

HARROGATE BOROUGH COUNCIL

PLANNING COMMITTEE

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

CASE NUMBER:	19/04870/DVCMAJ	WARD:	Ouseburn
CASE OFFICER:	Helen Goulden	DATE VALID:	21.11.2019
GRID REF:	E 444293	TARGET DATE:	20.02.2020
	N 462239	REVISED TARGET:	26.02.2021
		DECISION DATE:	26.02.2021

APPLICATION NO: 6.80.42.D.DVCMAJ

LOCATION:

Land Comprising OS Field 2924 Branton Lane Great Ouseburn North Yorkshire

PROPOSAL:

Variation of Condition 1 (approved plans) and removal of Condition 19 (storage) to allow amendments to approved plans and to allow letting rooms on second floor of Planning Permission 19/01255/DVCMAJ-Variation 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:

Mr Matthew Gath

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details and the following approved plans:

- P15 4968 08 Rev A Location Plan
- P19 5351 01 Rev D Planning Layout
- P15 4968 100 Rev J Landscape Proposals
- P19 5351 10 Rev - Floor Plans
- P19 5351 11 Rev - Elevations
- P15 4968 09 Rev B Garage Details
- P15 4968 14 Rev A Boundary Treatments
- P15 4968 39 Rev A Type B (AS-OP)
- P15 4968 40 Rev A Type A (AS)
- P15 4968 11 Coppergate
- P15 4968 16 Bishopgate
- P15 4968 19 Churchill

P15 4968 22 Swale
P19 5351 15 Gas Storage Enclosure
SR1780-02-031018-S4L Cycle Shelter Canterbury 4m

- 2 The measures to prevent surface water from non-highway areas discharging onto the existing or proposed highway shall be implemented and carried out in accordance with Planning Layout (Dwg No. P19 5351 01 Rev D) and Landscape Proposals (Dwg No. P15 4968 100 Rev J) hereby approved and the details and programme approved by the Local Planning Authority on 30 January 2019 under application 18/03169/DISCON.
- 3 The site accesses, road widening and traffic calming measures shall be carried out in accordance with Planning Layout (Dwg No. P19 5351 01 Rev D) and Landscape Proposals (Dwg No. P15 4968 100 Rev J) hereby approved and the details approved by the Local Planning Authority on 30 January 2019 under application 18/03169/DISCON.

The road widening and construction of the access shall thereafter be installed to the satisfaction of the Local Highway Authority in accordance with the approved details, and in respect of the site access and road widening measures, prior to any excavation or other ground works or depositing of materials on the site. The traffic calming measures shall be implemented in accordance with the approved timetable. All measures shall be retained thereafter.

- 4 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 access) until splays are provided giving clear visibility of 2.4 metres x 56 metres measured along both channel lines of the major road Branton Lane. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 5 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing Planning Layout (Dwg No. P19 5351 01 Rev D). Once created, these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 6 The detailed landscaping scheme, including the planting of trees and or shrubs, use of surface materials and boundary treatments including walls and fences throughout the development shall be implemented and carried out in accordance with the details approved by the Local Planning Authority on 21 November 2017 under application 17/02552/DISCON and as shown on Landscape Proposals (Dwg No. P15 4968 100 Rev J) and Boundary Treatments Plan (P15 5968 14 Rev A).
- 7 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.
- 8 The surface water drainage shall be carried out in accordance with the details

approved by the Local Planning Authority on 3 April 2019 under application 19/00555/DISCON. No occupation of buildings shall take place before the completion of the approved surface water drainage works.

- 9 The works to provide a satisfactory outfall for surface water shall be undertaken and carried out in accordance with the details approved by the Local Planning Authority on 3 April 2019 under application 19/00555/DISCON.
- 10 The development shall be carried out in accordance with the tree protection details approved by the Local Planning Authority on 21 November 2017 under application 17/02552/DISCON. The access points shall be constructed in strict accordance with the approved details.
- 11 The development shall be carried out in accordance with the Noise Assessment (dated January 2017, Ref: YES057267/N V1) approved by the Local Planning Authority on 18 March 2019 under application 19/00268/DISCON and the Noise Report Addendum (dated 23 May 2019, Ref: YES64264N) approved on 12 September 2019 under application 19/01255/DVCMAJ. Any approved noise mitigation works required should be carried out and completed prior to the Public House and Letting rooms being brought into use.
- 12 The ventilation system must be installed and thereafter maintained in accordance with the details approved by the Local Planning Authority on 10 February 2021 under application 20/00820/DISCON. The approved ventilation system must be installed prior to the Public House and Letting rooms being first brought into use.
- 13 The external lighting scheme for the development shall be carried out in accordance with the details approved by the Local Planning Authority on 21 November 2017 under application 17/02552/DISCON and as shown on the Landscaping Proposals Plan (Dwg No. P15 4968 100 Rev J) hereby approved. No other form of lighting shall be implemented on the application site without the prior written approval of the Local Planning Authority.
- 14 The development shall be carried out in accordance with the Great Crested Newt Survey Report and Method Statement, including mitigation recommendations if necessary, approved by the Local Planning Authority on 18 March 2019 under reference 19/00268/DISCON.
- 15 The ecological mitigation and enhancement scheme shall be implemented in accordance with the measures and timescales approved by the Local Planning Authority on 18 March 2019 under application 19/00268/DISCON. The measures set out in the approved Ecological Enhancement Management Plan (November 2016) are ongoing and should be retained for the lifetime of the development.
- 16 The Public House and Plots 1 to 8 shall be constructed in accordance with the External Materials Schedule Rev D (August 2019) approved by the Local Planning Authority on 12 September 2019 under application 19/01255/DVCMAJ. Only those materials and windows and doors approved by the Local Planning Authority shall be used to construct the development.

- 17 The cycle stores, refuse/recycling stores and gas storage enclosure within the development shall be constructed in accordance with the details shown on Planning Layout (Dwg No. P19 5351 01 Rev D), Cycle Shelter Canterbury 4m (Dwg No. SR1780-02-031018-S4L), Gas Storage Enclosure (Dwg No. P19 5351 15)) and the refuse storage details approved under application 18/03169/DISCON. The cycle and refuse/recycling stores and gas storage enclosure shall be provided prior to the development being brought into use and retained as such for the life of the development.
- 18 The facilities for charging plug-in and other ultra-low emission vehicles within the development shall be provided in accordance with the details approved by the Local Planning Authority on 21 November 2017 under application 17/02552/DISCON. The approved measures shall be implemented prior to occupation of the part of the development to which they relate.
- 19 The opening hours of the Public House shall be restricted to Monday to Sunday (including Bank Holidays) 9am to 11.30pm with no food or drinks served after 11pm.
- 20 The car park area shown on the approved plans shall be made available for use prior to the Public House being brought into first use.
- 21 The holiday let on Plot 3 and the letting rooms within the Public House hereby approved shall not be occupied as a person's sole or main place of residence.
- 22 Notwithstanding the provisions of The Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order), no further windows or other openings shall be inserted in the elevations or roof of the development hereby approved, without the prior written approval of the Local Planning Authority.
- 23 The doors to the Public House dining area shall remain closed after 10pm Monday to Sunday (including Bank Holidays) and there shall be no use of the outside area between the Public House and the boundary with Avenue House while the doors are closed.
- 24 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 the 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.

In addition, if there is to be any topsoil brought in for gardens from another source certificates are required from the supplier showing that the soil is of a suitable standard for residential end use. If the area of redevelopment is to entail a former burial ground then this should also be addressed and the above report revised to take account for this.

Reasons for Conditions:-

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 In the interests of highway safety.
- 3 In the interests of highway safety.
- 4 In the interests of highway safety.
- 5 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.
- 6 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 7 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 8 To prevent flooding and in the interests of the amenities of neighbouring properties and occupiers of the development.
- 9 To ensure the site is properly drained and in order to prevent overloading, surface water is not discharged to the foul sewer network.
- 10 In the interests of protection of trees on and adjoining the site.
- 11 In the interests of the amenities of neighbouring properties.
- 12 In the interests of the amenities of neighbouring properties.
- 13 In the interests of the amenities of neighbouring properties, landscape character and security of the development.
- 14 In the interests of the protected species.
- 15 In the interests of the ecological value of the site and to promote biodiversity.
- 16 In the interests of visual amenity.
- 17 In the interests of promotion of sustainable transport and the amenities of future occupiers.
- 18 In the interests of promoting sustainable transport options.
- 19 In the interests of residential amenity.
- 20 In the interests of highway safety.
- 21 Permanent occupancy would not be acceptable on grounds of residential amenity.
- 22 In the interests of the amenities of occupiers of the neighbouring properties and visual amenity.
- 23 In the interests of the amenities of occupiers of Avenue House.
- 24 In the interests of the amenities of occupiers of the development and neighbouring properties.

INFORMATIVES

- 1 You are advised that a separate license will be required from the Highways Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at County Council's offices. The local office of the Highway Authority will also be able to provide the detailed constructional specification referred to in this condition.
- 2 An explanation of the terms used in Condition 4 is available from the Highway Authority.
- 3 For the avoidance of doubt, the recycling store identified on the ground floor plan of Type A(AS) (Dwg No. P15:4968:40 Rev A) should include the refuse store as approved under application 18/03169/DISCON.

CASE NUMBER:	19/04958/DISCON	WARD:	Killinghall & Hampsthwaite
CASE OFFICER:	Josh Arthur	DATE VALID:	29.11.2019
GRID REF:	E 427207	TARGET DATE:	24.01.2020
	N 457861	REVISED TARGET:	
		DECISION DATE:	26.02.2021

APPLICATION NO: 6.93.58.J.DISCON

LOCATION:

Levens Farm Lund Lane Killinghall HG3 2BG

PROPOSAL:

Approval of details required under condition 26 (Noise Impact Assessment) of Planning Permission 18/00202/FULMAJ- Demolition of existing derelict buildings and erection of 10 dwellings including access and open space.

APPLICANT:

Mr Robert Martin

- 3 CONFIRMATION of discharge of condition(s)

- 1 The submitted details are considered to be acceptable.

Condition 26: The submitted Noise Impact Assessment No. 2412 Report 01 dated 2nd October 2018

CASE NUMBER:	20/01404/FUL	WARD:	Washburn
CASE OFFICER:	Arthama Lakhanpall	DATE VALID:	22.12.2020
GRID REF:	E 423657	TARGET DATE:	16.02.2021
	N 446811	REVISED TARGET:	23.03.2021
		DECISION DATE:	16.03.2021

APPLICATION NO: 6.145.87.B.FUL

LOCATION:

Leathley Hall Hall Lane Leathley LS21 2LE

PROPOSAL:

Erection of replacement link extension between dwelling and stables and canopy and alterations to fenestration.

APPLICANT:

William Dunn

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.03.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:

2019 457 B004F Proposed Floor Plans (House) - received 11 March 2021
2019 457 B005D Proposed Elevations (House) - received 11 March 2021
2019-457-B010C Proposed Link Ground Floor Plan - received 11 March 2021
2019-457-B020C Proposed Stable Floor Plan - received 11 March 2021
2019-457-B011G Proposed Link Elevations - received 19 February 2021
2019-457-B022 Proposed Opening Alterations - received 19 November 2020
2019-457-B021A Proposed Stable Elevations - received 27 April 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.
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CASE NUMBER: 20/01405/LB
CASE OFFICER: Arthama Lakhanpall
GRID REF: E 423657
N 446811

WARD: Washburn
DATE VALID: 22.12.2020
TARGET DATE: 16.02.2021
REVISED TARGET: 23.03.2021
DECISION DATE: 16.03.2021

APPLICATION NO: 6.145.87.C.LB

LOCATION:

Leathley Hall Hall Lane Leathley LS21 2LE

PROPOSAL:

Listed building application for erection of replacement link extension between dwelling and stables and canopy with internal works to include installation of replacement partitions and windows, removal of partitions doors, columns, cupboard and stairs and repair of windows.

APPLICANT:

William Dunn

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 16.03.2024.
- 2 The work hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:

2019 457 B004F Proposed Floor Plans (House) - received 11 March 2021
2019 457 B005D Proposed Elevations (House) - received 11 March 2021
2019-457-B010C Proposed Link Ground Floor Plan - received 11 March 2021
2019-457-B020C Proposed Stable Floor Plan - received 11 March 2021
2019-457-B011G Proposed Link Elevations - received 19 February 2021
2019-457-B022 Proposed Opening Alterations - received 19 November 2020
2019-457-B021A Proposed Stable Elevations - received 27 April 2020
- 3 Prior to their first use, samples of the external wall and roof materials of the entrance hall and link extension shall be made available on site for the inspection and written approval of the Local Planning Authority. The work shall then be carried out in accordance with the agreed details.
- 4 Prior to installation, joinery details of window 18 to be inserted into the front elevation of the stables building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. These details must include elevation and horizontal and vertical sections at scale 1:10 and glazing bar detail at scale 1:1. The drawings must indicate the reveal of opening and confirm materials. The work shall then be carried out in strict accordance with the approved details.
- 5 Prior their installation and notwithstanding the submitted details, joinery detail and constructional drawings of the glazed screens and openings to the link structures shall be submitted to and approved in writing by the Local Planning Authority. These

details must include elevations and horizontal and vertical sections at scale 1:10 and glazing bar detail at scale 1:1. The work shall then be carried out in strict accordance with the approved details.

- 6 Prior to their installation, details of works required to meet Building Regulations (including soil vent pipes and air extraction vents) shall be submitted to and approved in writing by the Local Planning Authority. The work shall then be carried out in strict 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 In order to ensure compliance with the approved drawings.
- 3 In the interests of the visual amenity and character of the Grade II Listed Building.
- 4 In the interests of the visual amenity and character of the Grade II Listed Building.
- 5 In the interests of the visual amenity and character of the Grade II Listed Building.
- 6 In the interests of the visual amenity and character of the Grade II Listed Building.

CASE NUMBER:	20/01798/DVCMAJ	WARD:	Claro
CASE OFFICER:	Gerard Walsh	DATE VALID:	26.05.2020
GRID REF:	E 436698	TARGET DATE:	25.08.2020
	N 460522	REVISED TARGET:	01.03.2021
		DECISION DATE:	01.03.2021

APPLICATION NO: 6.85.70.B.DVCMAJ

LOCATION:

Land Comprising Field At 436698 460522 Harrogate Road Ferrensby North Yorkshire

PROPOSAL:

Variation of condition 2 (approved plans) to allow for amendments to the approved layout, finished floor levels and external appearance of dwellings and garages of Planning Permission 19/05318/DVCMAJ-Erection 18 dwellings with access and associated landscaping.

APPLICANT:

Jack Lunn Properties

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.07.2022.

- 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:

Proposed Site Layout P50 Rev Q
Proposed Site Sections P80 Rev L
Proposed Site Sections Comparison Overlay P82 Rev A
Proposed Site Plan Comparison Overlay P100 Rev A
House Types:
Plot 1 T51 Rev # & T50 Rev A
Plots 2 & 3 T08 Rev D & T07 Rev F
Plots 4 & 5 T11 Rev D & T10 Rev F
Plot 6 T14 Rev D & T13 Rev G
Plot 7 T17 Rev D & T16 Rev G
Plots 8 & (T20 Rev B & T19 Rev D
Plot 10 T04 Rev D & T03 Rev J
Plots 11, 13 & 18 T23 Rev C & T22 Rev G
Plot 12 T26 Rev D & T25 Rev G
Plots 14, 15 & 16 T29 Rev B & T28 Rev D
Plot 17 T31 Rev F & T32 Rev C
Proposed Garages T49 Rev J

- 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 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 and thereafter any recommendations are to be incorporated or implemented as part of the development.

- 4 a. No operations shall commence on site or any development be commenced before the developer has implemented the report detail including root protection area (RPA) (as per Smeeden Foreman Tree Report dated November 2017) 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.

b.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.

Details submitted and approved by the Local Planning Authority as part of application 19/03527/DISCON and the development shall be carried out in strict accordance with these details.

- 5 The site shall be developed with separate systems of drainage for foul and surface water on and off site.
- 6 The development shall be carried out in strict accordance with the detailed drawings submitted and approved by the Local Planning Authority as part of application 19/03527/DISCON showing how surface water will be managed during the construction phases.
- 7 Prior to the commencement of any phase of the development on site, drawings shall be submitted to, and agreed by the Local Planning Authority in consultation with the LLFA, showing details of the proposed foul and surface water drainage strategy. 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. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development and will include:
 - a. A timetable for its implementation
 - b. Condition survey results for existing ditches watercourses/sewers, including details of outfall destination and how any identified remedial items will be dealt with.
 - c. A restricted peak flow discharge rate, to be agreed with the LPA
 - d. A drainage system designed with sufficient on site attenuation so that flooding does not occur on any part of the site for a 1 in 30 year rainfall event, nor any flooding for a 1 in 100 year rainfall event in any part of a building (including a basement) or in any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development, except within an area that is designed to hold and/or convey water. The design shall also ensure that storm water resulting from a 1 in 100 year rainfall event, plus an allowance to account for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows off site.
 - e. Details with regard to pollution control from parking and hard standing areas
 - f. A site plan showing the exceedence flow routes during extreme storm conditions over the 1 in 100 year event or exceedence or failure of the drainage system.
 - g. 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 including:

- i. Drawings showing any surface water assets that will not be maintained at public expense
- ii. Copies of the draft deed of covenant to be established with incoming homeowners or successors in title, identifying their future responsibility to assure the ongoing management and maintenance of any private surface water assets not maintained at public expense including, funding mechanism – Procedures if appointed management company ceases to exist
- iii. Physical access arrangements
- iv. Establishment of easements/maintenance responsibility/liability with third party landowners.
- v. Maintenance requirements & frequency
- vi. Details of the appointed management/maintenance contractor

Details have been submitted and approved as part of application 19/03527/DISCON and the development shall be carried out in strict accordance with these details.

- 8 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 onto the existing or proposed highway together with a programme for their implementation have been submitted to an 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. Details have been submitted and approved as part of application 19/03527/DISCON and the development shall be carried out in strict accordance with these details.
- 9 There shall be no access of egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on the public highway by vehicles travelling to and from the site have been implemented in accordance with details submitted to and approved in writing by the Local Planning Authority in consultation with the Highway authority, as part of application 19/03527/DISCON. These facilities shall include the provision of wheel washing facilities as necessary. These precautions shall be made available before any excavation or deposition of material in connection with the construction commence on the site and be kept available and in full working order and used until such time and the LPA in consultation with the Highway Authority agrees in writing to their withdrawal.
- 10 The details of the required highway improvement works, listed below shall be implemented in strict accordance with the details submitted to and approved in writing by the Local Planning Authority as part of application 19/03527/DISCON prior to the occupation of any dwelling. The works shall include:
 - ii. An independent Stage 2 Safety Audit carried out in accordance with HD19/03-

Road Safety Audit or any superseding regulations.
iii. A programme for the completion of the proposed works.

The required highway improvements shall include:

- a. Footpath widening
- b. A chicane or traffic calming scheme must be provided on the A6055 Boroughbridge Road.

- 11 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 2.4m x 70m measured along both channel lines of the major road (A6055). Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 12 Prior to the commencement of any works relating to the formation of any highway that is to be retained upon the completion of development or the commencement of construction of any dwelling the following drawings and details shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:
 - a. Detailed engineering drawings to a scale of not less than 1:500 and based upon an accurate survey showing:
 - i. the proposed highway layout including the highway boundary
 - ii. dimensions of any carriageway, cycleway, footway, and verges
 - iii. visibility splays
 - iv. the proposed buildings and site layout, including levels
 - v. accesses and driveways
 - vi. drainage and sewerage system
 - vii. lining and signing
 - viii. traffic calming measures
 - ix. all types of surfacing (including tactiles), kerbing and edging.
 - b. 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:
 - i. the existing ground level
 - ii. the proposed road channel and centre line levels
 - iii. full details of surface water drainage proposals.
 - (c) Full highway construction details including:
 - i. 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
 - ii. when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
 - iii. kerb and edging construction details
 - iv. typical drainage construction details.
 - (d) Details of the method and means of surface water disposal.
 - (e) Details of all proposed street lighting.
 - (f) Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.

- (g) Full working drawings for any structures which affect or form part of the highway network.
- (h) A programme for completing the works.

