12.2020

**TARGET DATE:** 09.02.2021

**REVISED TARGET:** 15.02.2021

**DECISION DATE:** 12.02.2021

**APPLICATION NO:** 6.37.64.A.FUL

**LOCATION:**

7 Pine Croft Winksley HG4 3NP

**PROPOSAL:**

Erection of single storey extension to front, single storey extension to side and rear, two storey extension to side, enlargement of existing dormer extension to rear and alterations to fenestration.

**APPLICANT:**

Mr James Ayrton

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
  
Existing and Proposed Site Plans DWG No. 20-10-2052 03  
Site Location Plan, Proposed Plans and Elevations DWG No. 20-10-2052 02 Rev A.
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwellinghouse.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.

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<b>CASE NUMBER:</b>	20/04788/FUL	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Sarah Maguire	<b>DATE VALID:</b>	01.12.2020
<b>GRID REF:</b>	<b>E</b> 433663	<b>TARGET DATE:</b>	26.01.2021
	<b>N</b> 480600	<b>REVISED TARGET:</b>	12.02.2021
		<b>DECISION DATE:</b>	11.02.2021

**APPLICATION NO:** 6.10.4.M.FUL

**LOCATION:**

Alfred Hymas Ltd Haulage Depot Leeming Lane Baldersby Thirsk North Yorkshire YO7 4LG

**PROPOSAL:**

Erection of extension to existing workshop building

**APPLICANT:**

Hymas



APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Details: Roof and Elevations - DWG No. YSB3694

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/04790/FUL	<b>WARD:</b>	Ripon Moorside
<b>CASE OFFICER:</b>	Sarah Maguire	<b>DATE VALID:</b>	14.12.2020
<b>GRID REF:</b>	<b>E</b> 430555	<b>TARGET DATE:</b>	08.02.2021
	<b>N</b> 469642	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	05.02.2021

**APPLICATION NO:** 6.31.2904.FUL

**LOCATION:**

56 South Grange Road Ripon HG4 2PA

**PROPOSAL:**

Erection of single storey rear extension and amendments to fenestration

**APPLICANT:**

Mr And Mrs Murray

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 05.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Details: Roof Plan Rev A - Drawing No. PL22 Rev A  
DWG Proposed Details: Ground Floor Plan Rev A - Drawing No. PL20 Rev A  
DWG Proposed Details: Elevations Rev A - Drawing No. PL25 Rev A

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

**INFORMATIVES**

- 1 Please note that the site lies within an area where there is history of subsidence due to the dissolution of gypsum in the Ripon area. Accordingly the Local Planning Authority advises you to engage a specialist to carry out a ground condition survey and confirm the stability of the site prior to the commencement of any development.

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<b>CASE NUMBER:</b>	20/04791/FUL	<b>WARD:</b>	Harrogate Oatlands
<b>CASE OFFICER:</b>	Tom Procter	<b>DATE VALID:</b>	17.12.2020
<b>GRID REF:</b>	<b>E</b> 430590	<b>TARGET DATE:</b>	11.02.2021
	<b>N</b> 453558	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	10.02.2021

**APPLICATION NO:** 6.79.9778.A.FUL

**LOCATION:**

9 Vernon Road Harrogate HG2 8DE

**PROPOSAL:**

Demolition of existing side and rear extensions, erection of single storey rear and side extensions. Formation of rear raised patio area and side dormer window.

**APPLICANT:**

Mr And Mrs Eblett

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.02.2024.
- 2 The development hereby permitted shall be retained in strict accordance with the following drawings:

Proposed Plans Dwg No 646/PL01 REV C Received 10.02.21

- 3 Unless it is set out otherwise in the application form, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of visual amenity.

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<b>CASE NUMBER:</b>	20/04818/FUL	<b>WARD:</b>	Ripon Ure Bank
<b>CASE OFFICER:</b>	Sarah Maguire	<b>DATE VALID:</b>	18.12.2020
<b>GRID REF:</b>	<b>E</b> 431783	<b>TARGET DATE:</b>	12.02.2021
	<b>N</b> 471602	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	11.02.2021

**APPLICATION NO:** 6.31.2905.FUL

**LOCATION:**

Unit 1 St Michaels Retail Park Rotary Way Ripon North Yorkshire HG4 1FE

**PROPOSAL:**

Siting of 1no. temporary storage container between 1st Nov and 31st Jan annually

**APPLICANT:**

Marks And Spencer

APPROVED subject to the following conditions:-

- 1 This permission permits the stationing of the storage unit from the period 01 November to 31 January annually. Outside this permitted period the storage unit shall be removed from the site.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Details: Amended Plans Drawing NO. 9002 Rev 01

Reasons for Conditions:-

- 1 In the interests of visual and general amenity.
- 2 For the avoidance of doubt and in the interests of proper planning.

**INFORMATIVES**

- 1 Please note that the site lies within an area where there is history of subsidence due to the dissolution of gypsum in the Ripon area. Accordingly the Local Planning Authority advises you to engage a specialist to carry out a ground condition survey and confirm the stability of the site prior to the commencement of any development.

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<b>CASE NUMBER:</b>	20/04824/DVCON	<b>WARD:</b>	Ripon Ure Bank
<b>CASE OFFICER:</b>	Sarah Maguire	<b>DATE VALID:</b>	02.12.2020
<b>GRID REF:</b>	<b>E</b> 431307	<b>TARGET DATE:</b>	27.01.2021
	<b>N</b> 471488	<b>REVISED TARGET:</b>	22.02.2021
		<b>DECISION DATE:</b>	22.02.2021

**APPLICATION NO:** 6.31.445.N.DVCON

**LOCATION:**

The Workhouse Museum Allhallowgate Ripon HG4 1LE

**PROPOSAL:**

Application to delete or vary Condition 3 (The temporary fencing to the Masters Garden and greenhouse shall be wholly removed from the site and the use shall be discontinued and the site restored to its original condition no later than three years from the date of this consent; (unless further consent is granted by the Local Planning Authority prior to the end of that period)) of planning permission - 18/00023/FUL. Extended condition for another 3 years.

**APPLICANT:**

Ripon Museum Trust

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall not be carried out otherwise than in strict accordance with the following submitted details; and as amended by the conditions of this consent:

Location Plan - received 03.01.2018

Proposed Site Plan (0385svpp/03A) - received 03.01.2018

Masters Garden Proposed Plan (0385svpp/12) - received 03.01.2018

Piers and Gates (0385svpp/06A) - received 03.01.2018  
Proposed Screens (0385svpp/13) - received 03.01.2018  
Temporary Greenhouse (0385svpp/14) - received 03.01.2018  
General Correspondence - received 01.03.2018

- 2 The temporary fencing to the Masters Garden and greenhouse shall be wholly removed from the site and the use shall be discontinued and the site restored to its original condition no later than three years from the date of this consent; (unless further consent is granted by the Local Planning Authority prior to the end of that period).
- 3 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.

#### Reasons for Conditions:-

- 1 In order to ensure compliance with the approved drawings.
- 2 In the opinion of the Local Planning Authority the proposed structures are of a temporary nature and does not warrant an unlimited consent.
- 3 In order to ensure that the materials used conform to the amenity requirements of the locality.

#### INFORMATIVES

- 1 Please note that the site lies within an area where there is history of subsidence due to the dissolution of gypsum in the Ripon area. Accordingly the Local Planning Authority advises you to engage a specialist to carry out a ground condition survey and confirm the stability of the site prior to the commencement of any development

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<b>CASE NUMBER:</b>	20/04825/FUL	<b>WARD:</b>	Harrogate Pannal Ward
<b>CASE OFFICER:</b>	Tom Procter	<b>DATE VALID:</b>	21.12.2020
<b>GRID REF:</b>	<b>E</b> 430091	<b>TARGET DATE:</b>	15.02.2021
	<b>N</b> 451572	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	11.02.2021

**APPLICATION NO:** 6.152.401.A.FUL

**LOCATION:**  
23 Westminster Crescent Burn Bridge HG3 1LX

**PROPOSAL:**

Erection of a two storey rear extension to replace single storey rear extension, single storey side extension, amendments to one fenestration and removal of chimney stacks.

**APPLICANT:**

Ingle

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
  
Proposed Floor Plans and Elevations: Job No: SW1111 Drawing No: 0004 Received 02.12.20
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

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 the interests of visual amenity.

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<b>CASE NUMBER:</b>	20/05050/PNH	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Mike Parkes	<b>DATE VALID:</b>	02.12.2020
<b>GRID REF:</b>	<b>E</b> 429538	<b>TARGET DATE:</b>	27.01.2021
	<b>N</b> 455300	<b>REVISED TARGET:</b>	17.02.2021
		<b>DECISION DATE:</b>	15.02.2021

**APPLICATION NO:** 6.79.781.Z.PNH

**LOCATION:**

Windsor House Cornwall Road Harrogate North Yorkshire

**PROPOSAL:**

Prior notification for Change of Use from Offices (Use Class - B1 (a)) to 94 no. dwellings

(Use Class - C3)

**APPLICANT:**

Savills (UK) Ltd

REFUSED. Reason(s) for refusal:-

- 1 Not all of the units of accommodation proposed would benefit from adequate natural light in all habitable rooms. The proposal would therefore not satisfy the requirement of condition O.2(1)(e) of Schedule 2, Part 3 Class O of The Town and Country Planning (General Permitted Development)(England)Order 2015 (as amended).

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<b>CASE NUMBER:</b>	20/04837/FUL	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	03.12.2020
<b>GRID REF:</b>	<b>E</b> 439663	<b>TARGET DATE:</b>	28.01.2021
	<b>N</b> 466922	<b>REVISED TARGET:</b>	19.02.2021
		<b>DECISION DATE:</b>	16.02.2021

**APPLICATION NO:** 6.64.356.A.FUL

**LOCATION:**

The Handsel Bridge Street Boroughbridge YO51 9LA

**PROPOSAL:**

Construction of single storey rear extension with balcony over

**APPLICANT:**

MR and Mrs R Bond

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans and Elevations - Drawing No. Bond-02 rev.B. Received 05.01.2021.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/04838/FUL	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Sarah Maguire	<b>DATE VALID:</b>	22.12.2020
<b>GRID REF:</b>	<b>E</b> 430042	<b>TARGET DATE:</b>	16.02.2021
	<b>N</b> 473269	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	16.02.2021

**APPLICATION NO:** 6.12.182.B.FUL

**LOCATION:**

The Walled Garden Scheme Gate Lodge To North Leys North Lees HG4 3HN

**PROPOSAL:**

Erection of toilet block.

**APPLICANT:**

Ripon Walled Garden

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Details: Fixed Points - dated 21.12.2020

DWG Proposed Details: Elevations - dated 21.12.2020

DWG Site Plan - reference no. TQRQM20329152517391

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.



## INFORMATIVES

- 1 Please note that the site lies within an area where there is history of subsidence due to the dissolution of gypsum in the Ripon area. Accordingly the Local Planning Authority advises you to engage a specialist to carry out a ground condition survey and confirm the stability of the site prior to the commencement of any development.

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<b>CASE NUMBER:</b>	20/04839/DVCON	<b>WARD:</b>	Bishop Monkton & Newby
<b>CASE OFFICER:</b>	Emma Howson	<b>DATE VALID:</b>	03.12.2020
<b>GRID REF:</b>	<b>E</b> 432432	<b>TARGET DATE:</b>	28.01.2021
	<b>N</b> 466323	<b>REVISED TARGET:</b>	05.02.2021
		<b>DECISION DATE:</b>	05.02.2021

**APPLICATION NO:** 6.54.271.C.DVCON

### LOCATION:

The Red House Moor Road Bishop Monkton North Yorkshire

### PROPOSAL:

Application to vary condition 2 (approved drawings) of permission 20/00402/FUL - Demolition of dwelling; Erection of dwelling with alterations to access and associated hardstanding and landscaping works.

### APPLICANT:

Mr M Hall

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.04.2023.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details as set out below:  
Proposed Access Position - Red-House 03 Rev A  
Proposed Entrance Details (02) 030A  
Proposed Elevations (02) 220 B  
Proposed Second Floor Plan (02) 212  
Proposed Ground Floor Plan (02) 210 B  
Proposed First Floor and Roof Plan (02) 211 B  
Proposed Site Layout (02) 207 B
- 3 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.

- 4 A detailed scheme for landscaping, including the planting of trees and or shrubs and the use of surface materials shall be submitted to the Local Planning Authority prior to the commencement of any external construction of the walls of the development hereby approved. The 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 and shall be implemented in strict accordance with details as approved by the Local Planning Authority.
- 5 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
  - (i) The details of the access as approved under planning application 20/03763/DISCON.
  - (ii)(c) The crossing of the highway verge shall be constructed in accordance with the Standard Detail number E6.
  - (iii) Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
  - (v) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details shown on drawing Standard Detail E6 and maintained thereafter to prevent such discharges.
  - (vi) The final surfacing of any private access within 10 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.
- 6 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 2.4 metres by 43 metres measured along both channel lines of the major road Moor Road. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 7 The precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site shall be carried out in accordance with the details approved under planning reference 20/03763/DISCON. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.
- 8 Any trees, shrubs and or hedges on or around the site shall not be felled, lopped or removed without the prior written consent of the Local Planning Authority.
- 9 The root protection area (RPA) fencing shall be undertaken in accordance with the details approved under planning reference 20/03763/DISCON and in line with the

requirements of British Standard BS 5837: 2012 (section 6.2.2 figure 2) Trees in Relation to Construction - Recommendations, or any subsequent amendments to that document, for the entire area as specified in accordance with BS 5837:2012. The developer shall maintain such fences until all development the subject of this permission is completed.

- 10 No operations shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the root protection area (RPA) works required by the approved tree protection scheme are in place. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority.
- 11 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and approved in writing by the Local Planning Authority.

Where remediation is necessary a remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise approved in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

- 12 Any topsoil taken onto site for the formation of a domestic garden shall be certified as suitable for a domestic garden in accordance with the YALPAG guidance on Verification of Cover Systems. This should be validated through sampling on site.
- 13 Demolition and construction works shall be restricted to:  
08:00 until 18:00 Mondays to Fridays  
08:00 until 13:00 Saturdays  
No work on Sundays or Bank Holidays
- 14 Prior to the first occupation of the dwelling, hereby approved, an electric vehicle charging point shall be installed. The charging port should be capable of providing for Mode 3 Charging with a minimum 16amp rating and shall be retained and maintained for the lifetime of the development.
- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted

Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, outbuildings and garages other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 4 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 5 To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
- 6 In the interests of road safety.
- 7 To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
- 8 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 9 To ensure the protection of the trees or shrubs during the carrying out of the development.
- 10 To ensure the protection of the trees or shrubs during the carrying out of the development.
- 11 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors
- 12 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors
- 13 In the interests of residential amenity of neighbouring properties
- 14 In the interests of providing access to sustainable transport and to improve the air quality within the District in line with the NPPF.
- 15 In the interests of landscape and visual amenity and to accord with Policy HS7 of the Adopted Harrogate District Local Plan 2014-2035.