The development shall only be carried out in full compliance with the approved drawings and details submitted as part of application 19/03527/DISCON unless agreed otherwise in writing by the Local Planning Authority.

- 13 The following highway works shall be completed prior to the occupation of any dwelling:
 - a. Footpath widening
 - b. A chicane or a similar traffic calming scheme on the A6055 Boroughbridge Road.
- 14 The development shall be carried out in strict accordance with the schedule and samples of materials submitted as part of application 19/03527/DISCON unless otherwise agreed in writing by the Local Planning Authority.
- 15 The development shall be implemented in strict accordance with the details submitted and approved as part of application 19/03527/DISCON in relation to:
 - A) A scheme demonstrating the type and location of electric vehicle charging points to serve the development hereby permitted at a minimum standard of one 'Mode 3' charging point per dwelling.
 - B) A scheme demonstrating the type and location of secure, covered cycle storage for each dwelling.

Thereafter development shall be carried out as approved and no dwelling shall be occupied until its electric vehicle charging point and cycle storage facility has been provided.
- 16 The development shall be implemented in strict accordance with the detailed scheme for landscaping, including the planting of trees and or shrubs, submitted and approved by the Local Planning Authority as part of application 19/03527/DISCON.
- 17 The development shall be implemented in strict accordance with the detailed ecological mitigation and enhancement scheme for the site, including the construction phase, as well as provision for the on-going future ecological management of open space, submitted and approved in writing by Local Planning Authority as part of application 19/03527/DISCON. The approved scheme shall be implemented in accordance with the agreed timescales.
- 18 The development shall be implemented in strict accordance with the details of the boundary treatment between plots and the site boundaries submitted and approved as part of application 19/03527/DISCON. Any replacement boundary treatment shall require express consent from the Local Planning Authority.
- 19 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved site plan P50 Revision Q. Once created

these parking areas shall be maintained clear of any obstruction and retained for their intended purposes at all times.

- 20 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 rear extensions or dormers other than any expressly authorised by this permission shall be erected on plots 1- 6 and 12 - 13 identified on Site Layout drawing P50 Revision Q without the grant of further specific planning permission from the Local Planning Authority.
- 21 The development shall be carried out in strict accordance with the details of the crime prevention measures submitted for the written approval of the Local Planning Authority in consultation with North Yorkshire Police and approved as part of application 19/03527/DISCON.
- 22 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.
- 23 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.
- 24 The operating hours during the demolition and construction phases shall be restricted to 7:30 to 18:00 Mondays to Fridays 07:30 to 13:00 Saturdays with no work on Sundays or Bank Holidays.
- 25 The first floor bedroom window in the northwest facing gable elevation of the house on plot No. 12 shall be removed.
- 26 Within four months of the date of this permission, details of landscaping along the northern site boundary, to include trees specimens and native hedge planting shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be implemented in accordance with the approved details in the next available planting season and shall be retained at all times in the future.

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.
- 3 In the interest of the amenity of the development.
- 4 In the interests of the health and amenity of the trees.
- 5 In the interests of satisfactory and sustainable drainage.
- 6 In the interest of satisfactory and sustainable drainage.

- 7 In the interest of satisfactory and sustainable drainage.
- 8 In the interests of highway safety.
- 9 In the interests of highway safety.
- 10 To ensure that the details are satisfactory in the interests of the safety and convenience of highway users.
- 11 In the interests of road safety.
- 12 To secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users.
- 13 In the interests of highway safety.
- 14 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 15 To ensure the development makes provision for ultra-low emission vehicles and sustainable travel choices in accordance with paragraph 105 of the National Planning Policy Framework.
- 16 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity
- 17 .
To minimise the impacts upon bio-diversity and to provide net gains for bio-diversity where possible
- 18 .
In the interests of the amenity of the development.
- 19 In the interests of the amenity of the development.
- 20 To safeguard the amenity of adjacent properties.
- 21 In the interests of the amenity of the development.
- 22 To ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity the development.
- 23 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 24 In the interests of residential amenity.
- 25 To prevent overlooking to the adjacent property, in the interests of residential amenity.
- 26 To help break up the outline of the buildings and integrate the development into the local landscape.

INFORMATIVES

- 1 The adjustable charging rate should be selected to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32 Amps.

CASE NUMBER:	20/01967/FUL	WARD:	Harrogate Stray
CASE OFFICER:	Jeremy Constable	DATE VALID:	08.06.2020
GRID REF:	E 431223	TARGET DATE:	03.08.2020
	N 454595	REVISED TARGET:	05.03.2021
		DECISION DATE:	03.03.2021
APPLICATION NO:	6.79.765.BU.FUL		

LOCATION:

St Aidans Church Of England High School Oatlands Drive Harrogate HG2 8JR

PROPOSAL:

Replacement of existing natural grass football pitch with new 3G artificial grass pitch, installation of floodlighting, perimeter fencing, acoustic fencing and new access footpath.

APPLICANT:

St Aidan's Church Of England High School

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 03.03.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the submitted plans and drawings:
Site Plan: Drwg No.NSSACEHS001c
Fencing: Drwg No.NSSACEHS003b
- 3 The lighting scheme ref:HSL04612 forming part of the development hereby approved shall include additional shields, details of which to be submitted to and approved by the Local Planning Authority. No use of the floodlights shall be commenced in advance of any such approval.
- 4 The development hereby approved shall not be used other than between the hours of 0900 and 2000 Monday to Fridays, 0900 and 1700 on Saturdays and 1000 and 1400 on Sundays.
- 5 No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority.
A Drainage Impact Assessment (DIA) for the site, with a detailed surface water management strategy 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) to the satisfaction of the Lead Local Flood Authority.
Such scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into use and that maintenance will be assured for the lifetime of the development.
- 6 Before the artificial grass pitch is brought into use, a Maintenance Scheme for the artificial grass pitch including a maintenance schedule, measures to ensure the replacement of the surface of the Artificial Grass Pitch within a specified period and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the artificial grass pitch. Reason: To ensure that the new facilities are maintained and remain fit for purpose, and thereby continue to ensure sufficient

benefit of the development to sport.

- 7 Prior to the development being brought into use, a Community Use Agreement shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The Scheme shall include details of pricing policy, hours of use, access by non-college users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use 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 residential amenity.
- 4 In the interests of residential amenity.
- 5 To ensure the development is provided with satisfactory means of drainage and to reduce the risk of flooding.
- 6 To ensure that the new facilities are maintained and remain fit for purpose, and thereby continue to ensure sufficient benefit of the development to sport.
- 7 To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the grass playing field, and to accord with Policy.

INFORMATIVES

- 1 A model Community Use Scheme is available on the Sport England website www.sportengland.org

CASE NUMBER:	20/02069/FUL	WARD:	Claro
CASE OFFICER:	Linda Drake	DATE VALID:	15.06.2020
GRID REF:	E 437197	TARGET DATE:	10.08.2020
	N 460821	REVISED TARGET:	05.03.2021
		DECISION DATE:	01.03.2021

APPLICATION NO: 6.85.46.U.FUL

LOCATION:

Land To East Of Sunnydale Arkendale Road Ferrensby Knaresborough North Yorkshire HG5 0QA

PROPOSAL:

Conversion and change of use from laundry facility to bunkhouse.

APPLICANT:

Mr David Ratcliffe

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 01.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Key Plan: Dwg no. 2.01 Jun/20

Proposed Plans and Elevations: Dwg no. 1.99 Jun/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.

INFORMATIVES

- 1 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.

CASE NUMBER:	20/02343/REM	WARD:	Wathvale
CASE OFFICER:	Mike Parkes	DATE VALID:	01.07.2020
GRID REF:	E 437047	TARGET DATE:	26.08.2020
	N 475420	REVISED TARGET:	16.03.2021
		DECISION DATE:	11.03.2021

APPLICATION NO: 6.22.115.A.REM

LOCATION:

Land Comprising Field And Tracks At 437047 475420 Church Lane Rainton YO7 3PE

PROPOSAL:

Reserved matters application for the erection of 3 no. dwellings with appearance, layout, scale and landscaping considered under Outline permission 17/04482/OUT.

APPLICANT:

Messrs Webster

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 strict accordance following approved plans as modified by the further conditions of this consent:

W18-8B Details for Plots 1-2 dated 03/30/2021

W18-9A Details for Plot 3 dated 03/03/2021

W18-10C Site Plan & Landscaping dated 05/03/2021

and the dwellings constructed in accordance with the specifications set out in the Jonathan Green Architectural Services email of 03 March 2021 12:25.

3 The land levels on the site shall not be changed in accordance with the with the Jonathan Green Architectural Services email of 05 March 2021 11:44.

4 Before the first use of any materials in the paving and 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.

5 Notwithstanding the terms of condition 2 and drawing W18-10C details of the location, sizes at time of planting and the time of planting of the silver birch trees shall be submitted to and approved in writing by the Local Planning Authority. The location of the trees shall be set away from the site boundaries and the trees shall be planted in strict accordance with the approved details.

6 The hedgerow to the southern boundary of the site shall be maintained at all times at a height not exceeding 2m.

7 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.

8 No dwelling of the development hereby approved shall be occupied until a network termination point capable of delivering broadband access services at speeds of at

least 30mbps has been provided along with ducting for copper and fibre optic cables the dwelling in accordance with the details set out in the Jonathan Green Architectural Services email of 03 March 2021 12:25.

- 9 The first floor side windows to Plots 1 and 2 hereby approved shall at all times be both obscure glazed to Scale 3 (or greater) of the Pilkington Scale of Privacy for obscure glazing and be non-opening.
- 10 Notwithstanding the terms of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification),
 - a) any air source heat pump shall be ground mounted and otherwise comply with the terms of that Order, and
 - b) no extensions, dormer windows, or rooflights (other than those approved under the terms of condition 2) shall be erected on plots 1 and 2 without the grant of further specific planning permission from the Local Planning Authority.
- 11 Further to condition 10(a) above the rating level of sound emitted from the air source heat pump and any associated equipment shall not exceed background sound levels in accordance with the methodology of BS4142 (2014) (Method for rating and assessing industrial and commercial sound) and/or its subsequent amendments. The background sound levels shall be taken as a LA90 at the nearest sound sensitive premises except 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.
A report on the findings shall be submitted to and approved by the Local Planning Authority prior to the use of the air source heat pump recommencing.

Reasons for Conditions:-

- 1 To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
- 2 For the avoidance and in the interests of proper planning.
- 3 In the interests of amenity.
- 4 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 5 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 6 In the interests of residential amenity.
- 7 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 8 To ensure access to appropriate broadband connectivity is provided in accordance with Policy TI5 of the Harrogate District Local Plan 2014-2035.
- 9 In the interests of residential amenity.
- 10 In the interests of amenity and residential privacy of the proposed dwellings and

surrounding dwellings.

- 11 So as not to detract from the amenities of adjoining residential properties.

INFORMATIVES

- 1 In respect of condition 4 it is suggested that three of the silver birch trees be planted as a group c.1.5m apart on the edge of the parking area.

CASE NUMBER:	20/02519/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Arthama Lakhanpall	DATE VALID:	07.10.2020
GRID REF:	E 432568	TARGET DATE:	02.12.2020
	N 449448	REVISED TARGET:	
		DECISION DATE:	17.03.2021
APPLICATION NO:	6.141.4.E.FUL		

LOCATION:

Keld Cottage Follifoot Lane Kirkby Overblow HG3 1HD

PROPOSAL:

Erection of single storey, two storey and first floor extensions and formation of patio.

APPLICANT:

Mr Jonathan Lawson Brown

- 1 REFUSED. Reason(s) for refusal:-

- 1 The proposal would represent a disproportionate addition to the dwelling. The level of extension permitted to the dwelling in 1974, 1993 and 2010 represented substantial additions to the original building. The proposal involves further substantial additions to the extended dwelling, and the extent of development would cumulatively represent a significant and disproportionate enlargement of the original dwelling. The proposal therefore constitutes inappropriate development which is, by definition, harmful to the Green Belt and there are no very special circumstances that would outweigh the harm to the Green Belt. The proposal would be contrary to guidance in the National Planning Policy Framework and House Extensions and Garages Design Guide and Policy GS4 of the Harrogate District Local Plan (2020).
- 2 The proposal, by virtue of its form and scale would be visually harmful to the character and appearance of the host building and conservation area. It would present an incongruous feature that would result in loss of special character to the host building and fail to preserve or enhance its special interest. There is no justification or public benefits that would outweigh the harm. The proposal is therefore contrary to guidance in the National Planning Policy Framework, Kirkby Overblow Conservation Area Appraisal, Heritage Management Guidance and House Extensions and Garages Design Guide and Policies HP2, HP3 and NE4 of the

CASE NUMBER: 20/02534/FUL **WARD:** Spofforth With Lower Wharfedale
CASE OFFICER: Arthama Lakhanpall **DATE VALID:** 09.09.2020
GRID REF: E 432795 **TARGET DATE:** 04.11.2020
 N 449139 **REVISED TARGET:** 19.03.2021
DECISION DATE: 11.03.2021

APPLICATION NO: 6.141.172.E.FUL

LOCATION:

Field House Bungalow Field House Track Kirkby Overblow HG3 1HL

PROPOSAL:

Erection of replacement dwelling.

APPLICANT:

Messrs Yeadon

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.03.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:

Y1-2A-PLG2 Proposed Site Plan - received 18 February 2021
Y1-2A-PLG Proposed Plans and Elevations - 18 February 2021
Email entitled 'RE: 20/02534/FUL | Erection of replacement dwelling' received 10 March 2021 at 10:10
- 3 Prior to their first use, samples of the materials to be used for the external walls and roof of the dwelling in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details.
- 4 Prior to the first use of the development, a scheme detailing the facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted for the written approval of the Local Planning Authority. Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. The charging points installed shall be retained thereafter.
- 5 Before any materials are brought onto the site or any development is commenced,

the developer shall submit for approval an agreed specification for the 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 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.

- 8 Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on Y1-2A-PLG2 Proposed Site Plan (received 18 February 2021) for access and refuse storage and provision shall be kept available for their intended purposes at all times.
- 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, garages, outbuildings, roof or dormer windows or external alterations 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 the interests of the character and appearance of the site and green belt.
- 4 In the interests of air quality and pollution.
- 5 In the interests of the trees subject to the tree preservation order and good arboricultural practice.
- 6 In the interests of the trees subject to the tree preservation order and good arboricultural practice.
- 7 In the interests of land contamination.
- 8 In the interests of highway safety and residential amenity.
- 9 In the interests of the visual amenity of the site and green belt and residential amenity.

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 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.
- 3
 - 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.

Applicants should contact the County Council's Countryside Access Service at County Hall, Northallerton via CATO@northyorks.gov.uk to obtain up-to-date information regarding the exact route of the way and to discuss any initial proposals for altering the route.

CASE NUMBER:	20/02673/FUL	WARD:	Harrogate Valley Gardens
CASE OFFICER:	Jill Low	DATE VALID:	22.07.2020
GRID REF:	E 429938	TARGET DATE:	16.09.2020
	N 454635	REVISED TARGET:	
		DECISION DATE:	15.03.2021

APPLICATION NO: 6.79.6393.J.FUL

LOCATION:

Octavia House And 1 & 2 Octavia Mews 15 Beech Grove Harrogate North Yorkshire

PROPOSAL:

Demolition of external staircase, and steps, construction of two storey extension and alterations to main building to form 3 self contained apartments with lift access and associated parking and landscaping.

APPLICANT:

Cliffestones Ltd

- 1 The development hereby permitted shall be begun on or before 15.03.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the following approved plans-
Site Location Plan, received by the LPA on 22.07.2020
Drawing 1049/P041 RevP2 - Site Plan
Drawing 1049/P051 RevP2 - Proposed side (North) Elevation
Drawing 1049/P048 RevP2 - Proposed Rear Elevation
Drawing 1049/P047 RevP0 - Proposed Front Elevation
Drawing 1049/P049 RevP1 - Proposed side (South) Elevation
Drawing 1049/P043 RevP0 - Proposed Roof Plan
Drawing 1049/P054 RevP0 - Proposed Front Lightwell Elevation
Drawing 1049/P042 RevP1 - Proposed Lower Ground Floor Plan
Drawing 1049/P043 RevP2 - Proposed Ground Floor Plan
Drawing 1049/P044 RevP2 - Proposed First Floor Plan
Drawing 1049/P045 RevP2 - Proposed Second Floor Plan
- 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 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 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 additional windows, other than those agreed as part of the scheme hereby approved, shall be inserted in any elevation of the property without the prior written approval of the Local Planning Authority.
- 6 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.
- 7 All bathroom and en-suite windows in 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.
- 8 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing 1049/P041 Rev P2. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

- 10 Except in case of emergency no demolition and construction works or ancillary operations, including deliveries to and dispatch from the site which are audible beyond the boundary of the site shall take place on site other than between the hours of 08:00-18:00 Monday to Friday and between 08:00-13:00 on Saturdays. The Local Planning Authority shall be notified at the earliest opportunity of the occurrence of any such emergency and a schedule of essential work shall be provided.
- 11 Prior to completion of the development hereby approved, an electric vehicle infrastructure strategy and implementation plan, to include details of the location and maintenance of an electric vehicle charging point for each flat shall be submitted for the written approval of the Local Planning Authority. Thereafter the development shall be carried out as approved with charging points installed prior to occupation of the flats.
- 12 Prior to first occupation of the development hereby approved, full details of the proposed changes to the front entrance and boundary walls, including details of any gates to be provided shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details prior to first occupation of the flats.

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 the interests of visual amenity and in order to harmonise with the existing building.
- 4 To ensure the visual appearance of the development causes no detriment to the appearance of the building or the conservation area and to accord with Policies HP2 and HP3 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 amenity.
- 7 In the interests of residential amenity and to comply with Policy HP4 of the Local Plan.
- 8 To ensure adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.
- 10 In the interests of residential amenity.
- 11 In the interests of promoting sustainable transport modes in accordance with paragraph 35 of the National Planning Policy Framework and in the interests of maintaining air quality and reducing pollution.
- 12 In the interests of visual amenity and to ensure the development complies with policy HP3 of the Local Plan.

INFORMATIVES

- 1 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.

- 2 If any topsoil is taken onto site or existing soils used for the formation of a domestic garden it should be certified as suitable for a domestic garden (human health). This should be validated through on site sampling.

- 3 The proposed development affects Stray land and prior to the commencement of works the applicant will need to contact the Duchy of Lancaster and Harrogate Borough Council. The area to the front of the property (including the pavement) forms part of the Stray.
 See map here -
https://www.harrogate.gov.uk/info/20090/visit_parks_and_woodlands/393/the_stray_harrogate
 It is important that all works are contained within the curtilage of the property. No deliveries can be made or materials stored on Stray land.
 No vehicles are permitted to park on any areas of the Stray.
 Access to utilities or services on land designated as Stray Land need an appropriate licence issued by Harrogate Borough Council prior to any works commencing. Contractors accessing and working on the site need to be aware of and observe the restrictions of the Stray Act and associated byelaws.

CASE NUMBER:	20/02765/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Arthama Lakhanpall	DATE VALID:	07.09.2020
GRID REF:	E 436203	TARGET DATE:	02.11.2020
	N 448398	REVISED TARGET:	17.03.2021
		DECISION DATE:	11.03.2021
APPLICATION NO:	6.149.117.FUL		

LOCATION:
 3 Chapel Court Main Street Sicklinghall LS22 4BD

PROPOSAL:
 Installation of replacement windows and doors.

APPLICANT:
 Mr Francis Carroll

3 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.03.2024.
- 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, submitted 1 February 2021:

R&E Falkingham Ltd Drawings and Photographs

- 3 All proposed windows and doors shall match those as existing in appearance and style.

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.

CASE NUMBER:	20/02766/LB	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Arthama Lakhanpall	DATE VALID:	07.09.2020
GRID REF:	E 436203	TARGET DATE:	02.11.2020
	N 448398	REVISED TARGET:	17.03.2021
		DECISION DATE:	11.03.2021

APPLICATION NO: 6.149.117.A.LB

LOCATION:

3 Chapel Court Main Street Sicklinghall LS22 4BD

PROPOSAL:

Listed building application for installation of replacement windows and doors.