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<b>CASE NUMBER:</b>	20/04959/FUL	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Emma Howson	<b>DATE VALID:</b>	29.12.2020
<b>GRID REF:</b>	<b>E</b> 419607	<b>TARGET DATE:</b>	23.02.2021
	<b>N</b> 464167	<b>REVISED TARGET:</b>	

**DECISION DATE:** 23.02.2021

**APPLICATION NO:** 6.66.92.E.FUL

**LOCATION:**

Land Comprising Os Field 5817 Smelthouses North Yorkshire

**PROPOSAL:**

Conversion of barn to form dwelling

**APPLICANT:**

Mr And Mrs Mark And Jennifer Smith

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.02.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 Any materials to be used in the conversion of the building shall match those of the existing building to the satisfaction of the Local Planning Authority.
- 4 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.
- 5 Before any materials are brought onto the site or any development is commenced, the developer shall submit for approval an agreed specification for root protection area (RPA) fencing in line with the requirements of British Standard BS 5837: 2012 Trees in Relation to Construction - Recommendations, or any subsequent amendments to that document, around the trees or shrubs or planting to be retained, as indicated on the approved plan and for the entire area as specified in accordance with BS 5837:2012. The developer shall maintain such fences until all development the subject of this permission is completed.
- 6 No operations shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the root protection area (RPA) works required by the approved tree protection scheme are in place.
- 7 In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all groundworks in the affected area (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Groundworks in the affected area shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a

timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the local planning authority. No part of the site shall be brought into use until such time as the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the local planning authority.

- 8 The development shall be undertaken in accordance with Section 9 'Mitigation and Compensation' and Section 10 'Recommended Ecological Enhancement' of the Bat, breeding bird and barn owl survey (MAB Environment and Ecology Ltd, October 2020) submitted with the application.
- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, porches, hardstandings; garages, outbuildings, roof or dormer windows, additional openings or boundary treatments other than any expressly authorised by this permission shall be erected or inserted without the grant of further specific planning permission from the local planning authority.
- 10 The site shall be developed with separate systems of drainage for foul and surface water.
- 11 Prior to the installation of any external lighting scheme, details of the proposed lighting shall be provided to the Local Planning Authority for approval. The lighting scheme shall be implemented in accordance with the details approved and maintained and retained as such for the lifetime of the development.
- 12 A detailed scheme for landscaping, including the planting of trees and or shrubs, boundary treatments and the use of surface materials shall be submitted to the Local Planning Authority prior to the commencement of any external construction of the walls of the development hereby approved. The 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 and shall be implemented in strict accordance with details as approved by the Local Planning Authority.
- 13 An electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any dwelling hereby permitted. The plan shall contain details of the number and location of all electric vehicle charging points which shall be of Mode 3 type (specific socket on a dedicated circuit with a minimum current rating of 16 Amp). Buildings and parking spaces that are to be provided with charging points shall not be brought into use until associated charging points are installed in strict accordance with approved details and are operational. The charging point installed shall be retained thereafter.
- 14 Works to the building must be commenced outside the main birds nesting season

(March to August inclusively) unless a pre-commencement check by a suitably experienced ecologist demonstrates that no actively nesting birds are present which may be disturbed by the proposed works.

- 15 New and altered Private Access or Verge Crossing.  
The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works" published by the Local Highway Authority and the following requirements:  
The existing crossing of the highway verge must be constructed in accordance with the Standard Detail number E6 and the following requirements.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of visual amenity
- 4 In the interests of visual amenity.
- 5 In the interests of landscape character and biodiversity
- 6 In the interests of landscape character and biodiversity
- 7 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors
- 8 In the interests of preserving local ecology and biodiversity
- 9 In the interests of preserving the character and appearance of the converted rural buildings and the landscape character of the AONB.
- 10 To prevent pollution of the water environment.
- 11 In the interests of preserving the landscape character and biodiversity
- 12 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 13 In the interests of providing opportunities for sustainable transport and to improve air quality across the District
- 14 To prevent harm to nesting birds during the course of works
- 15 To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

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<b>CASE NUMBER:</b>	20/04848/FUL	<b>WARD:</b>	Knareborough Scriven Park
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	11.01.2021
<b>GRID REF:</b>	<b>E</b> 434678	<b>TARGET DATE:</b>	08.03.2021
	<b>N</b> 457792	<b>REVISED TARGET:</b>	

**DECISION DATE:** 22.02.2021

**APPLICATION NO:** 6.100.1708.C.FUL

**LOCATION:**

21 Woodpark Drive Knaresborough HG5 9DN

**PROPOSAL:**

Single storey side and rear extension

**APPLICANT:**

Mr and Mrs Deighton

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan & Proposed Plans and Elevations - Drawing No. 2019.273-003.  
Received 18.02.2021.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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**CASE NUMBER:** 20/04850/FUL

**CASE OFFICER:** Tom Procter

**GRID REF:** E  
N

**WARD:** Harrogate Hookstone

**DATE VALID:** 22.12.2020

**TARGET DATE:** 16.02.2021

**REVISED TARGET:**

**DECISION DATE:** 15.02.2021

**APPLICATION NO:** 6.79.8654.B.FUL

**LOCATION:**

The Woodlands Hotel 110 Wetherby Road Harrogate HG2 7AB

**PROPOSAL:**

External re-decoration, new external structure to form covered seating area with festoon lighting on fixed post, formation of newly painted timber fence and new kitchen extract duct following removal of existing kitchen extract vent and infill.



**APPLICANT:**

Star Pubs & Bars Limited

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 15.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with details in the application form and the following drawings:

Existing and Proposed Elevations Dwg No. 7921-03 Received 04.12.20

Proposed Floor Plans Dwg No. 7921-02 Received 04.12.20

- 3 Prior to the commencement of the development hereby approved full details of any intended commercial kitchen mechanical extract ventilation system shall be submitted for the written approval of the Local Planning Authority. Thereafter, any such system that may be approved by the Local Planning Authority shall be implemented in full accordance with the details approved prior to the bringing into use of the development and shall thereafter be retained and maintained in good working order at all times. The details of the system to be submitted for approval shall provide for:

- \* effective odour filtration for the type of food to be prepared and cooked;
- \* means to mitigate any extraneous noise from the system itself;
- \* a point of exhaust / emission at such a height, and in such a position and manner so as to minimise amenity loss from odour and noise;
- \* the maintenance regime that will be followed in order to ensure the efficiency of the system in controlling odour and noise.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of general amenity.

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**CASE NUMBER:** 20/04855/TPO  
**CASE OFFICER:** Katie Lois

**WARD:** Ripon Minster  
**DATE VALID:** 04.12.2020

**GRID REF:** E 431575  
N 470986  
**TARGET DATE:** 29.01.2021  
**REVISED TARGET:** 15.02.2021  
**DECISION DATE:** 15.02.2021

**APPLICATION NO:** 6.31.2906.TPO

**LOCATION:**  
8 Skellfield Terrace Ripon HG4 1NE

**PROPOSAL:**  
Crown lift to 2 metres. of 1 Italian Alder tree of Tree Preservation Order 02/1971.

**APPLICANT:**  
JC Trees Arborists

APPROVED subject to the following conditions:-

- 1 The works hereby approved shall be completed within two years of the date of this decision.
- 2 The proposed works shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be undertaken by a suitably qualified Arborist and in accordance with British Standards 3998 (2010) Works to Trees.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In the interests of visual amenity and to safeguard the character of the area.
- 3 In the interests of good arboricultural practice.

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**CASE NUMBER:** 20/04861/TPO  
**CASE OFFICER:** Katie Lois  
**GRID REF:** E 432155  
N 470328  
**WARD:** Ripon Minster  
**DATE VALID:** 05.12.2020  
**TARGET DATE:** 30.01.2021  
**REVISED TARGET:** 15.02.2021  
**DECISION DATE:** 15.02.2021

**APPLICATION NO:** 6.31.2908.TPO

**LOCATION:**  
16 Littlethorpe Park Ripon HG4 1UQ

**PROPOSAL:**

Crown lift to 2.5m and lateral reduction by up to 3m 1 no.Yew tree. Lateral reduction by up to 2.5m 1 no. Sycamore tree (T2). Crown lift to 2.5m and lateral reduction by up to 2m 1 no. Yew tree (T3). Deadwood 1 no. Lime tree (T4). Lateral reduction to clear overhanging branches from the roadside to give a clearance of 5.2m of Group G1. All trees are safeguarded by Tree Preservation Order 01/1971.

**APPLICANT:**

Mr Derek Hird

APPROVED subject to the following conditions:-

- 1 The works hereby approved shall be completed within two years of the date of this decision.
- 2 The proposed works shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be undertaken by a suitably qualified Arborist and in accordance with British Standards 3998 (2010) Works to Trees.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In the interests of visual amenity and to safeguard the character of the area.
- 3 In the interests of good arboricultural practice.

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<b>CASE NUMBER:</b>	20/04857/FUL	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Andrew Thornton	<b>DATE VALID:</b>	07.12.2020
<b>GRID REF:</b>	<b>E</b> 444027	<b>TARGET DATE:</b>	01.02.2021
	<b>N</b> 464825	<b>REVISED TARGET:</b>	17.02.2021
		<b>DECISION DATE:</b>	17.02.2021

**APPLICATION NO:** 6.72.88.D.FUL

**LOCATION:**

White Gates Lower Dunsforth York North Yorkshire YO26 9SA

**PROPOSAL:**

Single-storey side extensions, garage conversion, new car port and alterations to fenestration

**APPLICANT:**

Mr And Mrs France

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.02.2024.
- 2 LISTING OF APPROVED PLANS & DOCUMENTS The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing 02065-100 received 07/12/2020 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents:

Drawing: 02065-102, received: 07/12/2020

Drawing: 02065-210, received: 07/12/2020

Drawing: 02065-211, received: 07/12/2020

Drawing: 02065-212, received: 07/12/2020

Drawing: 02065-213, received: 07/12/2020

Document: CIL Form, received: 07/12/20

Document: Bat Exemption Statement, received: 07/12/20

Document: Flood Risk Assessment, received: 10/01/21

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 Reason - For the avoidance of doubt and in the interests of proper planning of the development.

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**CASE NUMBER:** 20/04863/FUL  
**CASE OFFICER:** Amy Benfold

**WARD:** Claro  
**DATE VALID:** 30.12.2020

**GRID REF:** E 438914  
N 460881  
**TARGET DATE:** 24.02.2021  
**REVISED TARGET:**  
**DECISION DATE:** 10.02.2021

**APPLICATION NO:** 6.78.32.B.FUL

**LOCATION:**  
The Old Post Office Moor Lane Arkendale HG5 0QU

**PROPOSAL:**  
Extension to existing double garage, roof pitch to be altered.

**APPLICANT:**  
Mr Michael Gorman

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Existing and Proposed Plans and Elevations - Received 29.01.2021.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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**CASE NUMBER:** 20/04871/FUL  
**CASE OFFICER:** Amy Benfold  
**GRID REF:** E 433392  
N 456181  
**WARD:** Harrogate Starbeck  
**DATE VALID:** 07.12.2020  
**TARGET DATE:** 01.02.2021  
**REVISED TARGET:** 10.02.2021  
**DECISION DATE:** 08.02.2021

**APPLICATION NO:** 6.79.7380.FUL

**LOCATION:**  
18 Moorland View Harrogate HG2 7EZ

**PROPOSAL:**  
Demolition of existing garage. Proposed porch extension to principle elevation. Proposed single storey wrap around extension to side and rear elevations. Proposed hip to gable

roof extensions.

**APPLICANT:**

Mr Ben Gray

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan, Proposed Plans and Elevations - Drawing No. 2020 282-02-E.  
Received 07.12.2020.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/04876/FUL	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	07.01.2021
<b>GRID REF:</b>	<b>E</b> 428812	<b>TARGET DATE:</b>	04.03.2021
	<b>N</b> 454773	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	24.02.2021

**APPLICATION NO:** 6.79.14479.FUL

**LOCATION:**

23 Sussex Avenue Harrogate HG1 2NZ

**PROPOSAL:**

Erection of porch to rear.

**APPLICANT:**

M Brailsford

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.02.2024.

- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Location Plan and Block Plan as Existing and Proposed DWG No. LP101  
Floor Plan & Elevations as Proposed DWG No. P101

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwelling.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.

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<b>CASE NUMBER:</b>	20/04878/DVCON	<b>WARD:</b>	Knarborough Castle
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	07.12.2020
<b>GRID REF:</b>	<b>E</b> 434136	<b>TARGET DATE:</b>	01.02.2021
	<b>N</b> 457889	<b>REVISED TARGET:</b>	19.02.2021
		<b>DECISION DATE:</b>	16.02.2021

**APPLICATION NO:** 6.100.734.E.DVCON

**LOCATION:**

The Spinney Lands Lane Knarborough HG5 9DE

**PROPOSAL:**

Variation of condition 2 (approved plans) to allow for alterations to design and layout of planning permission 20/02429/FUL - Erection of two-storey side, front and rear extensions. Erection of dormer extension to front elevation. Installation of raised terraces to rear. Replacement of uPVC windows with aluminium, replacement of roof tiles with slate and rendering of external walls.

**APPLICANT:**

Mr Hadjiandrea

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 28.10.2023
- 2 The development hereby approved shall be carried out in strict accordance with the

details within the application form and associated documents and the following submitted plans and drawings:

Location Plan: Drwg No.S-001 (Received 07.07.2020)

Site Plan: Drwg No.P007 (Received 07.12.2020)

Proposed Plans and Elevations: Drwg No.P006 (Received 07.12.2020)

- 3 Before the first use of any materials in the external construction of the development hereby approved, samples of those materials shall have been made available on site for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 4 No operations shall commence on site or any development be commenced before the developer has submitted for approval details of a Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) in accordance with British Standards BS 5837:2012 including detail for a root protection area (RPA) fencing in line with the requirements of British Standard BS 5837: 2012 (section 6.2.2 figure 2) Trees in Relation to Construction - Recommendations, or any subsequent amendments to that document, around the trees or shrubs or planting to be retained, as indicated on the approved plan and for the entire area as specified in accordance with BS 5837:2012. The developer shall maintain such fences until all development the subject of this permission is completed.
- 5 No operations shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the root protection area (RPA) works required by the approved tree protection scheme and ground protection detail (no dig) are in place. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.
- 4 To protect the trees on site.
- 5 To protect the trees on site.

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<b>CASE NUMBER:</b>	20/04879/DISCON	<b>WARD:</b>	Knareborough Aspin & Calcutt
<b>CASE OFFICER:</b>	Orla Zoe Downs	<b>DATE VALID:</b>	07.12.2020
<b>GRID REF:</b>	E 436003	<b>TARGET DATE:</b>	01.02.2021



N 456019

**REVISED TARGET:**

**DECISION DATE:** 16.02.2021

**APPLICATION NO:** 6.100.2911.A.DISCON

**LOCATION:**

Land Comprising Field At 436003 456019 Abbey Road Knaresborough North Yorkshire

**PROPOSAL:**

Approval of details required under condition 3 (root protection), condition 4 (drainage), condition 5 (materials), condition 7 (surface water drainage), condition 12 (maintenance of surface water drainage), condition 13 (mud during works), condition 14 (onsite parking and storage), condition 15 (landscaping), condition 16 (bats, swifts and lighting), condition 18 (hedges and wildflowers), condition 19 (GCN), and condition 20 (Himalayan Balsam) of planning permission 16/04140/FUL - Erection of 5 Dwellings and formation of new access (Site Area 0.68ha)

**APPLICANT:**

Knabbs Ash Barn Ltd

CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

- 1 Condition 3. The details provided for Condition 3 are considered acceptable. The construction must now be carried out in accordance with the approved details.
- 2 Condition 4. The details provided for Condition 4 are considered acceptable. The construction must now be carried out in accordance with the approved details.
- 3 Condition 5. The details provided for Condition 5 are considered acceptable. The construction must now be carried out in accordance with the approved details.
- 4 Condition 7. The details provided for Condition 7 are considered acceptable. The construction must now be carried out in accordance with the approved details.
- 5 Condition 12. The details provided for Condition 12 are considered acceptable. The construction must now be carried out in accordance with the approved details.
- 6 Condition 13. The details provided for Condition 13 are considered acceptable. The construction must now be carried out in accordance with the approved details.
- 7 Condition 14. The details provided for Condition 14 are considered acceptable. The construction must now be carried out in accordance with the approved details.

- 8 Condition 15. The details provided for Condition 15 are considered acceptable. The construction must now be carried out in accordance with the approved details.
- 9 Condition 16. The details provided for Condition 16 are considered acceptable. The construction must now be carried out in accordance with the approved details.
- 10 Condition 18. The details provided for Condition 18 are considered acceptable. The construction must now be carried out in accordance with the approved details.
- 11 Condition 19. The details provided for Condition 19 are considered acceptable. The construction must now be carried out in accordance with the approved details.
- 12 Condition 20. The details provided for Condition 20 are considered acceptable. The construction must now be carried out in accordance with the approved details.

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<b>CASE NUMBER:</b>	20/04885/FUL	<b>WARD:</b>	Harrogate St Georges
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	07.12.2020
<b>GRID REF:</b>	E 430185	<b>TARGET DATE:</b>	01.02.2021
	N 453861	<b>REVISED TARGET:</b>	12.02.2021
		<b>DECISION DATE:</b>	11.02.2021

**APPLICATION NO:** 6.79.14478.FUL

**LOCATION:**

148 West End Avenue Harrogate HG2 9BT

**PROPOSAL:**

Demolition of existing detached garage, erection of single storey extension to rear and single storey extension to side and rear.

**APPLICANT:**

Mr And Mrs Baxter

12 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
  
Proposed Plans, Elevations and Site Plan DWG No. 2062-01
- 3 The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match those used in the existing dwellinghouse.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.

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<b>CASE NUMBER:</b>	20/04962/FUL	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Tom Procter	<b>DATE VALID:</b>	07.12.2020
<b>GRID REF:</b>	<b>E</b> 427219	<b>TARGET DATE:</b>	01.02.2021
	<b>N</b> 447910	<b>REVISED TARGET:</b>	12.02.2021
		<b>DECISION DATE:</b>	08.02.2021

**APPLICATION NO:** 6.147.185.E.FUL

**LOCATION:**

Huby Grange Crag Lane Huby Leeds LS17 0BP

**PROPOSAL:**

Extensions and alterations to existing garage block to create greenhouse and increased parking space.

**APPLICANT:**

Mr And Mrs Curtis

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawing received on 7 December 2020:  
  
Proposed Site Plan, Drg No. C.L. / 202  
  
Proposed Plans and Elevations, Drg No. C.L. / 203 REV A
- 3 Except where explicitly stated otherwise within the application form and drawings the external materials of the development hereby approved shall match those of the existing dwelling.

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 the interests of visual amenity.

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<b>CASE NUMBER:</b>	20/04917/FUL	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Natalie Ramadhin	<b>DATE VALID:</b>	23.12.2020
<b>GRID REF:</b>	<b>E</b> 422460	<b>TARGET DATE:</b>	17.02.2021
	<b>N</b> 456640	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	10.02.2021

**APPLICATION NO:** 6.99.34.F.FUL

**LOCATION:**

Greystones Kettlesing HG3 2LR

**PROPOSAL:**

Erection of a single storey extension. Alterations to existing pitched roof (rotation by 90 degrees).

**APPLICANT:**

Mr Craig Seed

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
Proposed elevations, floor plans and site plan; 'Extension at Greystones' received and uploaded to the public file on the 8th December 2020.
- 3 The external roof materials to be used in the alterations to the existing pitched roof (rotation by 90 degrees) shall match the roof materials used in the existing host dwelling.
- 4 Prior to their first use, samples of the external roof materials in the roof of the single storey extension hereby approved shall be made available on site for the inspection by and written approval of the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details.
- 5 Prior to their first use, samples of the external wall materials in the walls of the single storey extension hereby approved shall be made available on site for the inspection by and written approval of the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details.

- 6 Before any materials are brought onto the site or any development is commenced, the developer shall implement the agreed specification for root protection area (RPA) (as per Smeeden Foreman drw 2903 dated June 2020) fencing in line with the requirements of British Standard BS 5837: 2012 Trees in Relation to Construction - Recommendations, or any subsequent amendments to that document, around the trees or shrubs or planting to be retained, as indicated on the approved plan and for the entire area as specified in accordance with BS 5837:2012. The developer shall maintain such fences until all development the subject of this permission is completed.
- 7 No operations shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the root protection area (RPA) works required by the approved tree protection scheme are in place.
- 8 No development or other operations shall commence on site until a scheme, by a qualified structural engineer, for the foundation details and general building structure has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall ensure that tree roots are retained and the building protected against root activity related movement in the future. Thereafter, development shall take place in accordance with the approved details; no development shall take place except in complete accordance with the approved protection scheme.
- 9 Works must take place in accordance with recommended compensation measures outlined in paragraph 6.3.3 of the Survey Report (Middleton Bell, August 2020).

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of the character and appearance of the host building and Nidderdale AONB.
- 4 In the interests of the character and appearance of the host building and Nidderdale AONB.
- 5 In the interests of the character and appearance of the host building and Nidderdale AONB.
- 6 In the interests of good arboricultural practice and the amenity value of the TPO trees.
- 7 In the interests of good arboricultural practice and the amenity value of the TPO trees.
- 8 In the interests of good arboricultural practice and the amenity value of the TPO trees.
- 9 In order to avoid harm to bats during construction and to provide continuing roosting opportunities for bats on site, following redevelopment.

## INFORMATIVES

- 1 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 (1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in an lawful manner. Natural England can be contacted at consultations@naturalengland.org.uk, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.
- 2 The ecological assessment which accompanies this application advises that a Conservation of Habitats and Species Regulations Licence will require to be obtained from Natural England, or else a class licence will require to be registered with Natural England, in order for the works to be undertaken lawfully. Where required, it is the applicant's responsibility to engage a suitably qualified ecological consultant to apply for the appropriate licence to ensure that no breach of the relevant wildlife legislation occurs as a result of the proposed works.
- 3 Trees on the site to which this permission relates are subject to a Tree Preservation Order and may not be lopped, topped or felled without the prior written consent of the Borough Council, unless the tree work has already been approved under cover of a planning permission which is being implemented. Any person undertaking work to protected trees without written consent is liable to prosecution. Application forms are available from the Councils Department of Development Services.

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<b>CASE NUMBER:</b>	20/04919/FUL	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Sarah Maguire	<b>DATE VALID:</b>	04.01.2021
<b>GRID REF:</b>	<b>E</b> 430335	<b>TARGET DATE:</b>	01.03.2021
	<b>N</b> 454833	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	24.02.2021

**APPLICATION NO:** 6.79.2003.C.FUL

**LOCATION:**

Alderson Court Robert Street Harrogate HG1 1HE

**PROPOSAL:**

Installation of Ground Source heating on a shared array supplying individual flats with individual heat pumps located in purpose made metal cabinets external to the flats

**APPLICANT:**

Together Housing Group

3 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Details - Heat Pump Enclosure Size  
DWG Proposed Details - 3D enclosure  
DWG Site Plan - 1:500

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/04921/TPO	<b>WARD:</b>	Bishop Monkton & Newby
<b>CASE OFFICER:</b>	Katie Lois	<b>DATE VALID:</b>	08.12.2020
<b>GRID REF:</b>	<b>E</b> 432779	<b>TARGET DATE:</b>	02.02.2021
	<b>N</b> 466339	<b>REVISED TARGET:</b>	15.02.2021
		<b>DECISION DATE:</b>	15.02.2021

**APPLICATION NO:** 6.54.182.C.TPO

**LOCATION:**

The Copse Hungate Bishop Monkton HG3 3QL

**PROPOSAL:**

Crown lift 1 no. Yew tree to give clearance of 5.2m over the highway and clearance from phone lines by 0.5m of Tree Preservation Order No. 04/1970.

**APPLICANT:**

Clare Royds

APPROVED subject to the following conditions:-

- 1 The works hereby approved shall be completed within two years of the date of this decision.
- 2 The proposed works shall be completed in strict accordance with the specification noted in the application.

- 3 All works shall be undertaken by a suitably qualified Arborist and in accordance with British Standards 3998 (2010) Works to Trees.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In the interests of visual amenity and to safeguard the character of the area.
- 3 In the interests of good Arboricultural practice.

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<b>CASE NUMBER:</b>	20/04936/FUL	<b>WARD:</b>	Harrogate Harlow
<b>CASE OFFICER:</b>	Sarah Maguire	<b>DATE VALID:</b>	09.12.2020
<b>GRID REF:</b>	<b>E</b> 429232	<b>TARGET DATE:</b>	03.02.2021
	<b>N</b> 453800	<b>REVISED TARGET:</b>	19.02.2021
		<b>DECISION DATE:</b>	18.02.2021

**APPLICATION NO:** 6.79.14483.FUL

**LOCATION:**

22 Harlow Park Road Harrogate HG2 0AN

**PROPOSAL:**

Erection of 1no. single storey side extension and alterations to existing access.

**APPLICANT:**

Mr And Mrs M Knowles

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 18.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG: Proposed Details - As Proposed Drawing No. 20/153/01

- 3 The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works" published by the Local Highway Authority and the following requirements:

The crossing of the highway verge and/or footway must be constructed in



accordance with the Standard Detail number E6 and the following requirements.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

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<b>CASE NUMBER:</b>	20/04939/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Janet Belton	<b>DATE VALID:</b>	30.12.2020
<b>GRID REF:</b>	E 439412	<b>TARGET DATE:</b>	24.02.2021
	N 458979	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	22.02.2021

**APPLICATION NO:** 6.87.6.FUL

**LOCATION:**

Treelow Shortsill Lane Coneythorpe HG5 0RL

**PROPOSAL:**

Replacement of existing timber frame windows with uPVC windows; replacement uPVC patio doors and composite front door.

**APPLICANT:**

Mr Alexander Holmes

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.02.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 Notwithstanding the provisions of condition 2, this permission relates solely to replacement windows and doors and does not grant permission for the proposed playhouse indicated on the Location Plan and Site Plan received on 30th December 2020.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 For the avoidance of doubt and in the interests of amenity.

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<b>CASE NUMBER:</b>	20/04946/FUL	<b>WARD:</b>	Harrogate Bilton Woodfield
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	09.12.2020
<b>GRID REF:</b>	<b>E</b> 430927	<b>TARGET DATE:</b>	03.02.2021
	<b>N</b> 457135	<b>REVISED TARGET:</b>	19.02.2021
		<b>DECISION DATE:</b>	16.02.2021

**APPLICATION NO:** 6.79.2761.C.FUL

**LOCATION:**

9 And 10 Lilac Grove Harrogate North Yorkshire HG1 4EJ

**PROPOSAL:**

Joint application for the erection of 2no. two storey extensions, 1no. first floor extension and alteration to roof pitch of 2no. dwellinghouses.

**APPLICANT:**

Mr And Mrs Allinson And Mr Sienkiewicz

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.02.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:  
Location Plan: (Received 09.12.2020)  
Proposed plans and elevations: Drwg No.2020.074 002 (Rec 09.12.2020)
- 3 Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of the existing dwellings.
- 4 The bathroom window in the first floor of the development hereby approved shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing and specification shall be retained throughout the life of the development.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.
- 4 In the interests of residential amenity and privacy.

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<b>CASE NUMBER:</b>	20/05137/PBR	<b>WARD:</b>	Marston Moor
<b>CASE OFFICER:</b>	Andrew Thornton	<b>DATE VALID:</b>	06.01.2021
<b>GRID REF:</b>	<b>E</b> 447722	<b>TARGET DATE:</b>	03.03.2021
	<b>N</b> 446942	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	22.02.2021

**APPLICATION NO:** 6.150.78.PBR

**LOCATION:**

Land Comprising Barn At 447721 446942 Wighill North Yorkshire

**PROPOSAL:**

Prior notification for Change of Use from Agricultural Building to form 1 no. Dwelling (Use Class - C3)

**APPLICANT:**

P W SR OR Carr

APPROVED subject to the following conditions:-

- 1 The development shall be completed within three years of the date of the prior notification application
- 2 **LISTING OF APPROVED PLANS & DOCUMENTS** The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing SW0078 - 0010 Rev B received 09/12/20 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents:  
Drawing: SW0078 - 0013Rev.A, received: 19/02/21  
Document: CIL Form, received: 06/01/21  
Document: Flood assessment, received: 06/01/21  
Document: Planning Guidance, received: 09/12/20  
Document: Design and Access statement, received: 09/12/20

- 3 The development hereby permitted shall be carried out in accordance with the following land contamination requirements.

CLC1 - Submission of a Preliminary Land Contamination Risk Assessment (Phase 1 Report) - Pre-commencement Condition

Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) has been submitted to and approved in writing by the local planning authority.

CLC2 - Submission of an Intrusive Land Contamination Site Investigation Report (Phase II Report) - Pre-commencement Condition

Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition (CLC1) groundworks shall not commence until a land contamination Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the local planning authority.

CLC3 - Submission of a Land Contamination Remediation Strategy - Pre-commencement Condition

Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (CLC2) groundworks shall not commence until a land contamination remediation strategy has been submitted to and approved in writing by the local planning authority. The remediation strategy shall include a timetable for the implementation and completion of the approved remediation measures.

CLC4 - Implementation of the Land Contamination Remediation Strategy - Condition

Land contamination remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition (CLC3). In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the local planning authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

## CLC5 - Submission of Land Contamination Verification Report - Pre-use Condition

Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a land contamination Verification Report shall be submitted to the local planning authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for that part of the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the local planning authority. Where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority.

### 4 DRAINAGE WORKS TO BE AGREED

No development approved by this permission shall be commenced until the Local Planning Authority, in consultation with Ainsty (2008) Internal Drainage Board, has approved a scheme for the disposal of surface water and foul sewage.

Any such scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into use.

With regards to the disposal of surface water, the following criteria should be considered:

- o The suitability of soakaways, as a means of surface water disposal, should first be ascertained in accordance with BRE Digest 365 or other approved methodology.
- o If soakaways are not feasible, then the Board may consider a proposal to discharge surface water to a watercourse (directly or indirectly).
- o For the redevelopment of a brownfield site, the applicant should first establish the extent of any existing discharge to that watercourse.
- o Peak run-off from a brownfield site should be attenuated to 70% of any existing discharge rate (existing rate taken as 140 litres per second per hectare or the established rate whichever is the lesser for the connected impermeable area).
- o Discharge from "greenfield sites" taken as 1.4 litres per second per hectare (1:1 year storm).
- o Storage volume should accommodate a 1:30 year event with no surface flooding and no overland discharge off the site in a 1:100 year event. A 30% allowance for climate change should be included in all calculations. A range of durations should be used to establish the worst-case scenario.

### Reasons for Conditions:-

- 1 Reason - To comply with the requirements of Town and Country Planning General Permitted Development Order 1995 Schedule 2, Part 3 Class Q (as amended from 6 April 2014)
- 2 Reason - For the avoidance of doubt and in the interests of proper planning of the development.
- 3 Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite

receptors.

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<b>CASE NUMBER:</b>	20/04970/FUL	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Tom Procter	<b>DATE VALID:</b>	06.01.2021
<b>GRID REF:</b>	<b>E</b> 417823	<b>TARGET DATE:</b>	03.03.2021
	<b>N</b> 447128	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	24.02.2021

**APPLICATION NO:** 6.139.151.G.FUL

**LOCATION:**

Cock Pit Farm Moor Lane Weston LS21 2HS

**PROPOSAL:**

Change of use of cafe to single dwellinghouse, with no external alterations proposed.

**APPLICANT:**

Vavasour Estates Ltd

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.02.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with details in the application form and the following drawings received 10.12.20.