APPLICANT:

Mr Francis Carroll

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 11.03.2024.

- 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, submitted 1 February 2021:

R&E Falkingham Ltd Drawings and Photographs

- 3 All proposed windows and doors shall match those as existing in appearance and style.

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 In the interests of the Grade II Listed Building.

CASE NUMBER:	20/02768/FUL	WARD:	Ouseburn
CASE OFFICER:	Linda Drake	DATE VALID:	02.10.2020
GRID REF:	E 444209	TARGET DATE:	27.11.2020
	N 460499	REVISED TARGET:	18.03.2021
		DECISION DATE:	15.03.2021

APPLICATION NO: 6.88.43.B.FUL

LOCATION:

Green Tree Inn Little Ouseburn York North Yorkshire YO26 9TJ

PROPOSAL:

Conversion of existing Public House into 3 dwellings (1 x semi detached and a 2 x apartment) and Erection of 2 detached houses with garages in the car park.

APPLICANT:

Mr Mike Caveney

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 15.03.2024.
- 2 Unless modified by other conditions of this consent, development shall be carried out in accordance with the following approved plans received by the Local Planning Authority:

15038-101 - Existing site layout

15038-102B - Proposed site layout
15038-103A - Proposed Semis GF Plan
15038-104A - Proposed First Floor Plan
15038-105A - Proposed Semis Elevations
15038-003C - Proposed Ground Floor Plan
15038-006A - Proposed elevations
15038-007B - External Stores and Garage Plans

- 3 No development approved by this permission shall be commenced until the Local Planning Authority in consultation with the Internal Drainage Board has approved a Scheme for the provision of surface water drainage works. 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:
- Any proposal to discharge surface water to a watercourse from the redevelopment of a brownfield site should first establish the extent of any existing discharge to that watercourse.
 - Peak run-off from a brownfield site should be attenuated to 70% of any existing discharge rate (existing rate taken as 140lit/sec/ha or the established rate whichever is the lesser for the connected impermeable area).
 - Discharge from "greenfield sites" taken as 1.4 lit/sec/ha (1:1yr storm).
 - Storage volume should accommodate a 1:30 yr event with no surface flooding and no overland discharge off the site in a 1:100yr event.
 - A 20% allowance for climate change should be included in all calculations.
 - A range of durations should be used to establish the worst-case scenario.
 - The suitability of soakaways, as a means of surface water disposal, should be ascertained in accordance with BRE Digest 365 or other approved methodology.
- 4 The suitability of new soakaways, as a means of surface water disposal, should be ascertained in accordance with BRE Digest 365 to the satisfaction of the Approving Authority, who is generally the Local Authority.
If the soakaway is proved to be unsuitable then in agreement with the Environment Agency and/or the Drainage Board, as appropriate, peak run-off must be attenuated to 70% of the existing rate (based on 140 l/s/ha of connected impermeable area).
If the location is considered to be detrimental to adjacent properties the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained.
The suitability of any existing soakaway to accept any additional flow that could be discharged to it as a result of the proposals should be ascertained. If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained.
- 5 No development approved by this permission shall be commenced until a Scheme for the provision, implementation and maintenance of a regulation system has been approved by and implemented to the reasonable satisfaction of the Local Planning Authority in consultation with the relevant Flood Authority and Environment Agency for any surface water and foul discharges. The rate of discharge must be attenuated to 70% of the pre-development rate (based on 140 l/s/ha for proven connected, impermeable, areas and 1.4 l/s/ha for Greenfield areas).

- 6 The applicant shall provide evidence that surface water from the existing site currently discharges to the adjacent watercourse and shall provide details of those points of discharge
- 7 The suitability of the proposed SUDS system should be to the satisfaction of the Local Authority. It should decrease the volume and rate of surface water discharge from the site into the adjacent watercourse. If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained. The use of "rain water butts" as the method of providing a sustainable system should be in conjunction with other sustainable methods, as their ability to store water is limited.
- 8 The condition and ability of the adjacent watercourse to accept the discharged surface water from the proposal should be determined by the Applicant prior to works commencing.
- 9 The flood mitigation measures as set out in the submitted Flood Risk Assessment shall be implemented to the satisfaction of the Local Authority and be completed before the development is brought into use.
- 10 No part of the development must be brought into use until the access, parking, manoeuvring and turning areas for all users 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.
- 11 No development for any phase of the development must commence until a Construction Management Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved Construction Management Plan.

The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:

1. wheel and chassis underside washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway;
2. the parking of contractors' site operatives and visitor's vehicles;
3. areas for storage of plant and materials used in constructing the development clear of the highway;
4. measures to manage the delivery of materials and plant to the site including routing and timing of deliveries and loading and unloading areas;
5. protection of carriageway and footway users at all times during demolition and construction;
6. protection of contractors working adjacent to the highway;
7. details of site working hours;
8. contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

- 12 Notwithstanding the provisions of the Town and Country Planning General Permitted

Development Order 1995 or any subsequent Order, the garages shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

- 13 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.

- 14 The developer should install electric vehicle charging points for each new dwelling on the development site.
- 15 Samples of the materials it is intended shall be used externally in the construction of the roof and walls of the development hereby approved, shall be submitted for the written approval of the Local Planning Authority and the development shall not be started before any such approval.
- 16 All new doors and windows shall be set back a minimum of 25mm from the external face of the walls to form reveals to the satisfaction of the Local Planning Authority.
- 17 Prior to commencement a series of not less than two bat surveys shall be undertaken to the structures within the site during the bat breeding season. The survey and any mitigation that may be consequently required shall be approved in writing with the Local Planning Authority prior to the commencement of works. Any approved mitigation, compensation or enhancement works must thereafter be implemented in accordance with an agreed scheme and in accordance with agreed timescales.

Reasons for Conditions:-

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

- 3 To ensure the development is provided with satisfactory means of drainage and to reduce the risk of flooding.
- 4 To ensure that the installation of soakaways provide an adequate method of surface water disposal and reduce the risk of flooding.
- 5 To prevent the increased risk of flooding.
- 6 To prevent the increased risk of flooding
- 7 To decrease the volume and rate of surface water discharge from the site into an adjacent watercourse and so reduce the risk of flooding to property.
- 8 To ensure that the receiving watercourse is capable of accepting the increased discharge without detriment to other users.
- 9 To prevent the increased risk of flooding.
- 10 To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
- 11 In the interest of public safety and amenity.
- 12 To ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity the development.
- 13 In the interests of public safety.
- 14 To safeguard the environment and mitigate climate change in line with the NPPF
- 15 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 16 In the interests of visual amenity.
- 17 In the ecological interests of the site.

CASE NUMBER:	20/03045/FUL	WARD:	Harrogate Coppice Valley
CASE OFFICER:	Mike Parkes	DATE VALID:	15.09.2020
GRID REF:	E 430349	TARGET DATE:	10.11.2020
	N 456306	REVISED TARGET:	19.03.2021
		DECISION DATE:	17.03.2021

APPLICATION NO: 6.79.1608.F.FUL

LOCATION:

Rear Of 103 To 105 Kings Road Harrogate HG1 5HZ

PROPOSAL:

Demolition of redundant warehouse and erection of one pair of 3 bed semi detached dwellings

APPLICANT:

John Harr Properties

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.03.2024.

- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings as modified by the further conditions of this permission;

P01C Proposed floor plans dated 17-03-2021

P02B Proposed Elevations dated 16-11-2020

P03A Site Plan dated 03-11-2020

P05 Cross Sections dated Nov 2020 (except where modified by P01C)

and the terms of the Andrew Hird email of 15:27 17 March 2021.

- 3 No demolition and construction works or ancillary operations, including deliveries to and dispatch from the site which are audible beyond the boundary of the site shall take place on site other than between the hours of 08:00-18:00 Monday to Friday and between 09:00-13:00 on Saturdays, except in the event of an emergency for which the Local Planning Authority shall be notified at the earliest opportunity of the occurrence of any such emergency and a schedule of essential work shall be provided.
- 4 Following the demolition of the existing building and before any further development commences a Preliminary Risk Assessment into potential land contamination on the site (Phase I Desk Study Report) shall have been submitted to and submitted to and approved in writing by the Local Planning Authority.
- 5 Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved under condition 4 above no further development beyond demolition shall take place until a land contamination Phase Intrusive Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority.
- 6 Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved under condition 5 above no further development beyond demolition 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 under condition 6 above. 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. The dwellings hereby approved shall not be occupied until such time as the remediation measures have been completed for 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 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.
- 10 The first floor windows in the sides and rear elevations of the development hereby approved shall be obscure glazed to Scale 3 or greater of the Pilkington Scale of Obscurity and those to the rear and northern side elevation shall be inward opening hopper windows. The windows shall be maintained as such at all times.
- 11 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, roof or dormer windows other than any expressly authorised by this permission shall be erected nor any windows enlarged 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 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of residential amenity and privacy.
- 4 to 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 offsite receptors.
- 9 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 10 In the interests of privacy and residential amenity.
- 11 In the interests of privacy and residential amenity.

INFORMATIVES

- 1 The developer should take all relevant precautions to minimise the potential for disturbance to the occupiers of neighbouring properties in terms of noise and dust during the demolition and construction phases of the development. This should include not working outside the specified daytime hours, the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received.
- 2 Following demolition of the existing building and before any further development the loading bay identified adjacent on the highway shall be removed by a lining contractor approved by the Local Highway Authority.

CASE NUMBER:	20/02689/DVCMAJ	WARD:	Washburn
CASE OFFICER:	Mike Parkes	DATE VALID:	02.09.2020
GRID REF:	E 427850	TARGET DATE:	02.12.2020
	N 453496	REVISED TARGET:	26.02.2021
		DECISION DATE:	26.02.2021

APPLICATION NO: 6.500.7.AC.DVCMAJ

LOCATION:

Persimmon Homes Harlow Hill Grange Residential Development Otley Road Harrogate North Yorkshire

PROPOSAL:

Variation of condition 1 (approved plans) of Planning Permission 20/00618/DVCMAJ to allow for the construction of 3 no. parking bays with associated felling of trees within woodland W3 of Tree Preservation Order No.8 2012 and replacement planting. *Planning permission 20/00618/DVCMAJ permitted the variation of conditions 1F (approved plans) and 7A (cycleway/footpath) of planning permission 18/00391/DVCMAJ to allow for updated arboricultural impact assessment and alterations to cycleway and footpath. Planning permission 18/00391/DVCMAJ permitted the variation of condition 2 (Approved plans) of planning permission 15/01999/EIAMAJ to allow substituted house types, deletion of condition 18 (Access to plot 120-122) to accord with previously approved details and variation of condition 20 (off-site highway works) to allow for later provision of right turning lane and footway/cycleway alongside Otley Road. Planning permission no 15/01999/EIAMAJ permitted the erection of 125 dwellings with associated access, open space and landscaping.*

APPLICANT:

Persimmon Homes Yorkshire

- 2 APPROVED subject to the following conditions:-

1 Development shall be carried out in strict accordance with;

- i) the Tree Planting details received by the Local Planning Authority on 11 June 2020,
- ii) the Quants Environmental Limited report 101.19-S278b rev 2 S278 Highways Agreement and Street Lighting Works 2m Public Footpath Arboricultural Impact Assessment dated 6th May 2020 and drawing 101.19-S278b rev 3 Tree Assessment Plan (2m Footpath - South Side) dated May 2020,
- iii) the Section 38 Agreement Layout 4804-C-D7-01 rev C dated 24.06.20

and the following approved plans and documents as modified by (i), (ii) and (iii) above:

A) Persimmon Homes Yorkshire Drawings/Documents;

696_PL_100 rev H Proposed Site layout dated 11/7/18.
696_107 rev A Enabling Plan dated 23/02/18.
696_110 rev C Proposed POS Footpath dated 27/4/18.
696_PL_101 Materials Layout dated Oct 2018.
696_PL_108 rev A Charge Point and Bike Storage Plan dated 27/11/18.
Construction Management Plan, revision D.
SD.04 rev B Standard Detail Fence & Wall Details dated 22.08.13.
SD_20 Standard Tree & Hedgerow Protection Detail dated August 2017.
Statement on use of root restrictors, 16 April 2018 08:43, Joe Stenson.

B) Persimmon Homes drawings;

dated 090207

LY-WD01 Lumley Plans & Elevations.

dated 250313

HYD-WD01 Hyde (Village) Floor Plans.
HYD-WD02 Hyde (Village) Elevations & Sections.

C) Pegasus Urban Design Drawings 'Otley Road - House Types';

dated November 2016

YOR.2317.031 Affordable - Avebury Morden Special.
YOR.2317.032 Affordable - Avebury Morden Special - Handed.
YOR.2317.030 Alnwick Semi.
YOR.2317.034 Bickleigh - 3 Block - Handed.
YOR.2317.037 Coalfield.
YOR.2317.038 Coalfield - Handed.
YOR.2317.041 Greyfairs.
YOR.2317.044 Howard.
YOR.2317.045 Howard - 3 Block.
YOR.2317.046 Howard - 3 Block - Handed.
YOR.2317.047_1 Howard - 4 Block.
YOR.2317.047_2 Howard - 4 Block.
YOR.2317.048_1 Leicester.
YOR.2317.048_2 Leicester - 4 Block.

YOR.2317.049 Portland.
YOR.2317.050 Regent.
YOR.2317.052 Winster.
YOR.2317.053 Winster - Handed.
YOR.2317.054 Garage - Single.
YOR.2317.055 Garage - Single w/storage.
YOR.2317.056 Garage - Double.
YOR.2317.057 Garage - Twin.

dated January 2017

YOR.2317.051.B Tri Maisonette.

as received by the Local Planning Authority on 19.02.19

ING_WD10.2 Inglewood (Village) Floor Plans

ING_WD10.1 Inglewood (Village) Elevations & Sections

D) iD Civils Design Consulting Engineers drawings/documents;

4804-C-D3-01 Revision C Highway Construction Details dated 30.01.18.
4804-C-D6-03 Foul/Surface Water Pumping Station Swept Path dated 07.04.17.
4804-C-D4-04 Manhole S18 Construction Details dated 04.08.17.
4804-C-D4-07 Proposed Culvert Works dated 08.03.18.
4804-C-D9-01 Catchment Area Plan dated 06.09.17.
4804-C-D9-02 Revision B Exceedance Flow Route dated 10.04.18.

dated 22.11.17

4804-C-D4-03 rev A Flow Control manhole Construction Details.
4804-C-D4-01 rev A Manhole Construction Detail Sheet 1.
4804-C-D4-02 rev A Manhole Construction Detail Sheet 2.
4804-C-D6-01 rev A Section 104 Agreement Layout Sheet 1 of 2.
4804-C-D6-02 rev A Section 104 Agreement Layout Sheet 2 of 2.
Hydrobrake details, rev A.
Microdrainage Simulation Summary Details Foul Drainage Calculations, rev A.

dated 09.03.18

4804-C-D1-03 rev D 1:200 Engineering Layout Sheet 1 of 2.
4804-C-D1-04 rev D 1:200 Engineering Layout Sheet 2 of 2.
4804-C-D1-01 rev G 1:500 Engineering Layout Sheet 1 of 2
4804-C-D1-02 rev E 1:500 Engineering Layout Sheet 2 of 2
4804-C-D2-01 Revision E Longitudinal Road and Sewer Sections Sheet 1 of 2.
4804-C-D2-01 Revision C Longitudinal Road and Sewer Sections Sheet 2 of 2.

E) North Yorkshire County Council drawings/documents;

46/PJ/17 Road Lighting & Electrical Supplies, dated 24.11.17, and associated street lighting specifications (in terms of those specific details only).

F) Quants Environmental documents;

Arboricultural Impact Assessment, Method Statement & Tree Protection Plan, 101.19

rev 04, dated 27th April 2018.

Biodiversity Enhancement Management Plan, ref 101.91 rev 02, dated 21/02/2018.

G) Supplied by Robinson Landscape Design / Green Blue Urban;

Landscape Management Plan, 1850 and Maintenance rev 02, dated 18 April 2018.

RLDGBU2018 rev A Tree Product Packages Tree Pit System Installation Rootspace Under Footpath, Dated 20.03.18.

Green Urban Blue Cellular Tree Planting System dated 24.06.18.

dated 22.10.18

5850-93-001 rev E Detailed Landscape Proposal.

5850-93-002 rev E Detailed Landscape Proposal.

5850-93-003 rev E Detailed Landscape Proposal.

5850-93-004 rev E Detailed Landscape Proposal.

5850-93-005 rev E Detailed Landscape Proposals Schedule.

H) Local Transport Projects drawings/documents

LTP/17/1910 Updated Travel Plan dated 11.01.18.

LTP/1910/C1/00 .01 rev C Series 000 - Work Agreement Areas dated 18.04.18.

LTP/1910/C1/01 .02 Series 100 - Preliminaries Longitudinal Section, Cross Sections & Visibility Splays Sheet 2 of 2 dated 13.11.17.

LTP/1910/C1/05 .01 rev C Series 500 - Drainage and Service Ducts dated 08.04.18.

LTP/1910/C1/20 .01 Additional Footway - General Arrangement dated 14.03.18.

LTP/1910/GA/00 .01 rev C Series 000 - General Arrangement dated 17.04.18.

dated 28.02.18

LTP/1910/C1/12 .01 rev C Series 1200 Traffic Signs & Road Markings.

LTP/1910/T1/01 .01 Proposed TRO Overview.

dated 19.03.18

LTP/1910/C1/13 .01 rev B Series 1300 Road Lighting Details Sheet 1 of 2.

LTP/1910/C1/13 .02 rev A Series 1300 Road Lighting Details Sheet 2 of 2.

dated 23.04.18

LTP/1910/C1/01 .01 rev C Series 100 - Preliminaries Sheet 1 of 2.

LTP/1910/C1/02 .01 rev E Series 200 & 600 - Site Clearance & Earthworks.

LTP/1910/C1/07 .01 rev G Series 300, 700 & 1000 - Fencing, Pavements & Kerbs, Footways and Paved Areas.

- 2 Before, in respect of the construction car parking bays hereby approved, any materials are brought onto the site or any development is commenced root protection area fencing (as approved under Case Number 17/05387/DISCON and referenced by the details received by the Local Planning Authority on 26.02.2021) 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 fences shall be maintained until the development is complete, and no excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority.

3 The trees to be planted in accordance with condition 1(i) shall be;

- a) Oak trees,
- b) at the time of planting be of 45-85 litre rootball and a minimum stem girth of 12-14cm, and
- c) procured and planted in accordance with British Standards BS 8545:2014.

Prior the removal of any trees to form the footway and partial cycleway hereby approved details of the time of planting of the Oak trees and an aftercare programme, including watering, mulching, and removing stakes and ties, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in strict accordance with the approved details.

4 Further to condition 3 details of replacement trees for those felled to facilitate the parking bays hereby approved shall have been submitted to and approved in writing by the Local Planning Authority prior to the bringing into use of those parking bays. The details shall provide for the provision of two trees for every felled tree, their species, size at time of planting, intended location and time of planting. The planting shall be carried out in strict accordance with approved details.

5 Details of any fixed plant, of a size which does not require a separate planning permission, shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of the plant on site. The submitted details shall include an assessment of noise attenuation measures in accordance with BS4142:2014.

6 Any imported soils shall be assessed and a validation report be submitted to and approved in writing by The Local Planning Authority that demonstrates that the soil is suitable for its intended use before the importation occurs. The sampling and assessment in accordance must follow the Yorkshire and Lincolnshire Pollution Advisory Group Guidance 'Verification Requirements for Cover Systems'.

7 The findings of the highway condition survey approved under Case Number 17/05387/DISCON shall be monitored and reported to the Local Planning Authority every 6 months through to the construction period of the development and any defects or damage attributable to construction activity will be rectified by the developer at their expense within 3 months of the defect being identified unless otherwise agreed in writing by the Local Planning Authority in consultation with the Local Highway Authority.

8 The following shall be undertaken in strict accordance with the details approved

under Case Number 17/05387/DISCON of:

a) a footway along southern side of Otley Road between the site access and the proposed main Bluecoat Park access, including drainage and lighting, and which incorporates a cycleway as far as the crossing point on Otley Road in accordance with the terms of condition 1(ii) above.

a) a right turn lane on Otley Road including pedestrian island.

b) construction of the highways, and provision of street lightning including to the parking courts, as modified by condition 1(iii) above.

c) construction vehicle access.

d) external materials of construction.

e) fencing.

f) foul water drainage works.

g) measures to prevent surface water from non-highway areas discharging on to the existing or proposed highway.

h) surface water drainage works and their continued maintenance and management.

9 Further to condition 8:

a) 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,

b) no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works, and

c) the right turn lane, pedestrian island and cycleway/footway to Otley Road shall be completed prior to the occupation of 65 dwellings on the site.

10 At all times splays providing giving clear visibility of 215 metres, with an eye height of 1.05 metres and object height of 0.6 metre, measured along both channel lines of the major road (Otley Road) from a point measured 2.4 metres down the centre line of the access road shall be maintained clear of any obstruction and retained for their intended purpose.

11 No dwelling to which this planning permission relates shall be occupied until:

a) The carriageway and any footway/footpath from which it gains access is 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.

b) The related parking facilities have been constructed in accordance with the approved drawing. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

c) Fencing and gated access provided in strict accordance with details shown on drawings 696_PL-100 rev H and SD.04 rev B.

d) Vandal resistant security lighting has been fitted to all external elevations with doors and/or windows at ground floor. The lighting shall be operated by photocell sensor with manual override and fitted at height that makes them not easily accessible.

e) Bat house sparrow and swift brick/boxes, electric vehicle charging points and cycle

stores where indicated to a dwelling on drawing 696_PL-108 rev A and within the Biodiversity Management Plan ref 101.19 revision 02 and in strict accordance with those details.

12 Any development within the root protection area of the Oak Tree on the north side of Otley Road shall be carried out in strict accordance with the Quants Environmental Aboricultural Impact Assessment, Method Statement & Tree Protection Plan April 2018 and no tree roots greater than 25mm in diameter should be cut, severed or removed without the prior agreement of 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;

- a) ten years from the date of planting in the case of those to be planted under the terms of condition 1(i) above, and
- b) five years 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 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, and an investigation and risk assessment undertaken, in accordance with a scheme to assess the nature and extent of the contamination on the site, whether or not it originates on the site. The contents of the scheme shall first have been approved in writing by the Local Planning Authority.

The investigation and risk assessment must be undertaken by competent persons and;

A) a written report of the findings,

B) where remediation is necessary, 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, and

C) a verification report following completion of the measures identified in any approved remediation scheme shall each be submitted and to approved in writing by the Local Planning Authority.

The report of the findings of the investigation and risk assessment must include:

(a) a survey of the extent, scale and nature of contamination;

(b) an assessment of the potential risks to:

(i) human health,

(ii) property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

(iii) adjoining land,

(iv) groundwaters and surface waters,

(v) ecological systems,

(vi) archaeological sites and ancient monuments;

(c) 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'.

- 15 Notwithstanding any provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 or any subsequent Order, the garages on plots 10, 11, 28, 31, 32, 39, 43, 66, 70, 87, 90, 98, 106 and 107 shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

Reasons for Conditions:-

- 1 In the interests of proper planning and for the avoidance of doubt.
- 2 to 4. To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 5 In order to ensure that such plant is suitably attenuated so as not to cause disturbance to either existing or future residences and to preclude any oversurging of the foul water system.
- 6 To ensure a safe environment.
- 7 In the interests of highway safety and the general amenity of the area.
- 8 In the interests of proper planning and for the avoidance of doubt.
- 9 To ensure that the site is properly drained, that no foul water discharges take place until proper provision has been made for their disposal and in the interests of the safety and convenience of highway users
- 10 In the interests of road safety.
- 11 To ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety, the convenience of prospective residents and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety, to provide facilities for more sustainable non-car modes of transport, to provide ecological mitigation and in the interests of the general amenity of the development.
- 12 To maintain the treed appearance of the area in the interests of visual amenity.
- 13 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 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 offsite receptors.
- 15 To ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity the development.

INFORMATIVES

- 1 The Police Designing Out Crime Officer advises that:
 - a) street lighting should not be located near to boundary protection to rear gardens in order to preclude it being used as a climbing aid to oversail the boundary.
 - b) utility meters be located in accessible locations to avoid the need to access the

property, or alternatively smart meters are used.

c) Secured by Design is an initiative promoted by the National Police Chief Councils and has been shown to reduce crime by up to 70%. The Secured by Design logo can be used to promote the development. Even if not applying for Secured by Design accreditation the principals, if applied, would enable the development to meet the requirements of Building Regulations Approved Document Q.

2 Yorkshire Water Services Ltd require any as a result of sewage pumping the peak pumped foul water discharge not to exceed 4 litres per second, and advise that:

a) Separate surface water and foul drainage systems should extend to points of discharge that are agreed with themselves.

b) From the information supplied, it is not possible to determine if the whole site will drain by gravity to the public sewer network. If the site, or part of it, will not drain by gravity, then it is likely that a sewerage pumping station will be required to facilitate connection to the public sewer network.

c) An off-site foul water sewer may be required. This may be provided by the developer and considered for adoption by means of a sewer adoption agreement under Section 104 of the Water Industry Act 1991. Alternatively, the developer may in certain circumstances be able to requisition off-site sewers under Section 98 of the Water Industry Act 1991.

d) An off-site surface water sewer may be required. This may be provided by the developer and considered for adoption by means of a sewer adoption agreement under Section 104 of the Water Industry Act 1991. Alternatively, the developer may in certain circumstances be able to requisition off-site sewers under Section 98 of the Water Industry Act 1991.

3 All new developments are required to reduce carbon dioxide emissions through the following sequence of priorities, as set out in the energy hierarchy:

- i. Energy reduction; then
- ii. Energy efficiency; then
- iii. Renewable energy; then
- iv. Low carbon energy; then
- v. Conventional energy.

It is expected that new developments incorporate passive design measures that reduce the need for artificial lighting and heating, cooling and ventilation system through siting, design, layout and building orientation.

Developers are encouraged to meet independently accredited energy and sustainability standards, such as, the Passive House Institute's Passive House standard (including EnerPHit where appropriate), and the BRE(26) Home Quality Mark.

4 Renewable and low carbon energy projects, including incorporating small-scale

renewable and low carbon energy generation into the design of new developments where appropriate, feasible and viable are supported provided that the proposal does not have an unacceptable adverse impact on the landscape, the natural environment, biodiversity, the cultural environment, the historic environment, adjoining land uses and residential amenity; appropriate mitigation measures taken to minimise and, where possible address, adverse impacts; and the proposal avoids unacceptable cumulative landscape and visual impacts. Renewable and low carbon energy projects, including incorporating small-scale renewable and low carbon energy generation into the design of new developments where appropriate, feasible and viable are supported provided that the proposal does not have an unacceptable adverse impact on the landscape, the natural environment, biodiversity, the cultural environment, the historic environment, adjoining land uses and residential amenity; appropriate mitigation measures taken to minimise and, where possible address, adverse impacts; and the proposal avoids unacceptable cumulative landscape and visual impacts.

- 5 Dwellings should either have access for Fibre to the Premises broadband infrastructure capable of Next Generation Access speeds, or a download connection at least 30Mbps and provision for the delivery of Fibre to the Premises broadband at a future date.

CASE NUMBER:	20/03270/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Arthama Lakhanpall	DATE VALID:	26.08.2020
GRID REF:	E 434462	TARGET DATE:	21.10.2020
	N 447682	REVISED TARGET:	08.03.2021
		DECISION DATE:	03.03.2021
APPLICATION NO:	6.148.88.D.FUL		

LOCATION:

Land Comprising Field At 434462 447682 Kirkby Lane Sicklinghall North Yorkshire

PROPOSAL:

Erection of agricultural storage building with associated hardstanding.

APPLICANT:

Mr T McManus

- 5 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 03.03.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:

JW161-1 Revision 1 Location Plan - received 25 February 2021

JW161-2 Revision 1 Site Plan - received 25 February 2021

Photograph 1 of 2 - Fence Details - received 18 February 2021
JW161-3 Gable Elevations - received 26 November 2020
JW161-4 Side Elevations - received 26 November 2020
JW161-5 Floor Plan - received 26 November 2020
JW161-6 Plan View - received 26 November 2020
Email entitled '20/03270/FUL Land Comprising Field At 434462 447682, Sicklinghall'
sent 02 December 2020 at 16:41

- 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 approved details and/or Standard Detail number E1 concrete 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 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.

INFORMATIVES

- 1
 - 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.

Applicants should contact the County Council's Countryside Access Service at County Hall, Northallerton via CATO@northyorks.gov.uk to obtain up-to-date information regarding the exact route of the way and to discuss any initial proposals for altering the route.

2 National Grid advise that all works must follow SSW/22 guidelines. This document can be accessed using <https://www.nationalgrid.com/uk/gas-transmission/document/82951/download>.

3 There may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then Northern Gas require the promoter of these works to contact them directly to discuss its requirements in detail. Should diversionary works be required these will be fully chargeable.

In the consultation response, Northern Gas enclose an extract from the mains records of the area covered by your proposals together with a comprehensive list of precautions for your guidance. This plan shows only those mains owned by Northern Gas Networks in its role as a Licensed Gas Transporter (GT). Privately owned networks and gas mains owned by other GT's may also be present in this area. Where Northern Gas Networks knows these they will be represented on the plans as a shaded area and/or a series of x's. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, siphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Northern Gas Networks, its agents or servants for any error or omission. The information included on the enclosed plan should not be referred to beyond a period of 28 days from the date of issue.

4 The bedding and waste should not be stockpiled on site or burned in the open air on site. If the waste was transferred to another for removal, it should only be given to an authorised individual/business and waste transfers sought and retained for two years.

5 Suitable measures should be put in place discourage and control vermin (rats and

mice) on site.

CASE NUMBER:	20/03452/FUL	WARD:	Harrogate Harlow
CASE OFFICER:	Arthama Lakhanpall	DATE VALID:	23.10.2020
GRID REF:	E 429441	TARGET DATE:	18.12.2020
	N 453670	REVISED TARGET:	23.03.2021
		DECISION DATE:	12.03.2021

APPLICATION NO: 6.79.14280.A.FUL

LOCATION:

2 Harlow Avenue Harrogate North Yorkshire HG2 0AS

PROPOSAL:

Erection of single and two storey and dormer extensions, alterations to fenestration and formation of access (Revised Scheme).

APPLICANT:

Mrs Lucy Maw

5 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.03.2024.
- 2 In order to ensure compliance with the approved drawings.
- 3 Prior to the commencement of any site clearance, demolition or development an Arboricultural Impact Assessment and Method Statement ensuring there is no encroachment on to the Root Protection Area(s) of the trees and shall be submitted for the prior approval of the Local Planning Authority. Thereafter site clearance, demolition and development shall be carried out in accordance with such an approval.
- 4 Before any materials are brought onto the site or any development is commenced, the developer shall submit for approval a 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.
- 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 are in place.

- 6 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 (LPA) and such a scheme shall specify materials, species, tree and plant sizes, number and planting densities and the timing of the implementation of the scheme, including any earthworks required. The landscape scheme is to be implemented the planting season (October to March) after completion of the permitted.
- 7 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.

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 drawing Standard Detail number E6 and maintained thereafter to prevent such discharges.

o The final surfacing of any private access within 2 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.

- 8 No part of the development must be brought into use until the access, parking, manoeuvring and turning areas for all users 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.
- 9 All external materials of the proposed extension shall match those as existing to the dwelling.
- 10 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 extensions other than those approved.

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 the tree subject to the tree preservation order and good arboricultural practice.
- 4 In the interests of the tree subject to the tree preservation order and good

- arboricultural practice.
- 5 In the interests of the tree subject to the tree preservation order and good arboricultural practice.
- 6 In the interests of the tree subject to the tree preservation order and good arboricultural practice.
- 7 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.
- 8 To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
- 9 In the interests of visual amenity.
- 10 In the interests of privacy and residential amenity.

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 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.

CASE NUMBER:	20/03372/FUL	WARD:	Killinghall & Hampsthwaite
CASE OFFICER:	Mike Parkes	DATE VALID:	25.09.2020
GRID REF:	E 427888	TARGET DATE:	20.11.2020
	N 459039	REVISED TARGET:	
		DECISION DATE:	17.03.2021

APPLICATION NO: 6.93.745.FUL

LOCATION:

Crag Hill Cottage Crag Hill Lane Killinghall HG3 2BB

PROPOSAL:

Demolition of existing cottage and erection of new dwelling with detached garage including annex. New dwelling to comprise of basement level, ground floor level and First floor

level. New Garage to include a first floor one bedroom annex with kitchen / living area and bathroom.

APPLICANT:

Jenkins And Gillanders

2 REFUSED. Reason(s) for refusal:-

- 1 The proposed development due to its size and location outside a defined development limit in an unsustainable location is contrary to Policies GS3 and HS7 of the Harrogate District Local Plan 2014-2035; the proposal unacceptable in principle as it would undermine the growth strategy set out in that adopted Local Plan.
- 2 The proposed scale of the development together with the form of garage annex would create an uncharacteristic development in the open countryside. The proposal be conspicuous at this location and would have a detrimental impact on the landscape character of the area and be contrary to Policies HP3, HS7 and NE4 of the Harrogate District Local Plan 2014-2035.

CASE NUMBER:	20/03373/FUL	WARD:	Harrogate Pannal Ward
CASE OFFICER:	Arthama Lakhanpall	DATE VALID:	14.10.2020
GRID REF:	E 429820	TARGET DATE:	09.12.2020
	N 451705	REVISED TARGET:	19.03.2021
		DECISION DATE:	11.03.2021

APPLICATION NO: 6.152.399.A.FUL

LOCATION:

25 Burn Bridge Oval Burn Bridge HG3 1LP

PROPOSAL:

Erection of single and two storey extensions, formation of driveway and access and partial demolition of existing house and extensions.

APPLICANT:

Mr And Mrs E Goodall

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.03.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:

2018.093 004 Rev B Block/Location Plan/Streetscene - received 14 October 2020

2018.093 001 Ground and First Floor Plans - received 7 September 2020

2018.093 002 Loft Plan and Elevation B - received 7 September 2020

- 3 Prior to their first use, samples of the external wall and roof materials shall be made available on site for the inspection and written approval of the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details.
- 4 Prior to the commencement of the development hereby permitted, a detailed scheme for landscaping, shall be submitted to the Local Planning Authority for prior approval.

The scheme shall specify;

- a) materials,
- b) species,
- c) tree and plant sizes,
- d) numbers and planting densities,
- e) the timing of implementation of the scheme,
- f) details of any earthworks required, and
- g) include a future management plan to include replacing plants or trees which fail.

The development shall then be implemented in strict accordance with details as approved by the Local Planning Authority.

- 5 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 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 drawing Standard Detail 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.

- 6 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 43 metres measured along both channel lines of the major road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

- 7 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 on the extensions other than those hereby approved.
- 8 The windows in the first floor dressing room, bathroom and ensuite on the side elevation in 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.

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 and landscape character and residential amenity.
- 5 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.
- 6 In the interests of highway safety.
- 7 In the interests of privacy and residential amenity.
- 8 In the interests of privacy and residential amenity.

INFORMATIVES

- 1
 - 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.

Applicants should contact the County Council's Countryside Access Service at County Hall, Northallerton via CATO@northyorks.gov.uk to obtain up-to-date information regarding the exact route of the way and to discuss any initial proposals for altering the route.

- 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.

CASE NUMBER:	20/03568/FUL	WARD:	Wathvale
CASE OFFICER:	Emma Howson	DATE VALID:	05.10.2020
GRID REF:	E 426750	TARGET DATE:	30.11.2020
	N 478135	REVISED TARGET:	24.03.2021
		DECISION DATE:	11.03.2021

APPLICATION NO: 6.12.181.C.FUL

LOCATION:

Quarry House Farm North Stainley Ripon North Yorkshire HG4 5JG

PROPOSAL:

Change of use of land to allow the siting of five shepherds huts, including formation of internal access road and landscaping

APPLICANT:

Tanfield Lodge Developments Ltd

2

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.03.2024.
- 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 conditions of this consent

Proposed Shepherd's Huts - 692.1E submitted 5 Feb 2021
Drainage Strategy, Topping Engineers, Reference 20270-DR-C-0100, Revision 00,
Dated 03/03/21

- 3 The Ecological and Landscape Management Proposals (ELG Feb, 2021) must be implemented in association with the recommendations of the Ecological Impact Assessment (MAB Environment & Ecology, August 2020, sections 7 and 8) in relation to construction and operation of the proposed development, and in accordance with the submitted Landscape Proposals Drawing (Smeeden Foreman, Aug. 2020). The lighting scheme must be implemented in accordance with the details provided by ELG (Feb. 2021).
- 4 The development shall be undertaken in accordance with the submitted Flood Risk Assessment 20270-FRA-001 Rev A(Topping Engineers) as amended by plan 692.1E and Flood Safety Plan (Stevensons Associates).
- 5 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 2012 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.
- 6 Suitable and sufficient provision shall be made for:
the storage and containment of refuse prior to collection.
access for collection of refuse
- 7 Prior to first occupation of the shepherds huts the electric vehicle charging point shown on the Electric Vehicle Charging Plan submitted 9th March 2021 shall be installed and brought into use. The electric vehicle charging points shall be of Mode 3 type (specific socket on a dedicated circuit with a minimum current rating of 16 Amp). The charging point installed shall be retained thereafter.
- 8 The development hereby approved shall be used as holiday accommodation only, it shall not be occupied as a persons sole, or main place of residence and the owner/operator shall maintain an up to date register of the names of all owners/occupiers of the accommodation and of their permanent home address and shall make this information available at all reasonable times to 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 To maintain and enhance biodiversity during the construction and operation of the development.
- 4 In the interests of flood risk
- 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 off-site receptors
- 6 In the interests of pollution control and amenity
- 7 In the interests of providing opportunities for sustainable transport and to improve air quality across the District
- 8 The development as proposed is not considered suitable for permanent residential accommodation due to the level of amenity provided and the landscape impact

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
 - 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.

Applicants should contact the County Council's Countryside Access Service at County Hall, Northallerton via CATO@northyorks.gov.uk to obtain up-to-date information regarding the exact route of the way and to discuss any initial proposals for altering the route.

2 According to the Site Layout Plan (11/12/2020) the applicant is proposing to use a Klagerster BioFicient 3 package treatment plan discharging to ground. According to the Kingspan Product Guide (11/12/2020) this system's population equivalent (PE) specification is 10. This means that when the huts reach full occupancy, the system will operate in full capacity. Further expansion would require an upgrade as the proposed system will not be able to treat any additional flows. Please contact the Environment Agency for advice.

3 On the basis of the information provided, the general rules on small sewage discharges may apply. The general binding rules set out the conditions in the regulations that allow a sewage treatment plant to be used without an environmental permit. Provided the applicant complies with the general binding rules they will not need an environmental permit. Failure to comply with the General Binding Rules may constitute an offence under the Environmental Permitting Regulation 2016.

Please refer to

<https://www.gov.uk/government/publications/small-sewage-discharges-in-england-general-binding-rules>

<https://www.gov.uk/permits-you-need-for-septic-tanks/general-binding-rules>

And in particular for water discharges to ground to:

<https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-the-ground>

Please note that any type of sewage system operating under the General Binding Rules needs to be properly maintained at all times to prevent pollution occurring. We recommend that settlement tanks are regularly de-sludged at least every 12 months or in accordance with the manufacturer's instructions. Please note that certain materials can adversely affect the operation of a sewage system, e.g. household bleach, cooking fats and oils and sanitary items.

4 Invasive Species - informative

Also, due to the recent outbreak of crayfish plague to the river Ure and given the proximity of the site to the river bank we would like to advise that extra caution is taken when carrying out activities close to the water to prevent the disease from spreading to other river catchments. If such activities do take place please make sure that everyone involved carries out 'Check - Clean - Dry' of footwear and equipment after spending time in and around the river Ure.

CASE NUMBER:	20/03653/FUL	WARD:	Wathvale
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	27.10.2020
GRID REF:	E 432220	TARGET DATE:	22.12.2020
	N 471938	REVISED TARGET:	15.01.2021

DECISION DATE: 02.03.2021

APPLICATION NO: 6.32.37.G.FUL

LOCATION:

Land Comprising Field North And West Of Crosslands Sharow Lane Sharow HG4 5BH

PROPOSAL:

Construction of an all-weather surface arena.