Proposed Plans and Elevations Project Number 064 Dwg No. 100 Rev A

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/04973/FUL	<b>WARD:</b>	Harrogate Bilton Woodfield
<b>CASE OFFICER:</b>	Tom Procter	<b>DATE VALID:</b>	15.12.2020
<b>GRID REF:</b>	<b>E</b> 431004	<b>TARGET DATE:</b>	09.02.2021

**N 456880**

**REVISED TARGET:** 10.02.2021

**DECISION DATE:** 10.02.2021

**APPLICATION NO:** 6.79.14472.FUL

**LOCATION:**

29 Charles Avenue Harrogate HG1 4PE

**PROPOSAL:**

Erection of a two storey side extension and alterations to fenestration, conversion of loft and formation of rooflight windows. Erection of single storey rear extension and replacement of front porch.

**APPLICANT:**

Miss N Carey And Mr J Radcliffe

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
  
Existing and Proposed Plans and Elevations, Dwg No. 9027/01F Received 08.02.21
- 3 Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of the existing dwelling.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of visual amenity and to safeguard the character and appearance of the area.

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**CASE NUMBER:** 20/05014/FUL  
**CASE OFFICER:** Sarah Maguire  
**GRID REF:** E 422360  
N 480461

**WARD:** Masham & Kirkby Malzeard  
**DATE VALID:** 10.12.2020  
**TARGET DATE:** 04.02.2021  
**REVISED TARGET:** 26.02.2021  
**DECISION DATE:** 24.02.2021

**APPLICATION NO:** 6.3.353.FUL

**LOCATION:**

Bridge House 19 Swinton Terrace Masham Ripon North Yorkshire HG4 4HS

**PROPOSAL:**

Demolition of existing conservatory and utility, erection of 1no. single storey rear extension.

**APPLICANT:**

Mr And Mrs Klemz

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
  
DWG Proposed Details: Plans and Elevations - DRG No. KBH.2.20
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.

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<b>CASE NUMBER:</b>	20/04981/FUL	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	11.12.2020
<b>GRID REF:</b>	E 430418	<b>TARGET DATE:</b>	05.02.2021
	N 454749	<b>REVISED TARGET:</b>	24.02.2021
		<b>DECISION DATE:</b>	23.02.2021

**APPLICATION NO:** 6.79.12177.D.FUL

**LOCATION:**

10 York Place Harrogate HG1 1HL



**PROPOSAL:**

Addition of a single storey glass roof located on the rear elevation of the property on the basement level and a single storey glass roof located over the existing parking space

**APPLICANT:**

Mr Mullen

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Elevations - Drawing No. 33579-04. Received 29.01.2021.

Proposed Plans - Drawing No. 33579-03. Received 29.01.2021.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/04986/FUL	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	11.12.2020
<b>GRID REF:</b>	<b>E</b> 430586	<b>TARGET DATE:</b>	05.02.2021
	<b>N</b> 454956	<b>REVISED TARGET:</b>	12.02.2021
		<b>DECISION DATE:</b>	08.02.2021

**APPLICATION NO:** 6.79.436.I.FUL

**LOCATION:**

11B South Park Road Harrogate HG1 5QU

**PROPOSAL:**

Single storey gable extension and bay window alterations

**APPLICANT:**

Mrs V Herrington

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan & Proposed Plans and Elevations - Drawing No. 567.001-A.  
Received 11.12.2020.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/05059/FUL	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Tom Procter	<b>DATE VALID:</b>	11.12.2020
<b>GRID REF:</b>	<b>E</b> 417851	<b>TARGET DATE:</b>	05.02.2021
	<b>N</b> 452932	<b>REVISED TARGET:</b>	19.02.2021
		<b>DECISION DATE:</b>	17.02.2021

**APPLICATION NO:** 6.117.34.B.FUL

**LOCATION:**

Croft Farm Timble Otley North Yorkshire LS21 2NN

**PROPOSAL:**

Demolition of existing rear extension, erection of replacement extension & conversion of ancillary building to form home office.

**APPLICANT:**

Mr Peter Oram

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.02.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the following drawing:

Proposed Plans and Elevations Reference 4822 Received 10/02/21

- 3 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been

made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.

- 4 The rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 4 In the interests of visual amenity.

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<b>CASE NUMBER:</b>	20/04994/LB	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Natalie Ramadhin	<b>DATE VALID:</b>	14.12.2020
<b>GRID REF:</b>	E 422660	<b>TARGET DATE:</b>	08.02.2021
	N 457948	<b>REVISED TARGET:</b>	22.02.2021
		<b>DECISION DATE:</b>	19.02.2021

**APPLICATION NO:** 6.91.65.H.LB

**LOCATION:**

Manor House Crow Hill Lane High Birstwith Harrogate North Yorkshire HG3 2LG

**PROPOSAL:**

Listed building consent for alterations to existing extension to include a new door.

**APPLICANT:**

Mrs Melanie Andrews

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 19.02.2024.
- 2 The works hereby permitted shall be carried out in strict accordance with the following drawings:

Amended proposed floor plan; drawing number (PL) 05F, job no. 109, dated 22.07.2020, received and uploaded to the public file on the 17th February 2021.

Amended proposed elevations, drawing number (PL) 06E, job no. 109, dated 22.07.2020, received and uploaded to the public file on the 17th February 2021.

- 3 The door in the development hereby permitted shall either be painted white, or a muted heritage tone to be agreed in writing by the Local Planning Authority. These colours shall be maintained for the lifetime of the building.

Reasons for Conditions:-

- 1 To ensure compliance with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of the Grade II Listed Building.

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<b>CASE NUMBER:</b>	20/04999/LB	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	14.12.2020
<b>GRID REF:</b>	<b>E</b> 430418	<b>TARGET DATE:</b>	08.02.2021
	<b>N</b> 454749	<b>REVISED TARGET:</b>	24.02.2021
		<b>DECISION DATE:</b>	23.02.2021

**APPLICATION NO:** 6.79.12177.E.LB

**LOCATION:**

10 York Place Harrogate HG1 1HL

**PROPOSAL:**

Addition of a single storey glass roof located on the rear elevation of the property on the basement level and a single storey glass roof located over the existing parking space

**APPLICANT:**

Mr Mullen

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 12.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Elevations - Drawing No. 33579-04. Received 29.01.2021.

Proposed Plans - Drawing No. 33579-03. Received 29.01.2021.

Reasons for Conditions:-

- 1 To ensure compliance with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/05002/FUL	<b>WARD:</b>	Ripon Moorside
<b>CASE OFFICER:</b>	Sarah Maguire	<b>DATE VALID:</b>	14.12.2020
<b>GRID REF:</b>	<b>E</b> 430726	<b>TARGET DATE:</b>	08.02.2021
	<b>N</b> 469714	<b>REVISED TARGET:</b>	19.02.2021
		<b>DECISION DATE:</b>	18.02.2021

**APPLICATION NO:** 6.31.446.FUL

**LOCATION:**

1 Quarry Road Ripon HG4 2NN

**PROPOSAL:**

Erection of 1no. single storey rear extension and 1no. porch extension.

**APPLICANT:**

Mr And Mrs Stringer

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 18.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Details: Proposed Site Plan - Drawing NO. PL06

DWG Proposed Details: Proposed Ground Floor Plan - Drawing No. PL20

DWG Proposed Details: Proposed Roof Plan - Drawing No. PL22

DWG Proposed Details: Proposed Elevations - Drawing No. PL25

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act

- 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

## INFORMATIVES

- 1 Please note that the site lies within an area where there is history of subsidence due to the dissolution of gypsum in the Ripon area. Accordingly the Local Planning Authority advises you to engage a specialist to carry out a ground condition survey and confirm the stability of the site prior to the commencement of any development.

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<b>CASE NUMBER:</b>	20/05004/FUL	<b>WARD:</b>	Harrogate High Harrogate
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	14.12.2020
<b>GRID REF:</b>	E 430653	<b>TARGET DATE:</b>	08.02.2021
	N 455781	<b>REVISED TARGET:</b>	12.02.2021
		<b>DECISION DATE:</b>	08.02.2021

**APPLICATION NO:** 6.79.4409.A.FUL

### LOCATION:

2 Dragon Avenue Harrogate HG1 5DT

### PROPOSAL:

Proposed rear dormer.

### APPLICANT:

Mr P Knight

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans and Elevations - Drawing No. 242-1120-P02. Received 14.12.2020.

### Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/05061/FUL	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Andrew Thornton	<b>DATE VALID:</b>	14.12.2020
<b>GRID REF:</b>	<b>E</b> 430715	<b>TARGET DATE:</b>	08.02.2021
	<b>N</b> 455361	<b>REVISED TARGET:</b>	18.02.2021
		<b>DECISION DATE:</b>	17.02.2021

**APPLICATION NO:** 6.79.13278.C.FUL

**LOCATION:**

22 Woodside Harrogate North Yorkshire HG1 5NG

**PROPOSAL:**

Erection of single storey side extension - revised scheme

**APPLICANT:**

Mr M Orr

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.02.2024.
- 2 **LISTING OF APPROVED PLANS & DOCUMENTS** The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

**Defined Red Line Plan:**

The defined Red Line Plan for this application is Drawing 4783, received: 01 / 02 / 2021 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

**Approved Plans and Documents:**

Drawing: 4783, received: 01 / 02 / 2021

Document: CIL Form, Received: 14/12/2021

Document: Bat exemption Statement, Received: 14/12/2021

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 Reason - For the avoidance of doubt and in the interests of proper planning of the development.

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<b>CASE NUMBER:</b>	20/05131/DISCON	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Katie Lois	<b>DATE VALID:</b>	30.12.2020
<b>GRID REF:</b>	<b>E</b> 440004	<b>TARGET DATE:</b>	24.02.2021
	<b>N</b> 475463	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	11.02.2021

**APPLICATION NO:** 6.23.122.A.DISCON

**LOCATION:**

Lynbrook Asenby Thirsk North Yorkshire YO7 3QT

**PROPOSAL:**

Approval of details required under conditions 3 (contamination) and 12 (materials) of planning permission 20/01413/FUL - Erection of 2 no. detached dwellings with associated access and boundary treatments.

**APPLICANT:**

Mr Matthew Adams

CONFIRMATION of discharge of condition(s)

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<b>CASE NUMBER:</b>	20/05018/FUL	<b>WARD:</b>	Knareborough Aspin & Calcutt
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	15.12.2020
<b>GRID REF:</b>	<b>E</b> 435039	<b>TARGET DATE:</b>	09.02.2021
	<b>N</b> 456748	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	08.02.2021

**APPLICATION NO:** 6.100.2996.A.FUL

**LOCATION:**



5 Hope Street Knaresborough HG5 8BG

**PROPOSAL:**

Replacement of the Shed / Summerhouse at the bottom of the front garden.

**APPLICANT:**

Mr Guy Smithson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan - Received 15.12.2020.

Existing and Proposed Elevations - Received 15.12.2020.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/05022/REM	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Janet Belton	<b>DATE VALID:</b>	15.12.2020
<b>GRID REF:</b>	<b>E</b> 439586	<b>TARGET DATE:</b>	09.02.2021
	<b>N</b> 466246	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	08.02.2021

**APPLICATION NO:** 6.64.806.A.REM

**LOCATION:**

Mi-Casa Springfield Road Boroughbridge YO51 9AZ

**PROPOSAL:**

Reserved matters application for the erection of 1 no. dwelling (appearance and landscaping considered) under Outline Permission 20/03578/OUT.

**APPLICANT:**

Mr & Mrs Robert Torn

APPROVED subject to the following conditions:-

- 1 The development to which this approval of reserved matters relates shall be begun on or before 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.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details and the following approved drawings:  
Proposed Site Plan 1382 1.3 rev. B  
Proposed Floor Plans and Elevations 1382 1.4 rev. C.
- 3 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91 -94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In order to ensure that the materials used conform to the amenity requirements of the locality.

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<b>CASE NUMBER:</b>	20/05024/FUL	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Sarah Maguire	<b>DATE VALID:</b>	15.12.2020
<b>GRID REF:</b>	<b>E</b> 430073	<b>TARGET DATE:</b>	09.02.2021
	<b>N</b> 473828	<b>REVISED TARGET:</b>	19.02.2021
		<b>DECISION DATE:</b>	19.02.2021

**APPLICATION NO:** 6.12.68.C.FUL

**LOCATION:**

The Beeches North Leys Farms Track North Lees HG4 3HW

**PROPOSAL:**

Erection of 1no. first floor side extension including rear facing balcony

**APPLICANT:**

MR & MRS O'DEA

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 19.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Details: Plan as Proposed - Plan No. 08-1-PLG1

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

**INFORMATIVES**

- 1 Please note that the site lies within an area where there is history of subsidence due to the dissolution of gypsum in the Ripon area. Accordingly the Local Planning Authority advises you to engage a specialist to carry out a ground condition survey and confirm the stability of the site prior to the commencement of any development.

<b>CASE NUMBER:</b>	20/05028/FUL	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Sarah Maguire	<b>DATE VALID:</b>	15.12.2020
<b>GRID REF:</b>	<b>E</b> 432258	<b>TARGET DATE:</b>	09.02.2021
	<b>N</b> 477176	<b>REVISED TARGET:</b>	19.02.2021
		<b>DECISION DATE:</b>	17.02.2021

**APPLICATION NO:** 6.13.45.C.FUL

**LOCATION:**

Dalegarth Bedale Lane Wath HG4 5ER

**PROPOSAL:**

Single story rear extension

**APPLICANT:**

Mr And Mrs Stone

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.02.2024.

- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Existing and Proposed: DWG 401/P1

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/05042/FUL	<b>WARD:</b>	Harrogate Saltergate
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	16.12.2020
<b>GRID REF:</b>	<b>E</b> 428667	<b>TARGET DATE:</b>	10.02.2021
	<b>N</b> 456919	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	08.02.2021

**APPLICATION NO:** 6.79.14492.FUL

**LOCATION:**

11 Malham Drive Harrogate HG3 2YQ

**PROPOSAL:**

Proposed single storey dual pitched front porch

**APPLICANT:**

Mr and Mrs Daunt

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan - Drawing No. 241-1120 P03. Received 16.12.2020.

Proposed Plans and Elevations - Drawing No. 241-1120 P02. Received 16.12.2020.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act

- 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/05043/FUL	<b>WARD:</b>	Harrogate Pannal Ward
<b>CASE OFFICER:</b>	Tom Procter	<b>DATE VALID:</b>	16.12.2020
<b>GRID REF:</b>	<b>E</b> 430096	<b>TARGET DATE:</b>	10.02.2021
	<b>N</b> 451586	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	08.02.2021

**APPLICATION NO:** 6.152.402.A.FUL

**LOCATION:**  
25 Westminster Crescent Burn Bridge HG3 1LX

**PROPOSAL:**  
Single storey side extension, two storey rear extension, replacement windows and doors and render to whole building.

**APPLICANT:**  
Mr & Mrs Bailey

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings received 16.12.20:  
  
Proposed Floor Plans: Job No: SW1113 Drawing No: 0005  
  
Proposed Elevations: Job No: SW1113 Drawing No: 0006
- 3 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.

- 3 In order to ensure that the materials used conform to the amenity requirements of the locality.

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<b>CASE NUMBER:</b>	20/05065/FUL	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Janet Belton	<b>DATE VALID:</b>	17.12.2020
<b>GRID REF:</b>	<b>E</b> 429302	<b>TARGET DATE:</b>	11.02.2021
	<b>N</b> 455283	<b>REVISED TARGET:</b>	18.02.2021
		<b>DECISION DATE:</b>	16.02.2021

**APPLICATION NO:** 6.79.7702.B.FUL

**LOCATION:**

12 Brunswick Drive Harrogate HG1 2PZ

**PROPOSAL:**

Demolition of conservatory and erection of single storey extension; removal of first floor bay window to front elevation and installation of replacement window; formation of side dormer to ridge and dormer to rear to replace existing window; installation of roof lights, removal of chimney and alterations to fenestration.

**APPLICANT:**

Dr. & Ms. Andrew & Emelia Langhorn / Matheson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.02.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of visual amenity.