APPLICANT:

Mr John Shaw

4 REFUSED. Reason(s) for refusal:-

- 1 The proposal is considered to have an adverse impact on the Special Landscape Area and the local landscape character, therefore the proposal is in conflict with Policy HP7 and NE4 of the Local Plan and paragraph 127 and 170 of the NPPF.
- 2 The proposal would be visible from important public vantage points and would be viewed as a stark and incongruous addition in the landscape. The recreational and amenity value of the public right of way in the Special Landscape Area would not be protected, therefore the proposal is in conflict with part A of Policy HP5 of the Local Plan and paragraph 98 of the NPPF.

CASE NUMBER:	20/03657/FUL	WARD:	Knaresborough Scriven Park
CASE OFFICER:	Andrew Thornton	DATE VALID:	30.11.2020
GRID REF:	E 435305	TARGET DATE:	25.01.2021
	N 457758	REVISED TARGET:	28.01.2021
		DECISION DATE:	02.03.2021

APPLICATION NO: 6.100.13595.FUL

LOCATION:

57 Stockwell Drive Knaresborough HG5 0LH

PROPOSAL:

Erection of 6ft garden fence fronting a public highway

APPLICANT:

Miss Clair Smith

REFUSED. Reason(s) for refusal:-

- 1 The proposed would result in a noticeable and dominant form of development out of character with the area dominated by plating and lower walls. This will harmfully

affect the character of the street scene through the erosion of the open rural character of the street scene established by the existing lower walls and planting. This is contrary to the supplementary planning document House Extensions, Garages Design Guide as well as policies HP8 and HS3 of the Harrogate Local Plan (2020).

CASE NUMBER:	20/03674/FUL	WARD:	Fountains & Ripley
CASE OFFICER:	Mike Parkes	DATE VALID:	25.09.2020
GRID REF:	E 432368	TARGET DATE:	20.11.2020
	N 469142	REVISED TARGET:	
		DECISION DATE:	16.03.2021

APPLICATION NO: 6.44.19.Q.FUL

LOCATION:

Littlethorpe House Pottery Lane Littlethorpe HG4 3LW

PROPOSAL:

Erection of a two storey dwellinghouse

APPLICANT:

Vivien Hare

REFUSED. Reason(s) for refusal:-

- 1 The proposed dwelling by reason of its scale would cause substantial harm to the setting of the designated heritage asset of Littlethorpe House, a building listed as being of Grade II architectural or historic interest, and its outbuilding, the Coach House, which forms a curtilage structure contrary to Policy HP2 of the Harrogate District Local Plan 2014-2035.
- 2 The proposed dwelling by reason its siting and height would unduly harm the amenities that any occupier of the dwelling to the east, Garth Lodge, could reasonably expect to enjoy through the extent of overshadowing and overbearing impacts generated on the private curtilage of that property contrary to Policy HP4 of the Harrogate District Local Plan 2014-2035.
- 3 The proposed dwelling by reason of its fenestration and proximity to the extended range of buildings forming the Grade II Listed Building known as Littlethorpe House would be harmful to the level or residential amenity which the occupier of either property could reasonably expect to enjoy, contrary to Policy HP4 of the Harrogate District Local Plan 2014-2035.
- 4 The site is lies within Zone C of the Gypsum Related Subsidence in the Ripon Area where the procedures set out under policy NE9 of the Harrogate District Local Plan 2014-2035 require the submission of a ground stability report and declaration form signed by a Competent Person before planning applications for new buildings can be determined. No ground stability report or declaration form has been submitted in

support of the application and the proposal is therefore contrary to the requirements of policy NE9.

CASE NUMBER:	20/03798/DVCMAJ	WARD:	Harrogate Stray
CASE OFFICER:	Jill Low	DATE VALID:	21.10.2020
GRID REF:	E 432033	TARGET DATE:	20.01.2021
	N 455012	REVISED TARGET:	15.03.2021
		DECISION DATE:	09.03.2021

APPLICATION NO: 6.79.794.G.DVCMAJ

LOCATION:

Greenfield Court 42 Wetherby Road Harrogate HG2 7SQ

PROPOSAL:

Variation of condition 6 of Planning Permission 20/00461/FULMAJ to allow for later provision of access alterations *Application 20/00461/FULMAJ granted planning permission for the demolition of existing buildings and erection of Extra Care Accommodation (Use Class C2) with associated private amenity space, landscaping, sub-station, vehicular access alterations and car parking.*

APPLICANT:

McCarthy And Stone Retirement Lifestyles Ltd

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 02.06.2023.
- 2 The development hereby permitted shall be carried out strictly in accordance with the following drawings as modified by the further conditions of this permission:
NE-2650-03-AC-002 rev D Proposed Site Plan dated 06/05/2020
NE-2650-03-AC-004 Elevations 1 of 2 dated January 2020
NE-2650-03-AC-005 Elevations 2 of 2 dated January 2020
NE-2650-03-AC-012 Elevations - Communal Gardens dated May 2020
and
NE-2650-03-AC-003 Proposed Floor Plans dated January 2020 as amended by NE-2650-03-AC-002 rev D Proposed Site Plan dated 06/05/2020
- 3 No demolition of buildings or removal of woody vegetation may be undertaken during the main birds nesting season (i.e. not between March to August inclusively) unless a precommencement survey by a suitably experienced ornithologist demonstrates that no actively nesting birds would be disturbed by the works.
- 4 All demolition works shall take place in accordance with the submitted and agreed

timetable for demolition under planning reference 20/03596/DISCON.

- 5 No operations shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, access widening or any operations involving the use of motorised vehicles or construction machinery) before the root protection area fencing around all trees and shrubs to be retained, as set out in the Arboricultural Method Statement root3 Ref NE-2650-01-AR04 dated 17.03.2020 and as specified in British Standard 5837:2012(section 6.2.2 figure 2) Trees in Relation to Construction - Recommendations, or any subsequent amendments to that document, has been provided along with ground protection detail (no dig) in line with the requirements of BS 5837: 2012. The developer shall maintain such fences until all development the subject of this permission is completed and the level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority
- 6 There shall be no excavation or other groundworks, except for investigative/demolition works, or the depositing of material on the site until:
 - a) the existing access/hedgerow opening to no.40 on the corner of Wayside Crescent has been 'boarded up'/closed to the satisfaction of the LPA.
Prior to the first occupation of the development the following highway works shall have been completed:
 - a) the retained access has been improved as shown on drawing NE-2650-03-AC-002 rev D,
 - b) a new access serving no.40 has been constructed with the crossing of the highway footway on Wayside Crescent constructed in accordance with the Standard Detail number E6 of the Local Highway Authority.
 - c) the south-western access to Greenfield Court has been removed and the existing footway amended to tie into the Wetherby Road footway, and
 - d) further to closure of the existing access to no.40 under Point 1 above the existing footway be amended to tie into the Wayside Crescent/Wetherby Road footway
- 7 No demolition and construction works or ancillary operations, including deliveries to and dispatch from the site which are audible beyond the boundary of the site shall take place on site other than between the hours of 08:00-18:00 Monday to Friday and between 09:00- 13:00 on Saturdays, with no work on Sundays or Bank Holidays, except in the case of an emergency for which the Local Planning Authority shall be notified at the earliest opportunity of the occurrence and a schedule of essential work shall be provided.
- 8 A phase 2 Intrusive site Investigation report has been submitted and agreed in writing with the Local Planning Authority and this condition has been discharged under 20/03596/DISCON.
- 9 A land contamination remediation strategy has been submitted to and approved in writing by the Local Planning Authority under planning reference 20/03596/DISCON. All remediation work shall be implemented in accordance with the approved strategy.
- 10 Land contamination remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 9. 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.

- 11 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.
- 12 Details of the sub station have been submitted and agreed under planning reference 20/03596/DISCON and the substation shall be constructed in accordance with the approved details.
- 13 Before the construction or siting of any cycle shed forming part of the development hereby permitted full details of the cycle shed shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in strict accordance with the approved details.
- 14 There shall be no vehicles parked on nor any material stored on the grass verge to Wetherby Road along the site frontage at any time and all deliveries to and despatches from the site shall take place from within the site only.
- 15 Details of measures to protect both the public sewerage infrastructure and the public water supply infrastructure that is laid within the site boundary have been submitted and agreed under planning reference 20/03956/DISCON. The development shall be carried out in accordance with the submitted details.
- 16 No development other than demolition 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 meet BREEAM "very good" or higher. Thereafter the development shall be carried out in accordance with the approved details.
- 17 Tree works shall be carried in strict accordance with the recommendations of the Arboricultural Method Statement root3 Ref NE-2650-01-AR04 dated 17.03.2020.

- 18 A detailed scheme for landscaping, including the planting of trees and or shrubs and the use of surface materials has been submitted and agreed under planning reference 20/03596/DISCON. The landscaping scheme shall be implemented in accordance with the approved details.
- 19 Prior to the commencement of the external construction of the walls of the development hereby approved a scheme containing full details of arrangements for internal air extraction, odour control, and discharge to atmosphere from commercial 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.
- 20 Prior to the commencement of the construction of any external construction of the walls of the development hereby approved a report specifying the measures to be taken to protect the development from noise from road traffic and prepared by a suitable competent person shall be submitted to and approved in writing by the Local Planning Authority. The report shall:
 - a) Determine the existing noise climate
 - b) Predict the noise climate in gardens (daytime), bedrooms (night-time) and other habitable rooms of the development
 - c) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).The development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.
- 21 Details of the external storage areas for refuse and the arrangements for the collection of refuse have been submitted and agreed under planning reference 20/03596/DISCON. The scheme shall be implemented in accordance with the approved details.
- 22 Prior to the commencement of any external walling of the development hereby approved full details of the crime prevention measures are to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed and operated in strict accordance with the approved details.
- 23 Bat boxes, the details of which have been submitted to and agreed by the Local Planning Authority under planning reference 20/04616/DISCON shall be implemented in accordance with the approved details, including the informative on 20/04616/DISCON, prior to first occupation.
- 24 Prior to the commencement of the external construction of the walls of the development hereby approved a detailed schedule of the special facilities that are to be incorporated in each unit of accommodation shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in strict accordance with approved details and the facilities shall be maintained for the lifetime

of the development.

- 25 The development shall be carried out using the materials agreed under planning reference 20/04616/DISCON unless otherwise agreed in writing with the Local Planning Authority.
- 26 The site shall be developed with separate systems of drainage for foul and surface water.
- 27 All surface water drainage relating to the development hereby approved shall be carried out in accordance with the details submitted to and agreed by the Local Planning Authority under planning reference 20/04616/DISCON.
- 28 The rating level of sound emitted from any fixed plant 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 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.
- 29 All the units of residential accommodation hereby approved shall either have access for Fibre to the Premises broadband infrastructure capable of Next Generation Access speeds, or a download connection of 30Mbps and provision for the delivery of Fibre to the Premises broadband at a future date.
- 30 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.
- 31 The total ground floor area shall be used as communal rooms (not including corridors, stairways, lifts, lobbies, plant rooms and toilets shall not be less than the details shown on drawing NE-2650-03-AC-003 and there shall be no subdivision of apartments, and communal areas shown on that drawing shall be provided and retained as such for the lifetime of the extra care accommodation hereby permitted.
- 32 None of the individual units of residential accommodation at the development shall be used otherwise than as a private place of residence for a person or persons by;
a) the "qualified person" and/or
b) any other person who had attained the age of at least 60 years and originally shared the unit of accommodation with the "qualified person",
where "a qualified person" means a person who is or has attained the age of 70 years and in need of personal care, including one or more of the provision of washing, dressing, taking medication and going to the toilet or equivalent personal

tasks requiring assistance, by reason of old age or by reason of disablement.

- 33 The site shall not be used for any purpose other than for the provision of residential accommodation and care to people in need of care that hereby approved, and no other use, including any use within the same class C2 as defined by the Town and Country Planning (Use Classes) Order 1987 as amended 2015 (or any order revoking and re-enacting that Order with or without modification) and notwithstanding the terms of any Development Order shall be carried out without the formal consent of the Local Planning Authority.
- 34 Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on drawing NRE- 2650-03-AC-002 rev D for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.
- 35 Once the development hereby approved has been brought into use (partly or wholly) there shall be no deliveries to or dispatches from the premises outside the hours of 08:00 and 18:00 Monday to Friday and 08:00 and 1300 Saturdays. No deliveries shall take place on Sundays or Bank Holidays.
- 36 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.

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 avoid harm to any nesting birds during the course of works and to ensure that appropriate opportunities are available for nesting birds to continue to be able to utilise the site following redevelopment.
- 4 To safeguard the undesignated heritage asset in the circumstance of any redevelopment failing to occur.
- 5 To ensure the protection of the trees or shrubs during the carrying out of the development.
- 6 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.
- 7 So as not to detract from the amenities of the surrounding residential properties.
- 8 To establish any risks from land contamination to the future users of the land and neighbouring land.
- 9 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.
- 10 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.
- 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 safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
 - 13 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
 - 14 To safeguard land protected by the Harrogate Stray Act 1985.
 - 15 In the interest of public health and maintaining both the public sewer network and the public water supply.
 - 16 To safeguard the environment and mitigate climate change.
 - 17 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
 - 18 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
 - 19 So as not to detract from the amenities of the surrounding residential properties.
 - 20 In the interests of residential amenity.
 - 21 In the interests of general amenity.
 - 22 In the interests of crime prevention.
 - 23 To ensure appropriate provision for protected species.
 - 24 To safeguard the rights of control by the Local Planning Authority in respect of a C2 use.
 - 25 In order to ensure that the materials used conform to the amenity requirements of the locality.
 - 26 In the interest of satisfactory and sustainable drainage.
 - 27 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.
 - 28 So as not to detract from the amenities of the surrounding residential properties.
 - 29 To ensure appropriate broadband access is provided.
 - 30 To safeguard the environment and mitigate climate change.
 - 31 For the avoidance of doubt and in the interests of proper planning.
 - 32 To ensure the accommodation is occupied by persons in need of personal care by reason of old age or by reason of disablement, whether or not such person suffers from a registered disability under the terms of the Chronically Sick and Disabled Persons Act 1970, and any close relation.
 - 33 Any use other than that approved might be detrimental to the amenities of nearby property.
 - 34 To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.
 - 35 So as not to detract from the amenities of the surrounding residential properties.
 - 36 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

INFORMATIVES

- 1 As the proposed development affects, and proposes alterations to, Stray land which is the subject of an Act of Parliament, prior to the commencement of the access widening and closure works the developer will need to contact the Duchy of Lancaster and the Councils Parks and Environmental Services.
- 2 In respect of condition 6 you are advised that a separate licence will be required from the Local Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Local Highway Authority, is available at the County Council's offices. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.
- 3 In respect of condition 15 a 100 mm diameter public foul combined sewer is recorded on the Statutory Sewer Map to cross the site. A developer can apply (under Section 116, Water Industry Act 1991) to abandon this sewer. If the sewer is to be built over, near to and remain in situ, Yorkshire Water would look for this matter to be controlled (by Requirement H4 of the Building Regulations 2000). It may not be acceptable to raise or lower ground levels over the sewer and Yorkshire Water will not accept any inspection chambers on the sewer to be built over. Further, there is a 100mm water main situated underneath the access to the proposed site which needs protecting during the demolition and heavy plant machinery during construction works.
- 4 In respect of condition 22 reference should be made to the comments of North Yorkshire Police received on 19 February 2020 which are available to view through public access at www.harrogate.gov.uk/planning applications > Find a planning application quoting the case number 20/00461/FULMAJ.
- 5 In respect of condition 24 the details shall set out a range of specialised features and adaptations such as wheelchair accessible doors, electric sockets, level threshold showers and a 24 hour emergency alarm system.
- 6 In respect of condition 27 Yorkshire Water require further information regarding the means of draining surface water from the development to that submitted with the application . Yorkshire Water promote the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal via infiltration is not reasonably practical before considering disposal to public sewer. As a last resort, and upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, curtilage surface water may discharge to the public surface water sewer network. 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 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.

7 In respect of condition 29 provision for the delivery of Fibre to the Premises broadband at a future date can be enabled through, for example, incorporating ducting capable of carrying fibre cables from multiple providers.

8 **THE STRAY - INFORMATIVE**

As advised when receipt of your application was acknowledged this development affects Stray land which is governed by the Harrogate Stray Act 1985. Before any work takes place on Stray land you will need to contact the representative of the Duchy of Lancaster, The Surveyor of Urban Lands, Tel: 0207 269 1700, to deal with the land ownership issue.

CASE NUMBER:	20/03999/PBR	WARD:	Washburn
CASE OFFICER:	Arthama Lakhanpall	DATE VALID:	26.10.2020
GRID REF:	E 427455	TARGET DATE:	21.12.2020
	N 451430	REVISED TARGET:	17.03.2021
		DECISION DATE:	03.03.2021

APPLICATION NO: 6.134.205.PBR

LOCATION:

Barn At 427455 451430 Shaw Lane Beckwithshaw North Yorkshire

PROPOSAL:

Prior notification for conversion of agricultural building (Use Class Sui Generis) to 2 dwellings (Use Class C3).

APPLICANT:

Mr S Tate

8 APPROVED subject to the following conditions:-

1 The development shall be completed within three years of the date of this prior notification application.

2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:

16107/04 Revision F Proposed Site Plan - received 3 March 2021

16107/10 Revision A Proposed Ground Floor Plan - received 3 March 2021

16107/12 Revision A Proposed Roof Plan - received 3 March 2021

16107/13 Revision A Proposed E & W Elevations - received 3 March 2021

16107/14 Revision A Proposed N & S Elevations - received 3 March 2021

16107/11 Revision A Proposed First Floor Plan - received 18 February 2021

3 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other ground works, 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:

(ii)(b) The existing access shall be improved by Standard Detail E1 concrete

(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 E1 concrete and maintained thereafter to prevent such discharges.

(vi) The final surfacing of any private access within 6 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.

- 4 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until sections A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section D has been complied with in relation to that contamination.

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 Part 2A 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.

D. REPORTING OF UNEXPECTED CONTAMINATION

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.

- 5 Prior to the first occupation of the dwellings hereby permitted, an electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority. 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 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 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 vehicle and pedestrian safety and convenience.
- 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.
- 5 In the interests of air quality and pollution.

INFORMATIVES

- 1 As permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class Q, the two dwellings will not benefit from permitted development rights under Schedule 2, Part 1 of the General Permitted Development Order 2015 (as amended).
- 2 You are advised that a separate license will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.
- 3 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 2012 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.

CASE NUMBER:	20/03915/FUL	WARD:	Washburn
CASE OFFICER:	Arthama Lakhanpall	DATE VALID:	16.11.2020
GRID REF:	E 426970	TARGET DATE:	11.01.2021
	N 452505	REVISED TARGET:	
		DECISION DATE:	04.03.2021
APPLICATION NO:	6.120.66.U.FUL		

LOCATION:

Shawfield Farm Shaw Lane Beckwithshaw Harrogate North Yorkshire HG3 1RA

PROPOSAL:

Erection of single storey extension.

APPLICANT:

Drs Khoshneviszadeh And Currie

3

WITHDRAWN

CASE NUMBER:	20/03931/DVCON	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Mike Parkes	DATE VALID:	30.10.2020
GRID REF:	E 442330	TARGET DATE:	25.12.2020
	N 472674	REVISED TARGET:	08.03.2021
		DECISION DATE:	08.03.2021

APPLICATION NO: 6.27.48.B.DVCON

LOCATION:

Land Comprising Field At 442330 472674 Cundall North Yorkshire

PROPOSAL:

Variation of conditions 10 and 12 of planning permission 18/04254/OUT to accord with the details approved under reserved matters permission 20/01688/REM. *Planning permission 18/04254/OUT permitted the outline application for the erection of two dwellings with access considered. Reserved matters permission 20/01688/REM permitted the details of appearance, layout, scale and landscaping of the two dwellings.*

APPLICANT:

Mr M Hutchinson

APPROVED subject to the following conditions:-

- 1 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following 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 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.
- 3 The site shall be developed with separate systems of drainage for foul and surface water.
- 4 The materials to be use in the external construction of the walls and roofs of the development shall be as approved under case number 20/02930/DISCON unless alternative walling and/or roofing materials are made available for the written approval of the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 5 Electric charging points shall be provided in strict accordance with the details approved under case number 20/02930/DISCON unless an alternative scheme for the charging electric vehicles and other ultra-low emission vehicles has been be submitted to and approved in writing by the Local Planning Authority. A dwelling shall not be brought into use until the related charging point is installed and operational with a mode 3 charging point and type 2 outlet socket; together with 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. Charging points installed shall be retained thereafter for the lifetime of the development.
- 6 Measures to prevent surface water from non-highway areas discharging on to the existing or proposed highway shall be provided in strict accordance with details approved under case number 20/02930/DISCON unless an alternative scheme for such 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.
- 7 There shall be no excavation or other ground works, 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:
 - (ii)(c) The crossing of the highway verge and/or footway shall be constructed in accordance with the Standard Detail number E7.
 - (vi) The final surfacing of any private access within 6 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.

You are advised that a separate license will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council,

the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

- 8 Verification of the gas mitigation measures under case number 20/02930/DISCON shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of either dwelling hereby approved.
- 9 Details of approved arrangements of matters as relevant to the proposed development in respect of
 - (i) vehicular, cycle, and pedestrian accesses,
 - (ii) vehicular and cycle parking,
 - (iii) vehicular turning arrangements,
 - (iv) manoeuvring arrangement, and
 - (v) loading and unloading arrangements,

under case number 20/02930/DISCON unless an alternative scheme for the provision of such has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Such a scheme shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at www.northyorks.gov.uk

- 10 No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition number 9 (i) have been constructed in accordance with the submitted drawing 3872-PD-06 A.

Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

- 11 Wheel washing facilities for any vehicles between the highway and the application site to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site shall be in accordance with details approved under case number 20/02930/DISCON unless an alternative scheme for the provision of such has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall be kept available 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.
- 12 The development hereby permitted shall be carried out in strict accordance with the submitted plans reference Drawing No 3872-PD-06 A.
- 13 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 below, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of section B below, which 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 recommencement 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.

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 Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reasons for Conditions:-

- 1 To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
- 2 To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
- 3 To prevent pollution of the water environment.
- 4 In the interests of visual amenity.
- 5 In order to comply with Core Strategy policy EQ1.
- 6 In the interests of highway safety.
- 7 To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
- 8 To ensure that the development can be carried out safely without unacceptable risks to the occupiers of the dwellings.
- 9 To ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.
- 10 In the interests of highway safety.
- 11 In the interests of highway safety.
- 12 In order to ensure compliance with the approved drawings.
- 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 offsite receptors.

CASE NUMBER:	20/03947/DISCON	WARD:	Claro
CASE OFFICER:	Janet Belton	DATE VALID:	12.10.2020
GRID REF:	E 440269	TARGET DATE:	07.12.2020
	N 456682	REVISED TARGET:	
		DECISION DATE:	11.03.2021

APPLICATION NO: 6.102.18.Q.DISCON

LOCATION:

Flaxby Moor Works Flaxby Moor Farm Track Flaxby HG5 0XJ

PROPOSAL:

Approval of details required under condition 4 (surface water drainage plan) of planning permission 20/01520/FUL Retention of laying out of 165 car parking spaces and laying out of a further 199 car parking spaces.

APPLICANT:

Ikes Homes Ltd

CONFIRMATION of discharge of condition(s)

- 1 The submitted details for condition 4 are considered to be acceptable however the condition will not be fully discharged until the approved drainage scheme has been implemented.

INFORMATIVES

- 1 The submitted details for condition 4 are considered to be acceptable however the condition will not be fully discharged until the approved drainage scheme has been implemented.

CASE NUMBER:	20/03963/FUL	WARD:	Harrogate Valley Gardens
CASE OFFICER:	Tom Procter	DATE VALID:	10.12.2020
GRID REF:	E 429461	TARGET DATE:	04.02.2021
	N 454744	REVISED TARGET:	02.03.2021
		DECISION DATE:	02.03.2021

APPLICATION NO: 6.79.14440.FUL

LOCATION:

1 Harlow Terrace Harrogate HG2 0PN

PROPOSAL:

Replacement of existing external staircase and rear balcony. Replacement of existing rear doors and windows, construction of a new fence and erection of a single storey shed to the rear

APPLICANT:

Mr James Bellars

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 02.03.2021.
- 2 The development hereby permitted must be carried out in strict accordance with details in the application form and the following drawings:

Existing and Proposed Block Plan Dwg No. DR013 Received 29.01.21

Existing and Proposed Elevation C Plan Dwg No. DR102 Received 29.01.21

Proposed Elevations Dwg No. DR011 Received 29.01.21

Proposed Fence Elevation Dwg No. DR101 Received 29.01.21

Proposed Detailing Plan Dwg No. DR010 Received 29.01.21

Proposed Plan Dwg No. DR002 Received 29.01.21

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.

CASE NUMBER:	20/04389/FUL	WARD:	Washburn
CASE OFFICER:	Tom Procter	DATE VALID:	18.01.2021
GRID REF:	E 419278	TARGET DATE:	15.03.2021
	N 448219	REVISED TARGET:	
		DECISION DATE:	12.03.2021

APPLICATION NO: 6.140.57.B.FUL

LOCATION:

Clifton Cottage Clifton Lane Otley LS21 2HE

PROPOSAL:

Conversion of store rooms to form kitchen and loft to form bedroom and installation of slit windows and velux roof windows.

APPLICANT:

Mr S Manson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.03.2024.
- 2 The works hereby permitted shall be carried out in accordance with the following drawings received 08.03.21:

Proposed Plans and Elevations Dwg No. 4815
- 3 The external materials of the roof hereby approved shall match the existing to the satisfaction of the Local Planning Authority.
- 4 All new windows shall be set back from the external face of the walls to form reveals to the satisfaction of the Local Planning Authority.

- 5 The window frames of the development hereby permitted shall be constructed in Timber and no other materials shall be used without the prior written consent of the Local Planning Authority.
- 6 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 the interests of visual amenity.
- 4 In the interests of visual amenity.
- 5 In the interests of visual amenity.
- 6 In the interests of visual amenity.

CASE NUMBER:	20/04450/LB	WARD:	Washburn
CASE OFFICER:	Tom Procter	DATE VALID:	18.01.2021
GRID REF:	E 419278	TARGET DATE:	15.03.2021
	N 448219	REVISED TARGET:	
		DECISION DATE:	12.03.2021

APPLICATION NO: 6.140.57.C.LB

LOCATION:

Clifton Cottage Clifton Lane Clifton Otley North Yorkshire LS21 2HE

PROPOSAL:

Listed building application for conversion of store rooms to form kitchen and loft to form bedroom and installation of slit windows and velux roof windows

APPLICANT:

Mr S Manson

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 works hereby permitted shall be carried out in accordance with the schedule of works document received 02.12.20 and the following drawings received 08.03.21:

Proposed Plans and Elevations Dwg No. 4815
- 3 All new windows shall be set back from the external face of the walls to form reveals to the satisfaction of the Local Planning Authority.
- 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.
- 5 The window frames of the development hereby permitted shall be constructed in Timber and no other materials shall be used without the prior written consent of the Local Planning Authority.

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 In the interests of visual amenity.
- 4 In the interests of visual amenity.
- 5 In the interests of visual amenity.

CASE NUMBER:	20/04342/FUL	WARD:	Ouseburn
CASE OFFICER:	Linda Drake	DATE VALID:	08.12.2020
GRID REF:	E 444658	TARGET DATE:	02.02.2021
	N 461936	REVISED TARGET:	11.03.2021
		DECISION DATE:	09.03.2021

APPLICATION NO: 6.80.34.J.FUL

LOCATION:

The Crown Inn Main Street Great Ouseburn YO26 9RF

PROPOSAL:

Conversion of existing Public House into 1no dwelling including side extension;
Conversion of building to garage

APPLICANT:

Mrs Shirley Laing

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.03.2024.
- 2 The development shall be carried out in accordance with the approved plans:

Dwg 02 - Existing elevation
Dwg 02 - Existing Ground Floor Plan
Dwg 03 - Existing First Floor Plan
Dwg 05 - Proposed Ground Floor Plan
Dwg 07 - Proposed First Floor Plan
Dwg 08 - Proposed Elevations
- 3 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.

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:	20/04351/FUL	WARD:	Ouseburn
CASE OFFICER:	Andrew Thornton	DATE VALID:	04.12.2020
GRID REF:	E 444363	TARGET DATE:	29.01.2021
	N 457994	REVISED TARGET:	10.02.2021
		DECISION DATE:	05.03.2021

APPLICATION NO: 6.96.131.B.FUL

LOCATION:

Little Orchard High Street Whixley YO26 8AW

PROPOSAL:

Erection of first floor extension replacing existing loft conversion and increase in roof height, demolition of conservatory, replacement of garage and rendering of the dwelling

APPLICANT:

Sophia and Chris Roberts

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before three years beginning with the date of this permission..
- 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 S-001 received 09/11/2020 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: P003, received: 09/11/2020

Document: CIL Form, received: 04/12/20

Document: Bat Exemption Statement, received: 09/11/2020

Document: LITTLE ORCHARD DESIGN AND ACCESS STATEMENT, received: 09/11/2020

- 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 bedroom window (south elevation on Drawing P003) shall be obscure glazed and non-opening 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.

- 4 (a) No development shall commence on site before the developer has submitted for approval tree 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. The developer shall maintain such fences until all development subject of this permission is completed.

(b) 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.

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.
- 4 Reason - To ensure the protection of protected trees in the Conservation Area.

CASE NUMBER:	20/04403/FUL	WARD:	Harrogate Pannal Ward
CASE OFFICER:	Andrew Thornton	DATE VALID:	18.12.2020
GRID REF:	E 429759	TARGET DATE:	12.02.2021
	N 452531	REVISED TARGET:	16.03.2021
		DECISION DATE:	15.03.2021

APPLICATION NO: 6.79.7154.E.FUL

LOCATION:
36 Rossett Green Lane Harrogate HG2 9LH

PROPOSAL:
Demolition of an existing rear single storey out-house and construction of a two storey side and rear extension to the existing main dwelling

APPLICANT:
Mr Tarran Coward-Willis

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.
- 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 8445-BOW-Location Plan received 10/11/2020 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: 8445-BOW-XX-ZZ-A-0003, received: 15/02/2021

Drawing: A105, received: 15/02/2021

Drawing: A103, received: 15/02/2021

Document: CIL Form, received:18/12/20

Document: Bat Exemption Statement, received: 14/12/20

3 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), the first floor windows on the side elevations 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.

4 SPECIFIC RESTRICTION ON DEVELOPMENT: USE OF ROOF AS TERRACE/BALCONY

Notwithstanding the approved plans or 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), the roof of the single storey rear extension shall not be used as a terrace or balcony.

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 protect the privacy and amenities of the occupiers of neighbouring property. To protect the privacy and amenities of the occupiers of neighbouring property.
 - 4 To protect the privacy and amenities of the occupiers of neighbouring property.
-

CASE NUMBER: 20/04426/FUL
CASE OFFICER: Sarah Maguire
GRID REF: E 430928
N 472010

WARD: Ripon Ure Bank
DATE VALID: 07.01.2021
TARGET DATE: 04.03.2021
REVISED TARGET:
DECISION DATE: 03.03.2021

APPLICATION NO: 6.31.2919.T.FUL

LOCATION:

Highfield House Hemsworth Walk Ripon HG4 2BA

PROPOSAL:

Relocation of existing bin store Not serving Highfield House but serving No.4 Hemsworth Walk

APPLICANT:

Mr Snowden

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 03.03.2024.
- 2 The works hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Site Plan: Rev B - DWG No. 315/BS1 - rev B

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.
-

CASE NUMBER: 20/04427/LB
CASE OFFICER: Sarah Maguire
GRID REF: E 430928
N 472010

WARD: Ripon Ure Bank
DATE VALID: 07.01.2021
TARGET DATE: 04.03.2021
REVISED TARGET:
DECISION DATE: 03.03.2021

APPLICATION NO: 6.31.2919.U.LB

LOCATION:
Highfield House Hemsworth Walk Ripon HG4 2BA

PROPOSAL:
Relocation of existing bin store Not serving Highfield House but serving No.4 Hemsworth Walk

APPLICANT:
Mr Snowden

1 APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 03.03.2024.
- 2 The works hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Site Plan: Rev B - DWG No. 315/BS1 - rev B

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.

CASE NUMBER: 20/04564/SCREEN
CASE OFFICER: Kate Broadbank
GRID REF: E 436947
N 452607

WARD: Spofforth With Lower Wharfedale
DATE VALID: 21.01.2021
TARGET DATE: 11.02.2021
REVISED TARGET: 05.03.2021
DECISION DATE: 03.03.2021

APPLICATION NO: 6.500.SCREEN

LOCATION:

Harrogate South Waste Water Treatment Works Spofforth North Yorkshire

PROPOSAL:

Request for an EIA Screening Opinion for a Ground Mounted Solar PV Development

APPLICANT:

Yorkshire Water

Environmental Impact Assessment Is Not Required

CASE NUMBER:	20/04639/LB	WARD:	Nidd Valley
CASE OFFICER:	Anne Sims	DATE VALID:	12.01.2021
GRID REF:	E 419964	TARGET DATE:	09.03.2021
	N 460338	REVISED TARGET:	
		DECISION DATE:	01.03.2021

APPLICATION NO: 6.65.126.Q.LB

LOCATION:

Pyefield House Farm Dacre Harrogate North Yorkshire HG3 4ET

PROPOSAL:

Replacement of 5 no. windows & 1 no. glazed door.

APPLICANT:

Mrs C White

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 01.03.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:
4704 REV C Site Plan and Window Details 25/02/2021
4704 REV C Existing Window Details 25/02/2021
4704 REV C Existing Plans and Elevations 25/02/2021
4704 REV C Existing and Proposed Window Details 25/02/2021
4704 REV C Existing Window and Door Details 25/02/2021

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.

CASE NUMBER:	20/04686/FUL	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Josh Arthur	DATE VALID:	18.01.2021
GRID REF:	E 419622	TARGET DATE:	15.03.2021
	N 471410	REVISED TARGET:	
		DECISION DATE:	11.03.2021

APPLICATION NO: 6.29.14.I.FUL

LOCATION:

3 Dallow Cottages Grantley Ripon North Yorkshire HG4 3PU

PROPOSAL:

Demolition of various stores and sheds and erection of replacement building.

APPLICANT:

Mr R Laverick

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Existing & Proposed Drawings - Sketch Scheme Received 08.03.2021
- 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.

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:	20/04558/FUL	WARD:	Harrogate Bilton Grange
CASE OFFICER:	Sarah Maguire	DATE VALID:	07.01.2021
GRID REF:	E 430171	TARGET DATE:	04.03.2021
	N 457132	REVISED TARGET:	
		DECISION DATE:	02.03.2021

APPLICATION NO: 6.79.14468.FUL

LOCATION:

50 St Johns Drive Harrogate HG1 3AG

PROPOSAL:

Erection of 1no. single storey side and rear wrap-around extension.

APPLICANT:

Mr James Drew

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 02.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Existing and Proposed Details: Plans and Elevations - Drawing No. 01 Rev C
- 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.
-

CASE NUMBER: 20/04586/FUL
CASE OFFICER: Sarah Maguire
GRID REF: E 429821
N 470955

WARD: Ripon Spa
DATE VALID: 07.01.2021
TARGET DATE: 04.03.2021
REVISED TARGET:
DECISION DATE: 02.03.2021

APPLICATION NO: 6.31.2901.FUL

LOCATION:

JA Services (Ripon) Ltd Unit 5 Parkfield Studley Road Ripon North Yorkshire HG4 2QR

PROPOSAL:

Proposed alterations & extension to Unit 5, Parkfield, Studley Road, Ripon, HG4 2QR

APPLICANT:

Mr J Sinclair

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 02.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Details: Site Plan - Proposed Site Block Plan DWG No. 091-07

DWG Proposed Details: Plans - Proposed Floor Plan DWG No. 091-05

DWG Proposed Details: Elevation - Proposed Elevations DWG No. 091-06

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: 20/04590/FUL
CASE OFFICER: Emma Howson
GRID REF: E 424152
N 471673

WARD: Fountains & Ripley
DATE VALID: 14.01.2021
TARGET DATE: 11.03.2021
REVISED TARGET:
DECISION DATE: 09.03.2021

APPLICATION NO: 6.37.16.K.FUL

LOCATION:

Woodhouse Farm Caravan Park Winksley Ripon North Yorkshire HG4 3PG

PROPOSAL:

Change of Use of Land to Allow Siting Of 10 Holiday Static Caravans in lieu of 16 Touring Caravans On Land within existing Caravan Park

APPLICANT:

Mr Edward Hitchen

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.03.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 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 occupation of any of the static caravans 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.
- 4 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.
- 5 The development hereby permitted shall be used only as holiday accommodation and not as a persons sole or main place of residence. The owner/operator of the site shall maintain an up to date record of occupiers of the accommodation and their permanent addresses, which shall be made available at all reasonable times upon request from the local planning authority.
- 6 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 caravan 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.
- 7 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.

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 safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 4 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 5 The use of the site for permanent residential use is unacceptable as the site lies in open countryside in the AONB.
- 6 In the interests of providing opportunities for sustainable transport and to improve air quality across the District
- 7 In the interests of preserving the landscape character and biodiversity

CASE NUMBER:	20/04594/FUL	WARD:	Ouseburn
CASE OFFICER:	Jeremy Constable	DATE VALID:	04.01.2021
GRID REF:	E 446328	TARGET DATE:	01.03.2021
	N 459251	REVISED TARGET:	
		DECISION DATE:	01.03.2021

APPLICATION NO: 6.97.34.DH.FUL

LOCATION:

Queen Ethelburgas College Thorpe Green Lane Thorpe Underwood YO26 9SS

PROPOSAL:

Erection of single storey building for food preparation & staff changing facilities.

APPLICANT:

Queen Ethelburga's College

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 01.03.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the following revised plans and drawings:
Location Plan: Drwg No.QEC-FP-01 Rev A3 (Received 04.01.2021)
Site Plan: Drwg No.QEC-FP-03 Rev A2 (Received 20.11.2020)
Proposed Ground Floor Plan: Drwg No.QEC-FP-05 Rev A1 (Received 20.11.2020)
Proposed Plans and Elevations: Drwg No.QEC-FP-07 Rev A1 (Received 20.11.2020)

- 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 buildings.
- 4 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:

- 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.
- If soakaways are not feasible, then the Board may consider a proposal to discharge surface water to a watercourse (directly or indirectly)
- For the redevelopment of a brownfield site, the applicant should first establish the extent of any existing discharge to that watercourse.
- 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).
- Discharge form "greenfield sites" taken as 1.4litres per second per hectare (1:1 year storm).
- 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 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.
- 4 To ensure the development is provided with satisfactory means of drainage and to reduce the risk of flooding.

CASE NUMBER:	20/04616/DISCON	WARD:	Harrogate Stray
CASE OFFICER:	Katie Lois	DATE VALID:	23.11.2020
GRID REF:	E 432033	TARGET DATE:	18.01.2021
	N 455012	REVISED TARGET:	
		DECISION DATE:	09.03.2021

APPLICATION NO: 6.79.794.F.DISCON

LOCATION:

Greenfield Court 42 Wetherby Road Harrogate HG2 7SQ

PROPOSAL:

Approval of details required under conditions 23 (bat boxes), 25 (materials), 26 (surface water), 27 (surface water) of planning permission 20/00461/FULMAJ - Demolition of existing buildings and erection of Extra Care Accommodation (Use Class C2) with associated private amenity space, landscaping, sub-station, vehicular access alterations and car parking.

APPLICANT:

McCarthy & Stone Retirement Lifestyles Ltd

CONFIRMATION of discharge of condition(s)

- 1 The submitted details are considered acceptable.

INFORMATIVES

- 1 The submitted Elevations and Bat Box details are considered acceptable, however, the Council's Principal Ecologist has requested that photographs of the bat boxes in place are submitted to demonstrate that the condition has been fully complied with.