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<b>CASE NUMBER:</b>	20/05066/FUL	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	17.12.2020
<b>GRID REF:</b>	<b>E</b> 420752	<b>TARGET DATE:</b>	11.02.2021
	<b>N</b> 459388	<b>REVISED TARGET:</b>	15.02.2021
		<b>DECISION DATE:</b>	11.02.2021

**APPLICATION NO:** 6.90.209.C.FUL

**LOCATION:**

Craven Lodge Low Green To Parish Boundary Darley HG3 2PR

**PROPOSAL:**

Erection of single storey extension to rear and alterations to fenestration.

**APPLICANT:**

Mr And Mrs Robert And Katie Reynolds-Jones

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
  
Proposed Ground Floor Plan DWG No. 2020-041- 102C  
Proposed First Floor Plan DWG No. 2020-041- 103C  
Proposed Site Plan DWG No. 2020-041- 101C  
Proposed Elevations DWG No. 2020-041- 105C  
Proposed Elevations DWG No. 2020-041- 107C  
Proposed Elevations DWG No. 2020-041- 104C  
Proposed Elevations DWG No. 2020-041- 106C  
Proposed Rear 3D DWG No. 2020-041- 109C  
Proposed Front 3D DWG No. 2020-041- 108C
- 3 Except where explicitly stated in the submitted application form and drawings, the materials to be used in the construction of the external construction of the works hereby permitted shall match those used in the existing dwelling.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.

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**CASE NUMBER:** 20/05072/FUL  
**CASE OFFICER:** Amy Benfold  
**GRID REF:** E 429247  
N 454050

**WARD:** Harrogate Harlow  
**DATE VALID:** 17.12.2020  
**TARGET DATE:** 11.02.2021  
**REVISED TARGET:**  
**DECISION DATE:** 08.02.2021

**APPLICATION NO:** 6.79.14491.FUL

**LOCATION:**

9 Hill Rise Avenue Harrogate HG2 0AF

**PROPOSAL:**

Demolition of existing porch due and rebuilding of new replacement porch.

**APPLICANT:**

Mr R Atkins

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan - Drawing No. BS3453-102. Received 17.12.2020.

Proposed Plans and Elevations - Drawing No. BS3453-101-C. Received 17.12.2020.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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**CASE NUMBER:** 20/05075/FUL  
**CASE OFFICER:** Josh Arthur  
**GRID REF:** E 420224  
N 462432

**WARD:** Nidd Valley  
**DATE VALID:** 17.12.2020  
**TARGET DATE:** 11.02.2021  
**REVISED TARGET:** 26.02.2021  
**DECISION DATE:** 24.02.2021

**APPLICATION NO:** 6.66.359.FUL



**LOCATION:**

Ryseholme Hartwith Bank Summerbridge HG3 4HY

**PROPOSAL:**

Erection of single storey porch extension to front, alterations of existing dormer extension, alterations to fenestration and installation of 5 no. rooflights to front roof slope.

**APPLICANT:**

Mr Richard Lever

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
  
Location Map Site Layout DWG No. PG 01  
Front and Left Elevations DWG No. PG 02  
Rear and Right Elevations DWG No. PG 03  
Roof Plans and Floor Plans DWG No. PG 04
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwelling.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.

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<b>CASE NUMBER:</b>	20/05111/DISCON	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Orla Zoe Downs	<b>DATE VALID:</b>	04.01.2021
<b>GRID REF:</b>	<b>E</b> 438905	<b>TARGET DATE:</b>	01.03.2021
	<b>N</b> 464826	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	08.02.2021

**APPLICATION NO:** 6.64.477.B.DISCON

**LOCATION:**

The Wild Swan Main Street Minskip York North Yorkshire YO51 9JF

**PROPOSAL:**

Approval of details required under condition 4 (air extraction) and condition 7 (noise) of permission 16/01562/FUL - Alterations and refurbishment of Public House including demolition of existing kitchen area, erection of single storey rear extension and incorporation of adjacent cottage into the Public House.

**APPLICANT:**

Mr K Mainey

REFUSAL to confirm discharge of condition(s)

- 1 Conditions 4 and 7 cannot be discharged as both conditions require the approval of details prior to the commencement of development. The details submitted are however considered to be acceptable.

**INFORMATIVES**

- 1 Condition 4 cannot be discharged as works had commenced on site prior to the approval of air extraction details. The details submitted were however considered acceptable.
- 2 Condition 7 cannot be discharged as works had commenced on site prior to the approval of a noise control scheme. The details submitted were however considered acceptable.

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<b>CASE NUMBER:</b>	20/05086/FUL	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Janet Belton	<b>DATE VALID:</b>	18.12.2020
<b>GRID REF:</b>	<b>E</b> 428673	<b>TARGET DATE:</b>	12.02.2021
	<b>N</b> 455349	<b>REVISED TARGET:</b>	18.02.2021
		<b>DECISION DATE:</b>	16.02.2021

**APPLICATION NO:** 6.79.446.D.FUL

**LOCATION:**

Crystal Spring 120C Duchy Road Harrogate HG1 2HE

**PROPOSAL:**

Erection of single storey extension to form double garage.

**APPLICANT:**

Mr and Mrs Coxon

2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.02.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of visual amenity.

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<b>CASE NUMBER:</b>	20/05089/FUL	<b>WARD:</b>	Knareborough Castle
<b>CASE OFFICER:</b>	Andrew Thornton	<b>DATE VALID:</b>	18.12.2020
<b>GRID REF:</b>	E 434149	<b>TARGET DATE:</b>	12.02.2021
	N 457910	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	18.02.2021

**APPLICATION NO:** 6.100.470.J.FUL

**LOCATION:**

Wylam Lodge 1 Lands Lane Knareborough HG5 9DE

**PROPOSAL:**

Two storey side extension to detached bungalow.

**APPLICANT:**

Mr Brian Jelbert

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 18.02.2024.
- 2 LISTING OF APPROVED PLANS & DOCUMENTS The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning

Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

**Defined Red Line Plan:**

The defined Red Line Plan for this application is Drawing LOCATION PLAN DWG NO (90)01 received 18/12/20 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

**Approved Plans and Documents:**

Drawing: (90)02, received: 18/12/20

Drawing: LL(10)02, received: 18/12/20

Drawing: LL(10)03, received: 18/12/20

Drawing: LL(10)04, received: 18/12/20

Drawing: LL(10)08, received: 18/12/20

Drawing: LL(10)07, received: 18/12/20

Drawing: LL(10)06, received: 18/12/20

Document: CIL Form, received: 18/12/20

Document: Bat exemption letter, received: 18/12/20

**Reasons for Conditions:-**

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning of the development.

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<b>CASE NUMBER:</b>	20/05092/DISCON	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Orla Zoe Downs	<b>DATE VALID:</b>	18.12.2020
<b>GRID REF:</b>	<b>E</b> 450622	<b>TARGET DATE:</b>	12.02.2021
	<b>N</b> 457822	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	11.02.2021

**APPLICATION NO:** 6.104.77.B.DISCON

**LOCATION:**

West Side Farm Nun Monkton Village Nun Monkton YO26 8EW

**PROPOSAL:**

Approval of details required under condition 3 (roof and wall materials of the NEW

DWELLING AND GARAGING ONLY) and condition 17B (remediation scheme) from planning permission 17/03095/FUL - Conversion of barns to form 2 dwellings, erection of 1 dwelling and associated garaging, formation of hardstanding, associated boundary treatments, landscaping, installation of package treatment plant and demolition of agricultural buildings (as amended).

**APPLICANT:**

Mr Bruce Williams

CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

- 1 Condition 3 can be partially discharged as the samples viewed on site are considered suitable for the local area. The construction must now be carried out in accordance with the approved details.
- 2 Condition 17B. The details provided for Condition 17B are considered acceptable and the condition can be discharged.

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<b>CASE NUMBER:</b>	20/05094/FUL	<b>WARD:</b>	Harrogate Stray
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	18.12.2020
<b>GRID REF:</b>	<b>E</b> 432304	<b>TARGET DATE:</b>	12.02.2021
	<b>N</b> 454795	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	10.02.2021

**APPLICATION NO:** 6.79.1566.B.FUL

**LOCATION:**

52 Wayside Walk Harrogate HG2 8NW

**PROPOSAL:**

Alterations to existing garage. Erection of single storey rear extension.

**APPLICANT:**

Mr And Mrs S Sharpe

2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the

following drawings:

Proposed Site Plan - Drawing No. 19/1197/02. Received 18.12.2020.  
Existing and Proposed Plans and Elevations - Drawing No. 20/1197/01-A. Received 18.12.2020.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/05100/CLOPUD	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Chloe Leatham	<b>DATE VALID:</b>	21.12.2020
<b>GRID REF:</b>	<b>E</b> 427553	<b>TARGET DATE:</b>	15.02.2021
	<b>N</b> 447499	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	10.02.2021

**APPLICATION NO:** 6.147.328.CLOPUD

**LOCATION:**  
6 Wayside Terrace Weeton Lane Huby LS17 0AJ

**PROPOSAL:**  
Single storey extension to rear of property

**APPLICANT:**  
Mr Jon Yardley

APPROVED

- 1 The proposed single storey rear extension as shown in Project No: LS17-2150 Rev: B Stage: PLN Sht: 002 dated 26/11/2020 complies with Schedule 2, Part 1 Class A and Class G of the General Permitted Development Order 2015 (as amended).

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<b>CASE NUMBER:</b>	20/05101/FUL	<b>WARD:</b>	Harrogate Duchy
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**CASE OFFICER:** Janet Belton  
**GRID REF:** E 428597  
N 455100

**DATE VALID:** 11.01.2021  
**TARGET DATE:** 08.03.2021  
**REVISED TARGET:**  
**DECISION DATE:** 22.02.2021

**APPLICATION NO:** 6.79.14494.FUL

**LOCATION:**

Flat 2 61 Duchy Road Harrogate HG1 2HE

**PROPOSAL:**

Replacement of single glazed sash windows to front bay on ground floor with modern wood-effect PVC sash windows.

**APPLICANT:**

Mrs Margareta Cushing

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.02.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.

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**CASE NUMBER:** 20/05118/FUL  
**CASE OFFICER:** Amy Benfold  
**GRID REF:** E 436365  
N 457238

**WARD:** Knaresborough Eastfield  
**DATE VALID:** 21.12.2020  
**TARGET DATE:** 15.02.2021  
**REVISED TARGET:**  
**DECISION DATE:** 10.02.2021

**APPLICATION NO:** 6.100.2050.A.FUL

**LOCATION:**

20 Farndale Road Knaresborough HG5 0NY

**PROPOSAL:**

Single Storey Rear Kitchen Extension

**APPLICANT:**

Mr Mike Wollacott

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan & Proposed Plans and Elevations - Drawing No. 20013/002.  
Received 21.12.2020.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/05119/FUL	<b>WARD:</b>	Harrogate Harlow
<b>CASE OFFICER:</b>	Janet Belton	<b>DATE VALID:</b>	08.01.2021
<b>GRID REF:</b>	<b>E</b> 428147	<b>TARGET DATE:</b>	05.03.2021
	<b>N</b> 454063	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	22.02.2021

**APPLICATION NO:** 6.79.271.AU.FUL

**LOCATION:**

Harlow Carr Gardens Crag Lane Harrogate HG3 1QB

**PROPOSAL:**

Formation of additional external door to existing toilet block.

**APPLICANT:**

RHS Garden Harlow Carr Tim Beevers

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.02.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.



Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.

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<b>CASE NUMBER:</b>	20/05121/FUL	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	07.01.2021
<b>GRID REF:</b>	<b>E</b> 439640	<b>TARGET DATE:</b>	04.03.2021
	<b>N</b> 466693	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	17.02.2021

**APPLICATION NO:** 6.64.98.N.FUL

**LOCATION:**  
19 High Street Boroughbridge YO51 9AW

**PROPOSAL:**  
Provision of new first floor window to side elevation.

**APPLICANT:**  
Mrs J Draper

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans and Elevations - Drawing No. 20/12/2088-02. Received 21.12.2020.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/05123/FUL	<b>WARD:</b>	Harrogate Pannal Ward
<b>CASE OFFICER:</b>	Tom Procter	<b>DATE VALID:</b>	21.12.2020
<b>GRID REF:</b>	<b>E</b> 431118	<b>TARGET DATE:</b>	15.02.2021
	<b>N</b> 451203	<b>REVISED TARGET:</b>	24.02.2021
		<b>DECISION DATE:</b>	17.02.2021

**APPLICATION NO:** 6.152.389.A.FUL

**LOCATION:**

6 Drury Close Pannal HG3 1EU

**PROPOSAL:**

Erection of detached garage with office above

**APPLICANT:**

Mr And Mrs Paul Maguire

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
  
Proposed Site Plan Drg No. 1710 A-02 Rev A Received 22.01.21  
  
Proposed East and West Elevations and Floor Plans Job No. 1710 Drg No. 13 Received 16.02.21  
  
Proposed South and North Elevations Job No. 1710 Drg No. 13 Received 16.02.21  
  
Proposed Section Plans Job No. 1710 Drg No. 15 Received 16.02.21
- 3 The external materials of the extension hereby approved shall match the existing to the satisfaction of the Local Planning Authority.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of visual amenity.

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<b>CASE NUMBER:</b>	20/05126/FUL	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	21.12.2020
<b>GRID REF:</b>	<b>E</b> 448934	<b>TARGET DATE:</b>	15.02.2021
	<b>N</b> 457319	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	15.02.2021

**APPLICATION NO:** 6.104.30.M.FUL

**LOCATION:**

Haveray Park Hall Pool Lane Nun Monkton YO26 8EH

**PROPOSAL:**

Erection of first floor extension and single storey extension.

**APPLICANT:**

Mrs Kate Riall

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 15.02.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following plans and drawings:  
Location Plan: Drwg No.223.01.004 (Received 21.12.2020)  
Site Plan: Drwg No.223.03.003 (Received 21.12.2020)  
Proposed Plans: Drwg No.223.03.101 (Received 21.12.2020)  
Proposed Elevations: Drwg No.223.03.201 (Received 21.12.2020)

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/05128/DISCON	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Orla Zoe Downs	<b>DATE VALID:</b>	21.12.2020
<b>GRID REF:</b>	<b>E</b> 425725	<b>TARGET DATE:</b>	15.02.2021
	<b>N</b> 461145	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	05.02.2021

**APPLICATION NO:** 6.74.56.K.DISCON

**LOCATION:**

New Inn Burnt Yates Harrogate North Yorkshire HG3 3EG

**PROPOSAL:**

Approval of details required by conditions 3 (materials), 7 (surface water drainage), 8 (remediation scheme), and 13 (electric vehicle charging infrastructure) of planning permission 19/01736/FUL - Conversion of public house to form 4 no. dwellings and erection of 4no. new dwellings.

**APPLICANT:**

Cooper And Westgate Co Ltd

CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

- 1 Condition 3. The details provided for Condition 3 are considered acceptable. The construction must now be carried out in accordance with the approved details.
- 2 Condition 7. The details provided for Condition 7 are considered acceptable. The construction must now be carried out in accordance with the approved details.
- 3 Condition 8. The details provided for Condition 8 are considered acceptable and the condition can be discharged.
- 4 Condition 13. The details provided for Condition 13 are considered acceptable. The construction must now be carried out in accordance with the approved details.

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<b>CASE NUMBER:</b>	20/05139/FUL	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	22.12.2020
<b>GRID REF:</b>	<b>E</b> 419637	<b>TARGET DATE:</b>	16.02.2021
	<b>N</b> 462007	<b>REVISED TARGET:</b>	26.02.2021
		<b>DECISION DATE:</b>	24.02.2021

**APPLICATION NO:** 6.65.55.D.FUL

**LOCATION:**

Nidderdale Group Practice The Grange Medical Centre Dacre Banks Harrogate North Yorkshire HG3 4DX

**PROPOSAL:**

Installation of automated prescription collection machine and solid panel surround in place of existing windows to front elevation.