CASE NUMBER:	20/04623/FUL	WARD:	Ouseburn
CASE OFFICER:	Andrew Thornton	DATE VALID:	04.01.2021
GRID REF:	E 441640	TARGET DATE:	01.03.2021
	N 463147	REVISED TARGET:	
		DECISION DATE:	01.03.2021

APPLICATION NO: 6.71.32.C.FUL

LOCATION:

The Old Chapel Marton Cum Grafton Village Marton Cum Grafton YO51 9QY

PROPOSAL:

Retrospective application for the retention of single storey rear extension.

APPLICANT:

Mr David Thomson

- 1 APPROVED subject to the following conditions:-

- 1 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 The Old Chapel New Extension - Location Plan, received: 23/11/2020 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: The Old Chapel New Extension, received: 23/11/2020

Drawing: West Elevation, received: 23/11/2020

Drawing: North and South Elevation, received: 23/11/2020

Drawing: Floor Plan, received: 23/11/2020

Document: CIL Form, Received: 04/01/2021

Reasons for Conditions:-

- 1 Reason - For the avoidance of doubt and in the interests of proper planning of the development.

CASE NUMBER:	20/04738/FUL	WARD:	Washburn
CASE OFFICER:	Tom Procter	DATE VALID:	14.01.2021
GRID REF:	E 421130	TARGET DATE:	11.03.2021
	N 454282	REVISED TARGET:	
		DECISION DATE:	02.03.2021

APPLICATION NO: 6.107.111.FUL

LOCATION:

Beaver End Norwood Harrogate HG3 1SZ

PROPOSAL:

Formation of new Velux roof lights and bi-fold doors in kitchen/dining area

APPLICANT:

Mr And Mrs Batty

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 02.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with details in the application form and the following drawings received on 14 January 2021:

Proposed Ground Floor Plans Dwg No. 2065.P01

Proposed West and South Elevations Dwg No. 2065.P02

Proposed North and East Elevations Dwg No. 2065.P03

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.

CASE NUMBER:	20/04754/FUL	WARD:	Harrogate Valley Gardens
CASE OFFICER:	Josh Arthur	DATE VALID:	04.01.2021
GRID REF:	E 429968	TARGET DATE:	01.03.2021
	N 454524	REVISED TARGET:	05.03.2021
		DECISION DATE:	02.03.2021

APPLICATION NO: 6.79.13135.C.FUL

LOCATION:

Flat 2 The Mews 23 Beech Grove Harrogate North Yorkshire HG2 0EX

PROPOSAL:

Retrospective application for repairs to first floor extension.

APPLICANT:

Mr Andrew Beecher

REFUSED. Reason(s) for refusal:-

- 2 Due to the extent of the solid projection along the boundary the development has an unacceptable overbearing impact on the amenity space of the apartment below. The proposal therefore, is considered to have an unacceptable adverse impact on the privacy or residential amenity currently enjoyed by neighbouring apartment and is contrary to Local Plan Policies HP4, HS8.

CASE NUMBER:	20/04767/FUL	WARD:	Marston Moor
CASE OFFICER:	Amy Benfold	DATE VALID:	04.01.2021
GRID REF:	E 447779	TARGET DATE:	01.03.2021
	N 450013	REVISED TARGET:	26.03.2021
		DECISION DATE:	16.03.2021

APPLICATION NO: 6.142.158.FUL

LOCATION:

2 Westlands Bilton In Ainsty YO26 7LH

PROPOSAL:

The construction of a single storey lean too extension

APPLICANT:

Mrs Zoe Waterhouse

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Front Elevation - Drawing No. Z.WH 03. Received 30.11.2020.

Proposed Side Elevation - Drawing No. Z.WH 08. Received 30.11.2020.

Proposed Rear Elevation - Drawing No. Z.WH 06. Received 30.11.2020.

Proposed Floor Plan - Drawing No. Z.WH 01. Received 30.11.2020.

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:	20/04779/FUL	WARD:	Knarborough Castle
CASE OFFICER:	Andrew Thornton	DATE VALID:	15.12.2020
GRID REF:	E 433330	TARGET DATE:	09.02.2021
	N 457094	REVISED TARGET:	05.03.2021
		DECISION DATE:	05.03.2021

APPLICATION NO: 6.100.955.I.FUL

LOCATION:

Peterhof Bilton Hall Drive Harrogate HG1 4DW

PROPOSAL:

Erection of single storey rear corner infill extension and erection of a single storey detached garage

APPLICANT:

Mr And Mrs Smith

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.
- 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 LOCATION PLAN PETERHOF. BILTON LANE. received 15/12/20 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: S91-1-PLG4, received: 15/12/20

Drawing: S91-1-PLG1, received: 15/12/20

Drawing: S91-1-PLG3, received: 15/12/20

Drawing: S91-1-PLG2, received: 15/12/20

Document: CIL Form, received: 30/11/20

Document: Bat exemption letter, received: 30/11/20

- 3 No development shall commence on site before the approved tree report detail (English Tree Care Tree Report dated November 2020) including 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. The developer shall maintain such fences until all development subject of this permission is completed.
- 4 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.
- 5 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.

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 the protection of the trees
- 4 To ensure the protection of the trees
- 5 To ensure the protection of the trees

CASE NUMBER:	20/04798/FUL	WARD:	Fountains & Ripley
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	15.01.2021
GRID REF:	E 429987	TARGET DATE:	12.03.2021
	N 459805	REVISED TARGET:	
		DECISION DATE:	09.03.2021
APPLICATION NO:	6.82.2.D.FUL		

LOCATION:

5 Station Cottages Warehouse Track Nidd HG3 3BG

PROPOSAL:

Erection of a first floor extension and alterations to fenestration.

APPLICANT:

Mr Michael Partridge

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Amended proposed elevations (front, rear and side); ref 016, 017, 019, received and uploaded to the public file on the 8th March 2021.

Amended floor plan; ref 021, received and uploaded to the public file on the 8th March 2021.
- 3 The external materials to be used in the extension hereby permitted shall match those used in 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:	20/04801/FUL	WARD:	Harrogate High Harrogate
CASE OFFICER:	Josh Arthur	DATE VALID:	08.01.2021
GRID REF:	E 430816	TARGET DATE:	05.03.2021
	N 455869	REVISED TARGET:	22.03.2021
		DECISION DATE:	18.03.2021

APPLICATION NO: 6.79.1724.FUL

LOCATION:

99 Dragon Parade Harrogate HG1 5DG

PROPOSAL:

Erection of single storey extension to side and rear.

APPLICANT:

Ann Ellis

REFUSED. Reason(s) for refusal:-

- 1 Due to the extent of the projection of the proposed extension, the development has an unacceptable overbearing impact on the amenity of the neighbouring property. The proposal therefore, is considered to have an unacceptable adverse impact on the privacy or residential amenity currently enjoyed by neighbouring property and is contrary to Local Plan Policies HP4 and HS8.

CASE NUMBER:	20/04815/FUL	WARD:	Ouseburn
CASE OFFICER:	Andrew Thornton	DATE VALID:	06.01.2021
GRID REF:	E 440354	TARGET DATE:	03.03.2021
	N 461030	REVISED TARGET:	
		DECISION DATE:	03.03.2021

APPLICATION NO: 6.71.217.FUL**LOCATION:**

Rabbit Hill Park Allerton Park North Yorkshire

PROPOSAL:

Retrospective application for the subdivision of a building partial use of a building as a gym (class E)

APPLICANT:

Mr Richard Kay

APPROVED subject to the following conditions:-

- 1 **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 Promap Licence number 100022432. Plotted Scale - 1:2500 received 02/12/2020 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: 204/09 (03)010 D, received: 02/12/2020

Drawing: 204/09 (02)002 A, received: 02/12/2020

Document: CIL Form, received: 06/01/21

Document: Supporting Statement, received: 02/12/2020

2 SPECIFIC RESTRICTION ON DEVELOPMENT: RESTORATION OF CLASS B USE

Should the hereby approved class E Gym use cease, the site shall revert back to class B use as defined by the National Planning Policy Framework (2019).

Reasons for Conditions:-

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 In the interests of the provision of employment land

CASE NUMBER:	20/04852/FUL	WARD:	Harrogate Oatlands
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	17.12.2020
GRID REF:	E 430896	TARGET DATE:	11.02.2021
	N 452934	REVISED TARGET:	05.03.2021
		DECISION DATE:	04.03.2021

APPLICATION NO: 6.79.10760.B.FUL

LOCATION:

169 Leeds Road Harrogate HG2 8HQ

PROPOSAL:

Erection of first floor front, side and rear extension, side dormer window and alterations to fenestration and materials (revised scheme).

APPLICANT:

MR S HANSLOW

REFUSED. Reason(s) for refusal:-

- 1 The proposed first floor side and front extensions are considered detrimental on the character and appearance of the host dwelling and street scene due to their siting, form and size. Additionally the side dormer and the rooflights are considered incongruous in the context of the host dwelling and in the street scene. The proposal

is therefore contrary to policy HP3 and policy HS8 of the Local Plan and guidance in the Council's House Extensions and Garages Design Guide.

- 2 The proposed first floor side extension by reason of its height and proximity to the adjacent dwelling at 167 Leeds Road and their side windows would lead to a significant loss of light and be overbearing to the detriment of the living conditions of these residents. The proposal is therefore contrary to policy HP4 of the Local Plan and guidance in the Council's House Extensions and Garages Design Guide.

CASE NUMBER:	20/04864/FUL	WARD:	Killinghall & Hampsthwaite
CASE OFFICER:	Josh Arthur	DATE VALID:	26.01.2021
GRID REF:	E 427209	TARGET DATE:	23.03.2021
	N 457871	REVISED TARGET:	
		DECISION DATE:	08.03.2021

APPLICATION NO: 6.93.751.FUL

LOCATION:
1 Glebe Court Killinghall HG3 2DQ

PROPOSAL:
Erection of single storey extension to rear.

APPLICANT:
Mr and Mrs Ridsdale

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans and Elevations DWG No. 02 Rev. A.
- 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.

CASE NUMBER:	20/04873/FUL	WARD:	Ouseburn
CASE OFFICER:	Andrew Thornton	DATE VALID:	06.01.2021
GRID REF:	E 440354	TARGET DATE:	03.03.2021
	N 461030	REVISED TARGET:	
		DECISION DATE:	03.03.2021

APPLICATION NO: 6.71.187.B.FUL

LOCATION:

Rabbit Hill Park Allerton Park North Yorkshire

PROPOSAL:

Retrospective application for the subdivision of a building to two separate MOT testing/Car servicing centres.

APPLICANT:

Mr Richard Kay

APPROVED subject to the following conditions:-

- 1 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 Promap Licence number 100022432. Plotted Scale - 1:2500 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: 204/09 (03)001 C, received: 07/12/2020

Drawing: 204/09 (02)002 A, received: 07/12/2020

Document: CIL Form, received: 06/01/21

Document: Supporting Statement, received: 07/12/2020

Reasons for Conditions:-

- 1 For the avoidance of doubt and in the interests of proper planning.

CASE NUMBER:	20/04884/DVCON	WARD:	Fountains & Ripley
CASE OFFICER:	Emma Howson	DATE VALID:	08.01.2021
GRID REF:	E 428779	TARGET DATE:	05.03.2021
	N 464774	REVISED TARGET:	02.04.2021
		DECISION DATE:	16.03.2021

APPLICATION NO: 6.52.191.F.DVCON

LOCATION:

Land Comprising Field At 428779 464774 Kingwood Lane Markington North Yorkshire

PROPOSAL:

Application to vary condition 2 (approved plans) of planning approval 19/04749/REM - Reserved matters for residential development with Access, Appearance, Landscaping, Layout and Scale considered under outline permission 16/04503/OUT to allow changes to design and position of proposed dwellings.

APPLICANT:

Mr & Mrs D Fletcher

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 as set out below:
 - CC-Harro-Prop RP 500E - Proposed Roofplans Siteplan 500
 - CC-Harro-Prop FP 500E - Proposed Footprints Siteplan 500
 - CC-Harro-Prop FP 250E - Proposed Footprints Siteplan 250
 - CC-Harro-P1-Plans A - Plot 1 Proposed Floorplans and Sections
 - CC-Harro-P2-Plans A Plot 2 Proposed Floorplans and Sections
 - CC-Harro-P3 Plans B Plot 3 Proposed Floorplans and Sections
 - CC-Harro-P4 Plans A - Plot 4 Proposed Floorplans and Sections
 - CC-Harro-P5 Plans A - Plot 5 Proposed Floorplans and Sections
 - CC-Harro-P1-Elevs - Plot 1 Elevations
 - CC-Harro-P2-Elevs - Plot 2 Elevations
 - CC-Harro-P3-Elevs A - Plot 3 Elevations
 - CC-Harro-P4-Elevs - Plot 4 Elevations

CC-Harro-P5 Elevs - Plot 5 Elevations

- 3 The development hereby approved shall be undertaken in accordance with the Ecological Enhancement and Management Plan Dated January 2020 (MAB Environment and Ecology Ltd) and retained and maintained in accordance with these details.
- 4 The landscaping scheme shown on Drawing 02 Rev H shall be implemented in the first available planting season following completion of the development. 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.
- 5 Prior to the installation of any external lighting scheme, details shall be submitted to the Local Planning Authority for approval. The scheme shall thereby be implemented in accordance with the approved details.
- 6 Before any materials are brought onto the site or any development is commenced, the developer shall submit for approval an agreed specification for a root protection area 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.

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 nature conservation
- 4 In the interests of nature conservation and visual amenity
- 5 In the interests of nature conservation
- 6 In the interests of preserving biodiversity and protecting the visual amenity of the area
- 7 In the interests of preserving biodiversity and protecting the visual amenity of the area

INFORMATIVES

- 1
 - (i) There is a Public Right of Way or a 'claimed' Public Right of Way within or adjoining the application site boundary
 - 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.
Applicants should contact the County Council's Countryside Access Service at County Hall, Northallerton via CATO@northyorks.gov.uk to obtain up-to-date information regarding the exact route of the way and to discuss any initial proposals for altering the route.
- 2 A legal covenant shall be attached to Plot 3 for the ongoing maintenance of the mitigation measures set out in the Ecological Enhancement and Management Plan January 2020 (MAB Environment and Ecology Ltd)
- 3 The reserved matters approval should be read in conjunction with Outline consent 16/04503/OUT.

CASE NUMBER:	20/04899/FUL	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Sarah Maguire	DATE VALID:	18.01.2021
GRID REF:	E 432687	TARGET DATE:	15.03.2021
	N 466371	REVISED TARGET:	
		DECISION DATE:	11.03.2021

APPLICATION NO: 6.54.289.FUL

LOCATION:

Cotswold Hungate Bishop Monkton Harrogate North Yorkshire HG3 3QL

PROPOSAL:

Erection of 1no. rear extension

APPLICANT:

Mr & Mrs P Whincup

3 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Existing and Proposed Details: Plan and Elevations and existing and proposed - Drawing No. 20.1471.
- 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.

CASE NUMBER:	20/04961/FUL	WARD:	Harrogate Valley Gardens
CASE OFFICER:	Josh Arthur	DATE VALID:	18.01.2021
GRID REF:	E 429708	TARGET DATE:	15.03.2021
	N 454484	REVISED TARGET:	
		DECISION DATE:	05.03.2021

APPLICATION NO: 6.79.14198.B.FUL

LOCATION:

11 Wordsworth Crescent Harrogate North Yorkshire HG2 0HL

PROPOSAL:

Erection of raised platform, external staircase to rear and entrance gates to front boundary.

APPLICANT:

Mr And Mrs Matthew Potts

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 05.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

As proposed - planning drawing. DWG No. M.R. (19) / 102 Rev B
Block Plan Revision A - Received 04.03.2021

- 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.

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:	20/04940/FUL	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	05.01.2021
GRID REF:	E 421818	TARGET DATE:	02.03.2021
	N 472164	REVISED TARGET:	
		DECISION DATE:	01.03.2021

APPLICATION NO: 6.29.21.G.FUL

LOCATION:

Laverton Woods House Laverton Woods Laverton Ripon North Yorkshire HG4 3TA

PROPOSAL:

Formation of tennis court.

APPLICANT:

Mr And Mrs Philippa Abrahams

REFUSED. Reason(s) for refusal:-

- 1 The tennis courts would be sited outside of the residential curtilage therefore the development would introduce a domestic feature into the rural landscape. Overall, the proposed development, by reason of its siting, size, form and materials, would have a significant detrimental impact on the AONB and the rural landscape setting. This is contrary to policies GS6 and NE4 of the Harrogate District Local Plan.

CASE NUMBER:	20/04942/DISCON	WARD:	Ouseburn
CASE OFFICER:	Orla Zoe Downs	DATE VALID:	09.12.2020
GRID REF:	E 444027	TARGET DATE:	03.02.2021
	N 462120	REVISED TARGET:	05.03.2021
		DECISION DATE:	03.03.2021

APPLICATION NO: 6.80.202.A.DISCON

LOCATION:

Land Comprising Field At 444027 462120 Branton Lane Great Ouseburn North Yorkshire

PROPOSAL:

Approval of details required under condition 19 (drainage strategy) of planning permission 18/01751/OUT - Outline planning application for the erection of 5 dwellings with access considered.

APPLICANT:

Venturi Homes Ltd

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 Condition 19. The details provided for Condition 19 are considered acceptable. The construction must now be carried out in accordance with the approved details.

CASE NUMBER:	20/04945/FUL	WARD:	Harrogate Stray
CASE OFFICER:	Sarah Maguire	DATE VALID:	05.01.2021
GRID REF:	E 431692	TARGET DATE:	02.03.2021
	N 454602	REVISED TARGET:	
		DECISION DATE:	01.03.2021

APPLICATION NO: 6.79.12244.B.FUL

LOCATION:

33 St Helens Road Harrogate HG2 8LD

PROPOSAL:

Erection of 1no. single storey side extension.

APPLICANT:

Mrs Sophie Lomax

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 01.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Existing and Proposed Details: Existing and Proposed Plans Elevations and Sections - Drawing No. PL02

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:	20/04971/LB	WARD:	Ripon Minster
CASE OFFICER:	Sarah Maguire	DATE VALID:	10.12.2020
GRID REF:	E 431468	TARGET DATE:	04.02.2021
	N 470552	REVISED TARGET:	18.03.2021
		DECISION DATE:	16.03.2021

APPLICATION NO: 6.31.2910.LB

LOCATION:

Bondgate House, Flat 2 44 Bondgate Ripon HG4 1QE

PROPOSAL:

INSTALLATION OF A 16 PANEL SOLAR PV SYSTEM SPLIT OVER REAR ROOF PITCHES

APPLICANT:

MRS HEATHER BROWN

REFUSED. Reason(s) for refusal:-

- 1 Due to the scale and extent of the coverage of the 16 Solar Panels on the roof slopes on the rear projecting gable, the panels would have an intrusive and damaging impact on the character and historical importance of the designated heritage asset of the Grade II Listed Building which is contrary to Policies HP2, HP3 and fails to meet the criteria of Policy CC3 of the Harrogate Local Plan.
- 2 The public benefits and the contribution to national objectives on climate change of the 16 Solar Panels would not outweigh the substantial harm that the panels would cause to the preservation of the architectural and historic interest of the designated heritage asset, the Grade II Listed Building. This would be in contrary to the National Planning Policy Framework.

CASE NUMBER:	20/04984/FUL	WARD:	Harrogate Pannal Ward
CASE OFFICER:	Amy Benfold	DATE VALID:	11.12.2020
GRID REF:	E 430206	TARGET DATE:	05.02.2021
	N 451484	REVISED TARGET:	05.03.2021
		DECISION DATE:	02.03.2021

APPLICATION NO: 6.152.320.FUL

LOCATION:

65 Crimple Meadows Pannal HG3 1EL

PROPOSAL:

Erection of a garden room to be used as a hair studio.

APPLICANT:

Mr And Mrs R Black

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 02.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan - Received 11.12.2020.

Proposed Eastern Elevation - Received 11.12.2020.

Proposed Northern Elevation - Received 11.12.2020.

Proposed Western Elevation - Received 11.12.2020.

Proposed Southern Elevation - Received 11.12.2020.