**APPLICANT:**

Pat Berriman

4 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.02.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details and the following approved drawings:  
  
Location Plan & Proposed Site Plan DWG NO. 2103-P01  
Plans & Elevations DWG No. 2103-P02B
- 3 Except where explicitly stated in the submitted application form, the materials to be used in the construction of the external construction of the works hereby permitted shall match those used in the existing building.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of visual amenity.

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<b>CASE NUMBER:</b>	20/05142/AMENDS	<b>WARD:</b>	Bishop Monkton & Newby
<b>CASE OFFICER:</b>	Linda Drake	<b>DATE VALID:</b>	19.01.2021
<b>GRID REF:</b>	<b>E</b> 439135	<b>TARGET DATE:</b>	16.02.2021
	<b>N</b> 468403	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	09.02.2021

**APPLICATION NO:** 6.47.30.D.AMENDS

**LOCATION:**

Home Farm Church Lane Kirby Hill YO51 9DS

**PROPOSAL:**

Revised boundary to Plot 20 to install 1no. new gate within existing fence and new private footpath to side of building.

**APPLICANT:**

APPROVED

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<b>CASE NUMBER:</b>	20/05143/FUL	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Tom Procter	<b>DATE VALID:</b>	22.12.2020
<b>GRID REF:</b>	<b>E</b> 426250	<b>TARGET DATE:</b>	16.02.2021
	<b>N</b> 446235	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	16.02.2021

**APPLICATION NO:** 6.146.26.Q.FUL

**LOCATION:**  
Ings Farm Castley Lane Castley LS21 2PZ

**PROPOSAL:**  
Installation of underground concrete slurry store for Agricultural Use

**APPLICANT:**  
MR JAMES GOULDING

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with details in the application form and the following drawing received 22.12.20

Proposed Elevations DWG NO. ML/JG/5917

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.

**INFORMATIVES**

- 1 Environment Agency - Whilst we have no objections to this application, we would like to draw the applicant's attention to the following informative comments:

#### Environment Management

We advise that any new slurry store should comply with guidance on gov.uk - Storing silage, slurry and agricultural fuel oil - GOV.UK ([www.gov.uk](http://www.gov.uk))

Specifically;

A new or substantially changed store must:

- o follow the specific rules for the substance you're storing
- o have an expected lifespan of at least 20 years with maintenance (any part of a silage effluent tank that's underground must last 20 years without maintenance)
- o be at least 10 metres clear of inland or coastal waters - you may need a larger 'safety zone' in some cases, for example near a water supply intake

Although your store itself must be at least 10 metres clear of inland or coastal waters, drains and sealed pipes can be within 10 metres of these features if the Environment Agency agrees an exception. Ask for an exception when you tell the Environment Agency about your project.

#### SAFFO Regulations

The proposed development must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010 and as amended 2013 and in particular follow schedule 2 of SSAFO regs here: <https://www.legislation.gov.uk/ukxi/2010/639/contents/made>

Environmental good practice advice is available in The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA). The applicant is advised to review the existing on-farm slurry and manure storage and ensure compliance with the SSAFO Regulations.

Any agricultural development that will result in an increase in cattle numbers or water usage may adversely impact the storage of waste waters, slurry and other polluting matter.

The applicant is advised to review the existing on-farm slurry and manure storage and ensure compliance with the SSAFO Regulations. You must inform the Environment Agency, verbally (Tel: 03708 506 506) or in writing, of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before starting any construction work. The notification must include the type of structure, the proposed design and construction, and once an agreed proposal has been constructed we will ask you to send us a completed WQE3 notification form before you start using the facility.

Further guidance

Protecting our water, soil and air: A code of Good Agricultural Practice for farmers, growers and land managers (publishing.service.gov.uk)

### Environmental Permit

The development may require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016, from the Environment Agency, unless an exemption applies.

The applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that there is no guarantee that a permit will be granted. Additional 'Environmental Permitting Guidance' can be found at: <https://www.gov.uk/environmental-permit-check-if-you-need-one>.

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<b>CASE NUMBER:</b>	20/05144/CLEUD	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Natalie Ramadhin	<b>DATE VALID:</b>	22.12.2020
<b>GRID REF:</b>	<b>E</b> 422559	<b>TARGET DATE:</b>	16.02.2021
	<b>N</b> 465142	<b>REVISED TARGET:</b>	23.02.2021
		<b>DECISION DATE:</b>	19.02.2021

**APPLICATION NO:** 6.60.34.D.CLEUD

### LOCATION:

Farm View Hall South Lane Warsill HG3 3LH

### PROPOSAL:

Certificate of lawfulness for the occupation of dwelling without complying with the agricultural occupancy restriction (condition 13 of planning permission 03/02558/FUL - Erection of 1 no agricultural dwelling, including new package treatment plant).

### APPLICANT:

Mr Christopher Cockburn

1 APPROVED

1 The occupation of the dwelling at Farm View Hall, South Lane, Warsill, HG3 3LH was in breach of agricultural occupancy planning condition number 13 attached to planning permission 03/02558/FUL dated 21.08.2003 for a period of more than 10 years before the date of the application for a certificate of lawfulness made to the council on the 22nd December 2020. The occupation of Farm View Hall by Christopher Cockburn has been in breach from 2008 and continues.

Reasons for Conditions:-



## INFORMATIVES

- 1 The certificate of lawfulness does not discharge or remove condition 13 from planning permission 03/02558/FUL. Condition 13 remains in force. The certificate of lawfulness will provide protection against enforcement action for so long as the particular breach continues (the occupation of Farm View Hall by Mr Christopher Cockburn).

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<b>CASE NUMBER:</b>	20/05218/FUL	<b>WARD:</b>	Harrogate Valley Gardens
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	22.12.2020
<b>GRID REF:</b>	<b>E</b> 429088	<b>TARGET DATE:</b>	16.02.2021
	<b>N</b> 454501	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	15.02.2021

**APPLICATION NO:** 6.79.14497.FUL

### LOCATION:

34 Florence Road Harrogate North Yorkshire HG2 0LD

### PROPOSAL:

Erection of single storey extension to detached garage and conversion to form home office / ancillary use to main dwelling.

### APPLICANT:

Mrs J Swainston

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 15.02.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:  
Location Plan: (Received 22.12.2020)  
Existing and Proposed Drawings Ref 4829 (Received 22.12.2020)
- 3 Except where explicitly stated otherwise within the application form and the approved drawings, the external materials of the development hereby approved shall match those of the existing dwelling.

### Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.

- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.

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<b>CASE NUMBER:</b>	20/05220/FUL	<b>WARD:</b>	Pateley Bridge & Nidderdale Moors
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	22.12.2020
<b>GRID REF:</b>	<b>E</b> 411875	<b>TARGET DATE:</b>	16.02.2021
	<b>N</b> 470880	<b>REVISED TARGET:</b>	26.02.2021
		<b>DECISION DATE:</b>	24.02.2021
<b>APPLICATION NO:</b>	6.28.44.E.FUL		

**LOCATION:**

Yew Bank House Ramsgill Harrogate North Yorkshire HG3 5RL

**PROPOSAL:**

Erection of single storey rear extension and covered canopy.

**APPLICANT:**

Mrs B Atkins

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.02.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details and the following approved drawings:  
  
Existing and Proposed Plans & Elevations (inc. Site Plan) DWG No. 4831
- 3 Except where explicitly stated in the submitted application form, the materials to be used in the construction of the external construction of the works hereby permitted shall match those used in the existing dwelling.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of visual amenity.

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<b>CASE NUMBER:</b>	20/05166/FUL	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	23.12.2020
<b>GRID REF:</b>	<b>E</b> 430596	<b>TARGET DATE:</b>	17.02.2021
	<b>N</b> 455330	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	16.02.2021

**APPLICATION NO:** 6.79.14500.FUL

**LOCATION:**

7 The Parade Harrogate North Yorkshire HG1 5ND

**PROPOSAL:**

Demolition of existing detached garage. Proposed single storey 'wrap around' extension and internal alterations.

**APPLICANT:**

Mr & Mrs Graham and Sam Salt

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan & Proposed Plans and Elevations - Drawing No. 2020 299-02-Rev.A. Received 23.12.2020.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/05167/FUL	<b>WARD:</b>	Knaresborough Castle
<b>CASE OFFICER:</b>	Janet Belton	<b>DATE VALID:</b>	23.12.2020
<b>GRID REF:</b>	<b>E</b> 434828	<b>TARGET DATE:</b>	17.02.2021
	<b>N</b> 457032	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	17.02.2021

**APPLICATION NO:** 6.100.13628.FUL

**LOCATION:**

1 The Old Dye House Waterside Knaresborough HG5 8DE

**PROPOSAL:**

Erection of second floor extension above existing conservatory.

**APPLICANT:**

Mr John Broadbent

REFUSED. Reason(s) for refusal:-

- 1 By virtue of its size, location and design the proposed extension would appear as an incongruous addition which would harm the historic fabric, character, appearance and setting of the Listed Building and would cause less than substantial harm to the character and appearance of Knaresborough conservation area. There would be no public benefits that would outweigh the harm identified. The proposal is therefore contrary to guidance in the National Planning Policy Framework, Local Plan policies HP2, HP3 and HS8 and guidance in the Heritage Management Guidance SPD, House Extensions and Garages Design Guide SPD and Knaresborough Conservation Area Character Appraisal.

<b>CASE NUMBER:</b>	20/05168/LB	<b>WARD:</b>	Knaresborough Castle
<b>CASE OFFICER:</b>	Janet Belton	<b>DATE VALID:</b>	23.12.2020
<b>GRID REF:</b>	<b>E</b> 434828	<b>TARGET DATE:</b>	17.02.2021
	<b>N</b> 457032	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	17.02.2021

**APPLICATION NO:** 6.100.13628.A.LB

**LOCATION:**

1 The Old Dye House Waterside Knaresborough HG5 8DE

**PROPOSAL:**

Erection of second floor extension above existing conservatory.

**APPLICANT:**

Mr John Broadbent

REFUSED. Reason(s) for refusal:-

- 1 By virtue of its size, location and design the proposed extension would appear as an incongruous addition which would harm the historic fabric, character, appearance and setting of the Listed Building and would cause less than substantial harm to the

character and appearance of Knaresborough conservation area. There would be no public benefits that would outweigh the harm identified. The proposal is therefore contrary to guidance in the National Planning Policy Framework, Local Plan policies HP2 and HP3 and guidance in the Heritage Management Guidance SPD and Knaresborough Conservation Area Character Appraisal.

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**CASE NUMBER:** 20/05182/AMENDS      **WARD:** Harrogate Harlow  
**CASE OFFICER:** Andrew Thornton      **DATE VALID:** 14.01.2021  
**GRID REF:** E 428435      **TARGET DATE:** 11.02.2021  
                         N 454077      **REVISED TARGET:**  
   **DECISION DATE:** 10.02.2021

**APPLICATION NO:** 6.79.12749.B.AMEND  
   S

**LOCATION:**  
Harlow Green Residential Development Crag Lane Harrogate North Yorkshire

**PROPOSAL:**  
Application for a Non-Material Amendment for Increased parking arrangement for plot 26.

**APPLICANT:**  
Taylor Wimpey North Yorkshire

APPROVED

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**CASE NUMBER:** 20/05183/FUL      **WARD:** Harrogate Saltergate  
**CASE OFFICER:** Janet Belton      **DATE VALID:** 24.12.2020  
**GRID REF:** E 428645      **TARGET DATE:** 18.02.2021  
                         N 456238      **REVISED TARGET:**  
   **DECISION DATE:** 16.02.2021

**APPLICATION NO:** 6.79.13930.B.FUL

**LOCATION:**  
4 Azerley Grove Harrogate HG3 2SY

**PROPOSAL:**

Erection of two storey and single storey extension.

**APPLICANT:**

Mr and Mrs. D Ellis

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.02.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of visual amenity.

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<b>CASE NUMBER:</b>	20/05188/FUL	<b>WARD:</b>	Harrogate St Georges
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	18.01.2021
<b>GRID REF:</b>	<b>E</b> 429683	<b>TARGET DATE:</b>	15.03.2021
	<b>N</b> 453105	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	25.02.2021

**APPLICATION NO:** 6.79.8547.F.FUL

**LOCATION:**

45 Green Lane Harrogate HG2 9LP

**PROPOSAL:**

Demolition of existing conservatory and erection of a single storey rear extension and single storey front extension.

**APPLICANT:**

Gillian Brooks

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan - Drawing No. R152-S01-A. Received 18.01.2021.  
Proposed Floor Plans - Drawing No. R152-SK100-B. Received 24.12.2020.  
Proposed West and East Elevations - Drawing No. R152-SK201-B. Received 24.12.2020.  
Proposed North and South Elevations - Drawing No. R152-SK200-B. Received 24.12.2020.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/05191/FUL	<b>WARD:</b>	Harrogate Old Bilton
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	28.12.2020
<b>GRID REF:</b>	<b>E</b> 430767	<b>TARGET DATE:</b>	22.02.2021
	<b>N</b> 457638	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	22.02.2021

**APPLICATION NO:** 6.79.5799.B.FUL

**LOCATION:**

6 Coleridge Drive Harrogate HG1 3LS

**PROPOSAL:**

Side extension and incorporation of existing rear conservatory. Erection of front porch.

**APPLICANT:**

Mr Simon Testa

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Floor Plan - Drawing No. Testa 0001/rev01. Received 28.12.2020.

Existing and Proposed Rear Elevation - Drawing No. Testa 0001/rev00. Received 28.12.2020.

Existing and Proposed Front Elevation - Drawing No. Testa 0001/rev01. Received 28.12.2020.

Existing and Proposed Side (West) Elevation - Drawing No. Testa 0001/rev00. Received 28.12.2020.

Existing and Proposed Side (East) Elevation - Drawing No. Testa 0001/rev00. Received 28.12.2020.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	20/05192/DVCON	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Mark Williams	<b>DATE VALID:</b>	28.12.2020
<b>GRID REF:</b>	<b>E</b> 438093	<b>TARGET DATE:</b>	22.02.2021
	<b>N</b> 473241	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	23.02.2021

**APPLICATION NO:** 6.26.122.K.DVCON

**LOCATION:**

Ivy Holme Dishforth Village Dishforth YO7 3LR

**PROPOSAL:**

Variation of Condition 2 of Reserved Matters Ref 19/03905/REM to allow for addition of 4 rooflights and single storey rear extension.

**APPLICANT:**

Mr & Mrs Appleton

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.11.2021.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan and Landscaping: Drawing Number A6-2H.

Proposed Plans and Elevations: Drawing Number A6-3F.



- 3 No development of a building shall take place until samples of the external roof and wall facing materials have been submitted to and approved by the local planning authority in writing. The relevant works shall be carried out in accordance with the approved sample details prior to the occupation of the development and thereafter maintained.
  
- 4 The first floor bathroom windows hereby permitted in the side elevation facing Glebe Cottage shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of glazing shall thereafter be retained.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity and to safeguard the character and appearance of the area.
- 4 In the interests of privacy and residential amenity.

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<b>CASE NUMBER:</b>	21/00011/DISCON	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Chloe Leatham	<b>DATE VALID:</b>	04.01.2021
<b>GRID REF:</b>	<b>E</b> 438733	<b>TARGET DATE:</b>	01.03.2021
	<b>N</b> 453246	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	25.02.2021
<b>APPLICATION NO:</b>	6.123.36.D.DISCON		

**LOCATION:**

Land East Of Grange House Wetherby Road Little Ribston Wetherby North Yorkshire LS22 4EP

**PROPOSAL:**

Approval of details required under condition 5 (evidence of building distance from sewer), condition 6 (drainage systems; foul and surface water separation), and condition 7 (details of surface water disposal) of outline application permission 19/01148/OUT The erection of 2no. dwellings with access considered.

**APPLICANT:**

Loxley Homes Limited

CONFIRMATION of discharge of condition(s)

## INFORMATIVES

- 1 The details submitted for condition 5 (evidence of building from sewer), condition 6 (drainage system; foul and surface waters), and condition 7 (details of surface water disposal) are considered acceptable.

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**CASE NUMBER:** 21/00014/DISCON      **WARD:** Spofforth With Lower Wharfedale  
**CASE OFFICER:** Chloe Leatham      **DATE VALID:** 04.01.2021  
**GRID REF:** E 438733      **TARGET DATE:** 01.03.2021  
N 453246      **REVISED TARGET:**  
**DECISION DATE:** 12.02.2021  
**APPLICATION NO:** 6.123.36.C.DISCON

### LOCATION:

Grange House Wetherby Road Little Ribston LS22 4EP

### PROPOSAL:

Approval of details required under condition 3 (external materials) of application 20/000007/REM reversed matters application for the erection of 2no. dwellings with appearance, layout, scale and landscaping considered under Outline permission 19/01148/OUT.

### APPLICANT:

Loxley Homes (Little Ribston) Limited

- 1 CONFIRMATION of discharge of condition(s)

## INFORMATIVES

- 1 1. The details submitted for condition 3 (sample materials) are considered acceptable.

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**CASE NUMBER:** 21/01351/COU      **WARD:** Harrogate Central

**CASE OFFICER:** Tom Procter  
**GRID REF:** E 430316  
N 455585

**DATE VALID:** 04.01.2021  
**TARGET DATE:** 01.03.2021  
**REVISED TARGET:**  
**DECISION DATE:** 25.02.2021

**APPLICATION NO:** 6.79.1351.F.COU

**LOCATION:**

28 Commercial Street Harrogate HG1 1TY

**PROPOSAL:**

Change of use of rear part of ground floor shop for use as a residential studio flat and first and second floors to a one four bedroom residential flat (Use Class C3).

**APPLICANT:**

THE FELLERMAN TRUST

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 25.02.2024.

2 The development hereby permitted shall be carried out in strict accordance with details in the application form and the following drawings received 04/01/21:

Proposed Floor Plans, Roof Plan and Site Plan: Drawing Number 201201-2

Existing and Proposed Front and Rear Elevations: Drawing Number 201201-3

Existing and Proposed Side Elevations: Drawing Number 201201-4

Existing and Proposed Sections: Drawing Number 201201-5

3 If any unforeseen contamination is encountered during the development, the Local Planning Authority (LPA) should be informed immediately. Any investigation / remedial / protective works carried out in relation to this application shall be carried out to agreed timescales and approved by the LPA in writing. Furthermore, any soil or soil forming materials to be brought to site for use in garden areas or soft landscaping should be tested for contamination and suitability for use prior to importation to site. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

Reasons for Conditions:-

1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.

2 In order to ensure compliance with the approved drawings.

3 In the interests of amenity.

**INFORMATIVES**

- 1 Suitable sound attenuation shall be provided to the dwelling and to the studio flat through double glazing and through adequate sound proofing between the dwellings and the commercial premises. This should be in accordance with Building Regulations.

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<b>CASE NUMBER:</b>	21/00041/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	06.01.2021
<b>GRID REF:</b>	<b>E</b> 438441	<b>TARGET DATE:</b>	03.03.2021
	<b>N</b> 460975	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	17.02.2021

**APPLICATION NO:** 6.78.1.C.FUL

**LOCATION:**

Mar House Mar Head Balk Arkendale HG5 0RG

**PROPOSAL:**

Addition of a porch roof over a new entrance and a new gable window.

**APPLICANT:**

Mr & Mrs Tindall

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans, Elevations and Section - Drawing No. 4397-PL02-003. Received 06.01.2021.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	21/00046/TPO	<b>WARD:</b>	Marston Moor
<b>CASE OFFICER:</b>	Orla Zoe Downs	<b>DATE VALID:</b>	06.01.2021

**GRID REF:** E 446362  
N 452349

**TARGET DATE:** 03.03.2021  
**REVISED TARGET:**  
**DECISION DATE:** 16.02.2021

**APPLICATION NO:** 6.124.542.TPO

**LOCATION:**

91 Prince Rupert Drive Tockwith YO26 7PT

**PROPOSAL:**

Crown lift to 5m and crown thin by 10-15% to 1no. Oak tree subject to Tree Preservation Order 42/2007.

**APPLICANT:**

Mr Tim Burton

Part APPROVED and part REFUSED as set out below:

**PART TO BE APPROVED:**

Crown lift to 5m to 1no. Oak Tree.

Subject to the following Conditions;

- 1 The works hereby approved shall be completed within two years of the date of this decision.
- 2 The proposed works shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.

Reasons for Conditions:

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to maintain the amenity of the locality.
- 3 In the interests of good arboricultural practice.

**PART TO BE REFUSED:**

Crown thinning by 10-15% to 1no. Oak Tree

Reasons for refusal:

- 1 The proposed works would significantly harm the visual amenity of the surrounding

area. This would conflict with guidance in the National Planning Policy Framework, Policy NE7 of the Harrogate District Local Plan.

- 2 No technical justification has been submitted to justify the proposed works. This would conflict with the guidance in the National Planning Policy Framework and Policy NE7 of the Harrogate Local Plan.

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<b>CASE NUMBER:</b>	21/00055/TPO	<b>WARD:</b>	Ripon Minster
<b>CASE OFFICER:</b>	Katie Lois	<b>DATE VALID:</b>	07.01.2021
<b>GRID REF:</b>	<b>E</b> 431246	<b>TARGET DATE:</b>	04.03.2021
	<b>N</b> 470960	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	25.02.2021

**APPLICATION NO:** 6.31.2879.A.TPO

**LOCATION:**  
14 Wellington Gardens Ripon HG4 1DL

**PROPOSAL:**  
Felling of 1 Ash tree of Tree Preservation Order 18/1991.

**APPLICANT:**  
Mr Garthwaite

APPROVED subject to the following conditions:-

- 1 The works hereby approved shall be completed within two years of the date of this decision.
- 2 The proposed works shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be undertaken by a suitably qualified Arborist and in accordance with British Standards 3998 (2010) Works to Trees.
- 4 Replacement planting - 1 no. Species to be agreed with the LPA. Tree to be nursery stock size 10-12 cm girth when measured at 1.5 metres from ground level at the point of planting.  
Tree to be planted in prepared pit, which is 50% larger than root ball of the tree to be planted. The sides of the planting to are to be forked over to help alleviate compaction and allow the tree roots to become established.  
Trees to be planted with the root collar at the same level as the surrounding soil levels.  
Trees to be anchored with a single stake and attached the trunk of the tree at

approx.1 metre above ground level. Stakes to be driven into the ground clear of the root ball.

Tree to be planted in the first planting season after the felling of the noted trees and between November and March within 1.5 metres of the felled tree.

All tree stock to be supplied in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations.

If within a period of ten years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

#### Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In the interests of visual amenity and to safeguard the character of the area.
- 3 In the interests of good Arboricultural practice.
- 4 In the interests of good Arboricultural practice.

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<b>CASE NUMBER:</b>	21/00056/TPO	<b>WARD:</b>	Harrogate Hookstone
<b>CASE OFFICER:</b>	Chloe Leatham	<b>DATE VALID:</b>	08.01.2021
<b>GRID REF:</b>	<b>E</b>	<b>TARGET DATE:</b>	05.03.2021
	<b>N 454913</b>	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	17.02.2021

**APPLICATION NO:** 6.79.11593.TPO

#### **LOCATION:**

Land Bordering Rud Beck At Grid Reference 433400 454913 Dalby Avenue Harrogate HG2 7TN

#### **PROPOSAL:**

Various works to trees within Tree Preservation Order: 01/1995

#### **APPLICANT:**

Stewart Watkinson

APPROVED subject to the following conditions:-

- 1 The works hereby approved shall be completed within two years of the date of this decision.

- 2 The proposed works shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to maintain the amenity of the locality.
- 3 In the interests of good arboricultural practice.

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<b>CASE NUMBER:</b>	21/00061/CLOPUD	<b>WARD:</b>	Killinghall & Hampsthwaite
<b>CASE OFFICER:</b>	Orla Zoe Downs	<b>DATE VALID:</b>	25.01.2021
<b>GRID REF:</b>	<b>E</b> 426088	<b>TARGET DATE:</b>	22.03.2021
	<b>N</b> 457339	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	12.02.2021
<b>APPLICATION NO:</b>	6.92.234.D.CLOPUD		

**LOCATION:**  
South View Farm West Lane Hampsthwaite HG3 2HP

**PROPOSAL:**  
Changes to windows and doors

**APPLICANT:**  
Mr Bell

APPROVED

- 1 The proposed alterations to the windows and doors as shown on drawings 2033.PO4 (revision A, dated 4.1.2021), 2033.PO3 (revision A, dated 8.1.2021), 2033.PO2 (revision A, dated 8.1.2021), and 2033.PO1 (revision A, dated 8.1.2021) comply with Schedule 2, Article 3, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2020 (as amended).

Reasons for Conditions:-



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**CASE NUMBER:** 21/00062/AMENDS      **WARD:** Fountains & Ripley  
**CASE OFFICER:** Emma Howson      **DATE VALID:** 29.01.2021  
**GRID REF:** E 425725      **TARGET DATE:** 26.02.2021  
                         N 461145      **REVISED TARGET:**  
**DECISION DATE:** 25.02.2021

**APPLICATION NO:** 6.74.56.K.AMENDS

**LOCATION:**

New Inn Burnt Yates Harrogate North Yorkshire HG3 3EG

**PROPOSAL:**

Non material amendment to planning approval 19/01736/FUL - Conversion of public house into 4 no. dwellings and erection of 4 no. dwellings in adjoining car park, to allow alterations in fenestration to deal with anomalies on approved plans and elevations and omit a number of additional openings not present in the existing building.

**APPLICANT:**

Cooper & Westgate Co Ltd

APPROVED

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**CASE NUMBER:** 21/00065/DISCON      **WARD:** Pateley Bridge & Nidderdale Moors  
**CASE OFFICER:** Katie Lois      **DATE VALID:** 08.01.2021  
**GRID REF:** E 417505      **TARGET DATE:** 05.03.2021  
                         N 465196      **REVISED TARGET:**  
**DECISION DATE:** 16.02.2021

**APPLICATION NO:** 6.49.413.C.DISCON

**LOCATION:**

Tiplady Barn Tiplady Farm Blazefield HG3 5DN

**PROPOSAL:**

Approval of details required under condition 2 (materials) of planning permission 20/02270/FUL - Demolition of detached garage and store. Erection of two single storey

extensions to form garage and additional living accommodation.

**APPLICANT:**

Jon Hinchliff

CONFIRMATION of discharge of condition(s)

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<b>CASE NUMBER:</b>	21/00071/TPO	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Orla Zoe Downs	<b>DATE VALID:</b>	11.01.2021
<b>GRID REF:</b>	E 432463	<b>TARGET DATE:</b>	08.03.2021
	N 459069	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	19.02.2021

**APPLICATION NO:** 6.83.163.E.TPO

**LOCATION:**

Mill House Mire Syke Lane Scotton HG5 9HW

**PROPOSAL:**

Crown reduce 1no. Poplar Tree (T9) by 4m, max pruning cuts 80mm subject to TPO 02/1983.

**APPLICANT:**

Mr David Hetherington

APPROVED subject to the following conditions:-

- 1 The works hereby approved shall be completed within two years of the date of this decision.
- 2 The proposed works shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act

- 1990.
- 2 In order to maintain the amenity of the locality.
- 3 In the interests of good arboricultural practice.

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<b>CASE NUMBER:</b>	21/00072/FUL	<b>WARD:</b>	Harrogate Pannal Ward
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	11.01.2021
<b>GRID REF:</b>	<b>E</b> 430063	<b>TARGET DATE:</b>	08.03.2021
	<b>N</b> 451806	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	17.02.2021

**APPLICATION NO:** 6.152.413.FUL

**LOCATION:**

37 Spring Lane Pannal HG3 1NP

**PROPOSAL:**

Erection of single storey rear extension.

**APPLICANT:**

Mr Rob Thompson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans and Elevations - Drawing No. RT/GR/P/02. Received 11.01.2021.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	21/00079/FUL	<b>WARD:</b>	Pateley Bridge & Nidderdale Moors
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**CASE OFFICER:** Josh Arthur  
**GRID REF:** E 417821  
N 464542

**DATE VALID:** 11.01.2021  
**TARGET DATE:** 08.03.2021  
**REVISED TARGET:**  
**DECISION DATE:** 24.02.2021

**APPLICATION NO:** 6.49.613.F.FUL

**LOCATION:**

West House Farm Lupton Bank Glasshouses HG3 5EA

**PROPOSAL:**

Removal of existing doorway and blocking up of existing opening on north west elevation and installation of doorway on north east elevation.

**APPLICANT:**

Mr And Mrs D Marr

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
  
Location/Block Plan DWG No. 20/1095/04  
Proposed & Existing Floor Plans, Section and Elevations DWG No. 20/1095/03
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwelling.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.

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**CASE NUMBER:** 21/00087/DISCON  
**CASE OFFICER:** Orla Zoe Downs  
**GRID REF:** E 445905  
N 457070

**WARD:** Ouseburn  
**DATE VALID:** 12.01.2021  
**TARGET DATE:** 09.03.2021  
**REVISED TARGET:**  
**DECISION DATE:** 11.02.2021

**APPLICATION NO:** 6.103.104.D.DISCON

**LOCATION:**

Elm House Farm The Green Green Hammerton YO26 8BQ

**PROPOSAL:**

Approval of details required under condition 4 (remediation scheme) of planning permission 17/05431/FUL - Conversion of barns to form 5 dwellings to include demolition of fold yards, alteration and extension to existing barns. Formation of associated car parking area.

**APPLICANT:**

Nu Space Homes Ltd

PART confirmation of discharge of condition(s)

**CONFIRMATION OF DISCHARGE TO PART BELOW:**

Parts A and B of condition 4 ONLY

**REFUSAL OF DISCHARGE TO PART BELOW:**

Parts C and D of condition 4

Reasons for refusal:

- 1 The requirements of parts C and D cannot yet be met. Part C cannot be discharged until the approval remediation scheme has been carried out. Part D requires discharge only in the event that unexpected contamination is found at any time when carrying out the approved development.

**INFORMATIVES**

- 1 Parts A and B of condition 4 can be discharged as the details provided were considered acceptable.

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<b>CASE NUMBER:</b>	21/00090/FUL	<b>WARD:</b>	Knareborough Aspin & Calcutt
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	12.01.2021
<b>GRID REF:</b>	E 435653	<b>TARGET DATE:</b>	09.03.2021
	N 456312	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	24.02.2021
<b>APPLICATION NO:</b>	6.100.13619.FUL		

**LOCATION:**

34 Aspin Park Road Knaresborough HG5 8HF

**PROPOSAL:**

Demolition of garage and erection of a single storey wrap-around extension and alterations.

**APPLICANT:**

MR S WHITWHAM

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan - Drawing No. 20/1183/04. Received 12.01.2021.  
 Proposed Plans and Elevations - Drawing No. 20/1183/05. Received 12.01.2021.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

<b>CASE NUMBER:</b>	21/00104/DISCON	<b>WARD:</b>	Bishop Monkton & Newby
<b>CASE OFFICER:</b>	Katie Lois	<b>DATE VALID:</b>	13.01.2021
<b>GRID REF:</b>	<b>E</b> 432432	<b>TARGET DATE:</b>	10.03.2021
	<b>N</b> 466323	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	22.02.2021
<b>APPLICATION NO:</b>	6.54.271.C.DISCON		

**LOCATION:**

The Red House Moor Road Bishop Monkton HG3 3QF

**PROPOSAL:**

Approval of details required under conditions 3 (materials) and 4 (landscape scheme) of planning permission of Application to vary condition 2 (approved drawings) of permission 20/04839/DVCON - Application to vary condition 2 (approved drawings) of permission 20/00402/FUL - Demolition of dwelling; Erection of dwelling with alterations to access and

associated hardstanding and landscaping works.

**APPLICANT:**

Mr & Mrs M Hall

CONFIRMATION of discharge of condition(s)

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<b>CASE NUMBER:</b>	21/00105/TPO	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Chloe Leatham	<b>DATE VALID:</b>	13.01.2021
<b>GRID REF:</b>	E 427656	<b>TARGET DATE:</b>	10.03.2021
	N 455591	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	24.02.2021

**APPLICATION NO:** 6.79.7667.P.TPO

**LOCATION:**

7 Penny Pot Gardens Harrogate HG3 2GB

**PROPOSAL:**

Fell/removal of 1 Beech Tree and 1 Oak Tree crown lift and crown clean (approx. Max 3m), and the removal of deadwood within Tree Preservation Order 35/1994.

**APPLICANT:**

Mr Anthony Mence

APPROVED subject to the following conditions:-

- 1 The works hereby approved shall be completed within two years of the date of this decision.
- 2 The proposed works shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees. All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.
- 4 Replacement planting is required - 1 N<sup>o</sup> Beech. Tree to be 10-12 cm girth when measured at 1.5 metres from ground level at the point of planting.  
Tree(s) to be planted in prepared pit, which is 50% larger than root ball of the tree to

be planted. The sides of the planting to are to be forked over to help alleviate compaction and allow the tree roots to become established.

Tree(s) to be planted with the root collar at the same level as the surrounding soil levels.

Tree(s) to be backfilled with topsoil clean of building contaminants.

Tree(s) to be anchored with a single stake angled at 45% and attached the trunk of the tree at approx.1 metre above ground level. Stake to be driven into the ground clear of the root ball.

Tree(s) to be planted in the first planting season after the felling of the noted trees and between November and March no closer than 5 metres from the trunk of any existing tree.

All tree stock to be supplied in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations.

If within a period of ten years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

#### Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to maintain the amenity of the locality.
- 3 In the interests of good arboricultural practice.
- 4 In order to maintain the visual amenity of the tree preservation order.

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<b>CASE NUMBER:</b>	21/00116/FUL	<b>WARD:</b>	Harrogate Pannal Ward
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	14.01.2021
<b>GRID REF:</b>	<b>E</b> 431439	<b>TARGET DATE:</b>	11.03.2021
	<b>N</b> 451014	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	23.02.2021

**APPLICATION NO:** 6.152.82.A.FUL

**LOCATION:**  
The Ridings 146 Walton Park Pannal HG3 1RJ



**PROPOSAL:**

Erection of a single storey front extension.

**APPLICANT:**

Mr Robert Wells

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Existing and Proposed Front and Left Elevations - Drawing No. 205201-PG02-RevA. Received 14.01.2021.

Existing and Proposed Rear and Right Elevations - Drawing No. 205201-PG03-RevA. Received 14.01.2021.

Existing and Proposed Roof Plan and Floor Plans - Drawing No. 205201-PG04-RevA. Received 14.01.2021.

Proposed Elevation - Drawing No. 205201-PG05-RevA. Received 14.01.2021.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	21/00117/DISCON	<b>WARD:</b>	Harrogate St Georges
<b>CASE OFFICER:</b>	Chloe Leatham	<b>DATE VALID:</b>	14.01.2021
<b>GRID REF:</b>	<b>E</b> 430178	<b>TARGET DATE:</b>	11.03.2021
	<b>N</b> 454492	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	05.02.2021

**APPLICATION NO:** 6.79.5513.F.DISCON

**LOCATION:**

Dunorlan, Flat 3 2 Park Road Harrogate HG2 9AZ

**PROPOSAL:**

Application for the approval of details required under condition 3 (sample materials) of planning permission 20/02230/FUL - Removal of timber windows and installation of replacement UPVC sash windows. Formation of inverted roof dormer balcony.

**APPLICANT:**

Mr & Mrs Whiteley

CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

- 1 The details submitted for condition 3 (window samples) are considered acceptable.

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<b>CASE NUMBER:</b>	21/00148/FUL	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	15.01.2021
<b>GRID REF:</b>	<b>E</b> 429303	<b>TARGET DATE:</b>	12.03.2021
	<b>N</b> 455415	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	25.02.2021

**APPLICATION NO:** 6.79.13210.B.FUL

**LOCATION:**

2 Rutland Road Harrogate HG1 2PY

**PROPOSAL:**

Proposed single storey rear extension.

**APPLICANT:**

Mr And Mrs Oakley

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan - Drawing No. 245-1220-P05. Received 15.01.2021.

Proposed Plans - Drawing No. 245-1220-P03. Received 15.01.2021.

Proposed Elevations - Drawing No. 245-1220-P04. Received 15.01.2021.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	21/00154/TPO	<b>WARD:</b>	Harrogate Oatlands
<b>CASE OFFICER:</b>	Chloe Leatham	<b>DATE VALID:</b>	18.01.2021
<b>GRID REF:</b>	<b>E</b> 430928	<b>TARGET DATE:</b>	15.03.2021
	<b>N</b> 452641	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	25.02.2021

**APPLICATION NO:** 6.79.8351.F.TPO

**LOCATION:**

Holmleigh Leeds Road Harrogate HG2 8HH

**PROPOSAL:**

No.11 Lime Trees crown lift western canopies, elevation of canopies facing gardens (approx. 4m vertical clearance) within Tree Preservation Order 34/1996

**APPLICANT:**

Mr Nicholas Carmichael

APPROVED subject to the following conditions:-

- 1 The works hereby approved shall be completed within two years of the date of this decision. The works hereby approved shall be completed within two years of the date of this decision.
- 2 The proposed works shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to maintain the amenity of the locality.
- 3 In the interests of good arboricultural practice. In the interests of good arboricultural practice.

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**CASE NUMBER:** 21/00323/PNA                      **WARD:** Masham & Kirkby Malzeard  
**CASE OFFICER:** Josh Arthur                      **DATE VALID:** 19.01.2021  
**GRID REF:** E 423462                      **TARGET DATE:** 16.03.2021  
                    N 475697                      **REVISED TARGET:**  
**DECISION DATE:** 08.02.2021

**APPLICATION NO:** 6.18.163.F.PNA

**LOCATION:**

Newholme Caravan Park Newholme Farm Grewelthorpe Ripon North Yorkshire HG4 3DR

**PROPOSAL:**

Prior notification for erection of agricultural building.

**APPLICANT:**

C Greensit & Son

Prior approval not required

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**CASE NUMBER:** 21/00216/CLOPUD                      **WARD:** Washburn  
**CASE OFFICER:** Janet Belton                      **DATE VALID:** 20.01.2021  
**GRID REF:** E 427217                      **TARGET DATE:** 17.03.2021  
                    N 447631                      **REVISED TARGET:**  
**DECISION DATE:** 25.02.2021

**APPLICATION NO:** 6.147.

**LOCATION:**

The Well House Strait Lane Huby LS17 0EA

**PROPOSAL:**

Certificate of lawfulness for demolition of conservatory and erection of larger conservatory.

**APPLICANT:**

Andrew Magson

APPROVED

1

The proposed single storey extension as shown on drawing Proposed Ground Floor received 20.01.2021 would comply with Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Reasons for Conditions:-

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<b>CASE NUMBER:</b>	21/00234/FUL	<b>WARD:</b>	Knareborough Aspin & Calcutt
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	21.01.2021
<b>GRID REF:</b>	E 435822 N 456500	<b>TARGET DATE:</b>	18.03.2021
		<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	25.02.2021
<b>APPLICATION NO:</b>	6.100.13622.FUL		

**LOCATION:**  
41 Gimbald Road Knareborough HG5 8HD

**PROPOSAL:**  
Part demolition of existing extension/garage and erection of single storey wrap around extension.

**APPLICANT:**  
Mr & Mrs T FRANCE

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.02.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan - Drawing No. 20/1209/02. Received 21.01.2021.  
Existing and Proposed Plans and Elevations - Drawing No. 20/1209/01. Received 21.01.2021.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

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<b>CASE NUMBER:</b>	21/00295/DISCON	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Orla Zoe Downs	<b>DATE VALID:</b>	27.01.2021
<b>GRID REF:</b>	<b>E</b> 440648	<b>TARGET DATE:</b>	24.03.2021
	<b>N</b> 466224	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	19.02.2021

**APPLICATION NO:** 6.64.70.E.DISCON

**LOCATION:**

The Old Barn Back Street Aldborough YO51 9EX

**PROPOSAL:**

Approval of details required under condition 4 (written scheme of investigation) of planning permission 20/04745/FUL - Erection of 2no. single storey extensions.

**APPLICANT:**

Mr & Mrs D Brown

CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

- 1 Condition 4. The details provided for Condition 4 are considered acceptable and the development must now be carried out in accordance with the hereby approved scheme.

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<b>CASE NUMBER:</b>	21/00309/DISCON	<b>WARD:</b>	Bishop Monkton & Newby
<b>CASE OFFICER:</b>	Katie Lois	<b>DATE VALID:</b>	27.01.2021
<b>GRID REF:</b>	<b>E</b> 433085	<b>TARGET DATE:</b>	24.03.2021
	<b>N</b> 465695	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	22.02.2021

**APPLICATION NO:** 6.54.278.DISCON

**LOCATION:**

Land Comprising Barn At 433085 465695 Knaresborough Road Bishop Monkton HG3 3QQ

**PROPOSAL:**

Approval of details required under conditions 5 and 6 (highways) of 19/01631/PBR - Prior notification for conversion of agricultural building to form one dwelling with associated building works.

**APPLICANT:**

Mrs Victoria Sargeson

1 CONFIRMATION of discharge of condition(s)

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<b>CASE NUMBER:</b>	21/00346/DISCON	<b>WARD:</b>	Harrogate Pannal Ward
<b>CASE OFFICER:</b>	Chloe Leatham	<b>DATE VALID:</b>	28.01.2021
<b>GRID REF:</b>	<b>E</b> 429850	<b>TARGET DATE:</b>	25.03.2021
	<b>N</b> 451508	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	12.02.2021

**APPLICATION NO:** 6.152.368.B.DISCON

**LOCATION:**

37 Burn Bridge Road Burn Bridge HG3 1PB

**PROPOSAL:**

Approval of details required under conditions 3 (sample materials) of planning permission 20/02813/FUL - Erection of replacement dwelling an accordance with details previously approved under planning permission 20/00507/FUL for the extension of the existing dwelling. /i Planning permission 20/00507/FUL permitted the demolition of existing garage, erection of two-storey wrap-around extension, raising of roof to form additional floor of living space, alteration of fenestration and formation of hardstanding.

**APPLICANT:**

Mr And Mrs North

CONFIRMATION of discharge of condition(s)

## INFORMATIVES

1 The details submitted for condition 3 (material details) are considered acceptable.

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<b>CASE NUMBER:</b>	21/00355/PNA	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Tom Procter	<b>DATE VALID:</b>	01.02.2021
<b>GRID REF:</b>	<b>E</b> 417160	<b>TARGET DATE:</b>	29.03.2021
	<b>N</b> 452096	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	08.02.2021

**APPLICATION NO:** 6.131.27.H.PNA

**LOCATION:**  
Bankfoot Farm High Snowden Otley LS21 2NJ

**PROPOSAL:**  
Erection of purpose built agricultural building.

**APPLICANT:**  
Mr J Crabtree

1 Prior approval not required

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<b>CASE NUMBER:</b>	21/00401/AMENDS	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Natalie Ramadhin	<b>DATE VALID:</b>	01.02.2021
<b>GRID REF:</b>	<b>E</b> 428978	<b>TARGET DATE:</b>	01.03.2021
	<b>N</b> 455107	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	11.02.2021

**APPLICATION NO:** 6.79.11619.E.AMEND  
S

**LOCATION:**  
29A Rutland Drive Harrogate HG1 2NS

**PROPOSAL:**  
Non-material minor amendment of planning approval 20/00857/FUL to substitute the flat roof on the side single storey extension with a very low, eleven degree, pitched roof with concrete tiles to match the existing house tiles.



**APPLICANT:**  
J GREEN

APPROVED

## INFORMATIVES

- 1 The proposed roof alterations under drawing number 29A RD/RSE/AMENDMENT, dated Jan 2020, received and uploaded to the public file on the 1st February 2021, are considered to be consistent with the provisions of the national and local planning policy and do not introduce any new issues that were not considered as part of the original planning permission. As such the amendments are considered acceptable as a non-material minor amendment to the previously approved application 20/00857/FUL.

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<b>CASE NUMBER:</b>	21/00591/DISCON	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Janet Belton	<b>DATE VALID:</b>	04.02.2021
<b>GRID REF:</b>	<b>E</b> 436540	<b>TARGET DATE:</b>	01.04.2021
	<b>N</b> 462716	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	16.02.2021

**APPLICATION NO:** 6.70.148.DISCON

### LOCATION:

Hope Cottage Main Street Staveley Knaresborough North Yorkshire HG5 9LD

### PROPOSAL:

Approval of details required under condition 3 (materials samples) of planning permission 20/02479/FUL and listed building consent 20/03180/LB -Erection of single storey extension including rebuilding of wall and outbuildings to form garden room.

**APPLICANT:**  
Mr R Lawson

- 1 CONFIRMATION of discharge of condition(s)

## INFORMATIVES

- 1 The details submitted in relation to Condition 3 of 20/02479/FUL and 20/03180/LB and the samples provided are considered acceptable but these conditions cannot be fully discharged until the development is carried out in strict accordance with the approved details

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<b>CASE NUMBER:</b>	21/00589/DISCON	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Orla Zoe Downs	<b>DATE VALID:</b>	12.02.2021
<b>GRID REF:</b>	<b>E</b> 444336	<b>TARGET DATE:</b>	09.04.2021
	<b>N</b> 458018	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	24.02.2021

**APPLICATION NO:** 6.96.86.D.DISCON

**LOCATION:**

The Old Post Office High Street Whixley YO26 8AW

**PROPOSAL:**

Approval of details required under condition 3 (root protection) and condition 4 (root protection) of planning permission 20/03261/FUL - Demolition of single storey extensions and erection of single storey extension, relocation of oil tank and installation of roof light and boiler flue.

**APPLICANT:**

Mr Richard Allen

- 1 CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

- 1 Condition 3. The details provided for Condition 3 are considered acceptable. The construction must now be carried out in accordance with the approved details.
- 2 Condition 4. The details provided for Condition 4 are considered acceptable. The construction must now be carried out in accordance with the approved details.

**HARROGATE BOROUGH COUNCIL**

**PLANNING COMMITTEE**

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**LIST OF APPLICATIONS DETERMINED BY THE CHIEF PLANNER AFTER  
CONSULTATION WITH THE CABINET MEMBER (PLANNING)**

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<b>CASE NUMBER:</b>	20/03459/LB	<b>WARD:</b>	Harrogate Pannal Ward
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	10.11.2020
<b>GRID REF:</b>	<b>E</b> 430547	<b>TARGET DATE:</b>	05.01.2021
	<b>N</b> 451722	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	08.02.2021

**APPLICATION NO:** 6.152.2.B.LB

**LOCATION:**

23 Main Street Pannal HG3 1JZ

**PROPOSAL:**

Listed building application for erection of single storey extension and carport and removal of existing extension and outbuilding/store.

**APPLICANT:**

Mr & Mrs Bentley

WITHDRAWN

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