- 3 The use hereby permitted shall not be open to customers outside the hours of 09:00 to 17:00 Monday, Tuesday, Wednesday and Friday 11:00 to 19:00 on Thursday and 09:00 to 16:00 on a Saturday and shall not be open to customers on Sundays or Bank Holidays.
- 4 There shall be no deliveries to or dispatches from use hereby permitted outside the hours of 08:00 and 18:00 Monday to Friday and no deliveries or dispatches shall take place on Saturdays, Sundays or Bank Holidays.
- 5 The hairdressing salon hereby permitted shall remain ancillary to the dwelling, 65 Crimple Meadows, Pannal.

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 residential amenity.
- 4 In the interests of residential amenity.
- 5 In order to ensure the use remains in connection with the occupants of the existing dwelling in the interests of residential amenity. In order to ensure the use remains in connection with the occupants of the existing dwelling in the interests of residential amenity.

CASE NUMBER:	20/04985/AMENDS	WARD:	Killinghall & Hampsthwaite
CASE OFFICER:	Jill Low	DATE VALID:	11.12.2020
GRID REF:	E 428640	TARGET DATE:	08.01.2021
	N 458680	REVISED TARGET:	04.03.2021
		DECISION DATE:	04.03.2021

APPLICATION NO: 6.93.89.K.AMENDS

LOCATION:

Three Horseshoes Ripon Road Killinghall Harrogate North Yorkshire HG3 2DH

PROPOSAL:

Amendment to condition 2 (approved plans) of planning application 19/04606/FUL to allow amendment to the parking layout, removal of stone water tabling to rear section of the building and adjustment to roof lights.

APPLICANT:

Dynamic Capital Ltd

APPROVED

CASE NUMBER:	20/05000/FUL	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	14.12.2020
GRID REF:	E 422376	TARGET DATE:	08.02.2021
	N 481107	REVISED TARGET:	22.03.2021
		DECISION DATE:	17.03.2021

APPLICATION NO: 6.3.70.K.FUL

LOCATION:

Wellgarth Maltings Marfield Masham HG4 4EN

PROPOSAL:

Installation of 4no. DPV tanks on the west side of the building and 1no. hot liquor tank on the east side of the building.

APPLICANT:

Black Sheep Brewery PLC

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Existing and proposed block/site plan; drawing number B36-2, dated Dec 2020.
Existing and proposed elevations; drawing number B36-3, dated Dec 2020.
- 3 The tanks hereby permitted must be clad in green profile metal sheeting and no other cladding shall be used 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.

CASE NUMBER:	20/05005/FUL	WARD:	Washburn
CASE OFFICER:	Tom Procter	DATE VALID:	04.01.2021
GRID REF:	E 420559	TARGET DATE:	01.03.2021
	N 446284	REVISED TARGET:	
		DECISION DATE:	01.03.2021

APPLICATION NO: 6.144.87.FUL

LOCATION:

69 Riverside Park Farnley LS21 2RW

PROPOSAL:

Erection of single storey side and rear extensions

APPLICANT:

Mr And Mrs O'Neil

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 01.03.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form received 25.02.21 and the following plans and drawings received 14.12.20:

Proposed Site Plan Dwg No. M3341/04/101

Proposed Ground Floor Plan Dwg No. M3341/04/102

Proposed First Floor Plan Dwg No. M3341/04/103

Proposed Front Elevations Plan Dwg No. M3341/04/201

Proposed Side Elevations Plan Dwg No. M3341/04/202

Proposed Rear Elevations Plan Dwg No. M3341/04/203

Proposed Side Elevations Plan Dwg No. M3341/04/204

Proposed Section A-A. Plan Dwg No. M3341/04/301

Proposed Section B-B. Plan Dwg No. M3341/04/302

- 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 bedroom window shall be fitted with a non-opening window that shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent in strict accordance with the proposed rear elevations, Dwg No. M3341/04/203 received 14.12.20. 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 NUMBER:	20/05010/FUL	WARD:	Wathvale
CASE OFFICER:	Sarah Maguire	DATE VALID:	18.01.2021
GRID REF:	E 431203	TARGET DATE:	15.03.2021
	N 473646	REVISED TARGET:	
		DECISION DATE:	12.03.2021

APPLICATION NO: 6.12.16.D.FUL

LOCATION:

South Parks Farm North Stainley Ripon North Yorkshire HG4 3HJ

PROPOSAL:

Change of use from paddock (sui generis) to outdoor arena including engineering operations (sui generis).

APPLICANT:

J. K. Rogers And Son Ltd

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.03.2024.

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

DWG Proposed Details: Plans and Elevations - Proposed Outdoor Arena Drg No. CW/1453/12/20 sht. 2

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.

CASE NUMBER:	20/05019/FUL	WARD:	Knarborough Eastfield
CASE OFFICER:	Jeremy Constable	DATE VALID:	15.12.2020
GRID REF:	E 435884	TARGET DATE:	09.02.2021
	N 457474	REVISED TARGET:	26.02.2021
		DECISION DATE:	26.02.2021

APPLICATION NO: 6.100.106.Y.FUL

LOCATION:

The Forest School Park Lane Knarborough North Yorkshire HG5 0DQ

PROPOSAL:

Installation of fenced Multi-Use Games Area (MUGA), erection of new perimeter and internal site fencing, hard and soft landscaping, and associated infrastructure.

APPLICANT:

Wellspring Academy Trust

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.02.2024.

- 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. FOR-ATK-XX-XX-DR-L-001 Rev P01 (Received 15.12.2020)
General Arrangement: Drwg No. FOR-ATK-XX-XX-DR-L-002 Rev. P01
MUGA Details: Drwg No. FOR-ATK-XX-XX-DR-L-005 Rev. P01
Proposed Fencing Elevations: Drwg No. FOR-ATK-XX-XX-DR-L-007 Rev. P01
Landscape Hardworks Drawing: Drwg No. FOR-ATK-XX-XX-DR-L-003 Rev. P01
Landscape Softworks Drawing: Drwg No. FOR-ATK-XX-XX-DR-L-004 Rev. P01
Landscape Levels Drawing: Drwg No. FOR-ATK-XX-XX-DR-L-006 Rev. P01
Tree Protection Plan Sheet 1 of 2: Drwg No. FOR-ATK-XX-XX-DR-L-008-1 Rev. P01
Tree Protection Plan Sheet 2 of 2: Drwg No. FOR-ATK-XX-XX-DR-L-008-2 Rev. P01

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:	20/05023/FUL	WARD:	Washburn
CASE OFFICER:	Jeremy Constable	DATE VALID:	13.01.2021
GRID REF:	E 427240	TARGET DATE:	10.03.2021
	N 447438	REVISED TARGET:	
		DECISION DATE:	10.03.2021

APPLICATION NO: 6.147.70.E.FUL

LOCATION:
Southcote 10 Grosvenor Gardens Huby LS17 0ED

PROPOSAL:
Erection of lower ground floor extension.

APPLICANT:
Mr D. Wallis

REFUSED. Reason(s) for refusal:-

- 1 The proposed erection of a lower ground floor extension and the associated patio area, together with previously approved extensions, would result cumulatively in a disproportionate increase in the floor area and overall size of the original building, and would have a moderate impact on the spatial openness of the Green Belt. The

proposed development represents inappropriate development, which, by definition, is harmful to the Green Belt. There are no very special circumstances that justify the development which is contrary to Policy GS4 of the Harrogate District Local Plan, The National Planning Policy Framework and supplementary planning guidance contained within the Council's House Extensions and Garages Design Guide (September 2005).

CASE NUMBER:	20/05027/LB	WARD:	Harrogate High Harrogate
CASE OFFICER:	Gerrard Shaw	DATE VALID:	19.01.2021
GRID REF:	E 431337	TARGET DATE:	16.03.2021
	N 455479	REVISED TARGET:	
		DECISION DATE:	11.03.2021

APPLICATION NO: 6.79.807.E.LB

LOCATION:
11 Church Square Harrogate HG1 4SP

PROPOSAL:
Internal improvements including rewiring, a new heating system and damp proofing to Cellar

APPLICANT:
Mrs Takako Womersley

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 11.03.2024.
- 2 The works hereby permitted shall be carried out in accordance with the following Approved drawings and documents:

Proposed basement floor plan, drawing number 002A, received 11th March
2021

Proposed ground floor plan, drawing number 003A, received 2nd March 2021

Proposed first floor plan, drawing number 004, received 11th March 2021

Proposed second floor plan, drawing number 005, received 15th December
2020

Heritage Statement (showing proposed cross-section of cellar and also the form and location of the proposed external flue), received 19th January 2021

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.

CASE NUMBER:	20/05039/FUL	WARD:	Fountains & Ripley
CASE OFFICER:	Josh Arthur	DATE VALID:	16.12.2020
GRID REF:	E 424722	TARGET DATE:	10.02.2021
	N 471162	REVISED TARGET:	17.03.2021
		DECISION DATE:	16.03.2021

APPLICATION NO: 6.37.10.H.FUL

LOCATION:

Mill Garth Winksley Ripon North Yorkshire HG4 3PG

PROPOSAL:

Erection of detached agricultural storage shed.

APPLICANT:

FLEETHAM

REFUSED. Reason(s) for refusal:-

- 1 The proposal, by virtue of its scale siting and design, 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.

CASE NUMBER:	20/05041/FUL	WARD:	Wathvale
CASE OFFICER:	Emma Howson	DATE VALID:	08.01.2021
GRID REF:	E 434600	TARGET DATE:	05.03.2021
	N 474194	REVISED TARGET:	
		DECISION DATE:	04.03.2021

APPLICATION NO: 6.21.88.A.FUL

LOCATION:

Sprinkle Beck Hutton Grange To Kendal View Hutton Conyers HG4 5LZ

PROPOSAL:

Erection of detached bungalow

APPLICANT:

Mr M Houseman

REFUSED. Reason(s) for refusal:-

- 1 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.
- 2 The proposed scale, form and design would create an uncharacteristic development in the open countryside. The proposal would therefore be conspicuous in this location and would not harmonise with the local vernacular and would have a detrimental impact on the landscape character of the area. The proposal would result in harm arising to local distinctiveness and landscape character and would be contrary to Policies HP3 and NE4 of the Local Plan.
- 3 The proposed development would not provide a high level of amenity to future residents due to the relationship with the existing dwelling and the level of overlooking that would be created. This would be contrary to paragraph 127 of the NPPF and Policy HP4 of the Local Plan.
- 4 The proposed development does not provide an adequate method of foul water drainage.

CASE NUMBER:	20/05048/FUL	WARD:	Harrogate Central
CASE OFFICER:	Andrew Thornton	DATE VALID:	20.01.2021
GRID REF:	E 430684	TARGET DATE:	17.03.2021
	N 455280	REVISED TARGET:	
		DECISION DATE:	16.03.2021

APPLICATION NO: 6.79.14342.A.FUL

LOCATION:

3 Station Avenue Harrogate HG1 5NE

PROPOSAL:

Erection of a two storey side extension to the existing semi-detached house including an integral single garage.

APPLICANT:

Mr & Mrs Mark Wright

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.
- 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 site location plan area 2HA received 21/12/2020 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: 2020-30/09, received: 21/12/2020

Document: CIL Form, received: 20/01/21

Document: Bat Exemption Statement, received: 21/12/20

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.

CASE NUMBER:	20/05067/AMENDS	WARD:	Nidd Valley
CASE OFFICER:	Andy Hough	DATE VALID:	17.12.2020
GRID REF:	E 419732	TARGET DATE:	14.01.2021
	N 462178	REVISED TARGET:	
		DECISION DATE:	11.03.2021

APPLICATION NO: 6.65.68.E.AMENDS

LOCATION:

Site Of Church Hill Filling Station Dacre Banks North Yorkshire

PROPOSAL:

Realignment of retaining wall alongside access road to units 1-4

APPLICANT:

Gregory Projects Ltd

APPROVED

- 1 The re-alignment of the retaining wall is deemed acceptable as a non -material amendment to the approved scheme considered under 15/03868/FULMAJ as amended by 18/02221/DVCMAJ

Reasons for Conditions:-

CASE NUMBER:	20/05070/FUL	WARD:	Knareborough Castle
CASE OFFICER:	Andrew Thornton	DATE VALID:	18.01.2021
GRID REF:	E 435164	TARGET DATE:	15.03.2021
	N 456958	REVISED TARGET:	16.03.2021
		DECISION DATE:	16.03.2021

APPLICATION NO: 6.100.96.D.FUL

LOCATION:

The Board Inn 3 High Street Knareborough HG5 0ET

PROPOSAL:

Proposed Conversion of Second Floor from Loft Storage space and Bedroom to 1 Bed Flat from previous approval ref. 19/01383/FUL

APPLICANT:

Miss Natali Flamarique

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.
- 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 3340/03/000 received 17/12/2020 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: 3340/03/810, received: 17/12/2020

Drawing: 3340/03/807, received: 17/12/2020

Drawing: 3340/03/806, received: 17/12/2020

Drawing: 3340/03/805, received: 17/12/2020

Drawing: 3340/02/101, received: 17/12/2020

Drawing: 3340/02/102 Rev A, received: 17/12/2020

Drawing: 3340/02/103, received: 17/12/2020

Document: CIL Form, received: 17/12/2020

Document: Supporting Statement M3340, received: 17/12/2020

3 ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: NOISE RESTRICTIONS

Before construction work commences a suitable noise report by a suitably competent person, to be carried out to the satisfaction of the Local Planning Authority. The report shall include a written scheme of how the residents in the proposed residential dwellings and other relevant noise sensitive receptors in the vicinity will be protected from noise from the ground floor restaurant / pub, traffic and any other relevant noise sources existing or proposed. The report shall include an assessment of noise emissions from the proposed ground floor restaurant / pub, traffic and details of background and predicted noise levels within the proposed residential dwellings and at the boundary of other relevant noise sensitive receptors together with proposed noise attenuation scheme in place. The report shall be appropriate for all times of day and night when the restaurant / pub will operate. The report should include any supporting calculations. Any approved scheme shall be fully implemented and completed prior to occupation of the site.

Before use of the development is commenced, a Validation Test of the sound attenuation scheme agreed by the Local Planning Authority shall have been carried out by a suitably competent person and the results submitted to and approved by the Local Planning Authority. Such Validation Test shall demonstrate that appropriate noise levels have been achieved.

If these levels have not been achieved, irrespective of the sound attenuation scheme already approved, a further scheme will be required incorporating the recommendations of an acoustic consultant to achieve the specified noise levels. The scheme of works shall be submitted to and approved in writing by the Local Planning Authority and provided before use of the development begins and thereafter retained. The approved scheme shall be fully implemented and completed prior to occupation of the site.

Informative to above condition : A competent person should undertake any noise survey and developers may wish to contact the Association of Noise Consultants or the Institute of Acoustics for a list of members.

4 ON GOING REQUIREMENT OF DEVELOPMENT/USE: RESTRICTION ON OPERATION TIMES

The restaurant / pub commercial use shall not be open to customers outside the hours of 09:00 to 23:00 Monday to Saturday and 10:30 to 22:30 Sundays & Public Holidays.

5 ON GOING REQUIREMENT OF DEVELOPMENT/USE: RESTRICTION ON USE

There shall be no external areas to be used for the consumption of food and drink by customers of the restaurant / pub commercial use. In addition the designated smoking area must not be at the rear of the restaurant / pub commercial use.

6 ON GOING REQUIREMENT OF DEVELOPMENT/USE: RESTRICTION ON OPERATION TIMES

There shall be no collections, deliveries to or dispatches from the restaurant / pub commercial use outside the hours of 08:00 and 18:00.

7 Prior installation details of all new smoke vents and new and replacement rooflights, which must be true conservation rooflights to have;

- Black steel frame.
- Central glazing bar.
- 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.
- The flashing of the opening shall be carried out in traditional leadwork.

Thereafter development must be carried out in accordance with the approved details; and thereafter maintained and retained.

8 Prior to the replacement of the doors to the front elevation to High Street, large-scale details of the doors, their materials and design must be submitted for the prior approval of the local planning authority. Thereafter development must be carried out in accordance with the approved details; and thereafter maintained and retained.

9 Notwithstanding the approved plans all new windows must have painted timber frames to complement the existing retained windows.

10 Prior to the commencement of any paintwork to the building, details of the paint and colour must be submitted for the prior approval of the local planning authority; thereafter development must be carried out in accordance with the approved details; and thereafter maintained and retained.

11 Prior to installation, details of the design and position of;

- Vandal resistance security lighting to all properties and covered way,
- Video phone entrance details for all properties.
- Position of post boxes.
- Position of utility meter boxes.
- Siting of any vents and flues.

Must be submitted for the prior approval of the local planning authority; all must be installed prior to first occupation of the dwellings, and thereafter maintained and retaining in good working order.

- 12 Prior to first occupation of the dwellings details of suitable storage of refuse i.e. an area capable of storing the appropriate number of wheeled bins, which will be required by future occupants of the site, and access for the collection of the refuse, must be submitted for the prior approval of the local planning authority; thereafter these areas must be maintained for their intended purpose.

Reasons for Conditions:-

- 1 In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.
- 2 For the avoidance of doubt and in the interests of proper planning
- 3 To protect the amenity of future occupants.
- 4 To protect the amenity of future occupants.
- 5 To protect the amenity of future occupants.
- 6
- 7 In the interests of residential amenity to protect the future occupiers from overlooking.
- 8 In the interests of visual amenity to protect the character and appearance of this property within the Conservation Area
- 9 In the interests of visual amenity to protect the character and appearance of this property within the Conservation Area
- 10 In the interests of visual amenity to protect the character and appearance of this property within the Conservation Area
- 11 In the interests of residential amenity and visual amenity to protect the character and appearance of this property within the Conservation Area
- 12 In the interests of residential amenity and visual amenity to protect the character and appearance of this property within the Conservation Area

CASE NUMBER:	20/05093/FUL	WARD:	Harrogate St Georges
CASE OFFICER:	Jeremy Constable	DATE VALID:	18.01.2021
GRID REF:	E 430289	TARGET DATE:	15.03.2021
	N 454413	REVISED TARGET:	
		DECISION DATE:	10.03.2021

APPLICATION NO: 6.79.5205.C.FUL

LOCATION:

5 Park Drive Harrogate HG2 9AY

PROPOSAL:

Erection of detached orangery.

APPLICANT:

Mr And Mrs Jones

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.03.2024.
- 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 12.01.2021)
Site Plan: (Received 18.01.2021)
Ground Plan Rev A (Received 18.12.2020)
Elevations & Section Rev A (Received 18.12.2020)
Front Elevation Rev A (Received 18.12.2020)
Side Elevation Rev A (Received 18.12.2020)
Part Site Plan: Drwg No.S-01 (Received 18.12.2020)
Proposed Roof Plan and Section: Drwg No.S-01 (Received 18.12.2020)
- 3 Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of the existing dwelling.
- 4 Prior to the occupation of the development hereby permitted, the windows to the rear (east) elevation and the rear faces of the rooflights 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.

CASE NUMBER: 20/05104/DISCON **WARD:** Marston Moor
CASE OFFICER: Orla Zoe Downs **DATE VALID:** 20.12.2020
GRID REF: E 450825 **TARGET DATE:** 14.02.2021
 N 450211 **REVISED TARGET:**
DECISION DATE: 09.03.2021
APPLICATION NO: 6.125.176.DISCON

LOCATION:

Hutton Wandesley Farms Co The Estate Office Spring Lane Hutton Wandesley York North Yorkshire YO26 7LL

PROPOSAL:

Approval of details required under condition 8 (GCN statement) from planning permission 20/01901/FUL - Conversion of stable block and single storey extension to form single large holiday home, conversion of agricultural building to form indoor swimming pool, demolition of agricultural building, associated landscaping works, formation of parking area, demolition of greenhouse and erection of replacement greenhouse.

APPLICANT:

Hutton Wandesley Estate LLP

CONFIRMATION of discharge of condition(s)

- 1 Condition 8. The details provided for Condition 8 are considered acceptable. The development must now be carried out in accordance with the approved details.

CASE NUMBER: 20/05113/FUL **WARD:** Ripon Minster
CASE OFFICER: Sarah Maguire **DATE VALID:** 21.12.2020
GRID REF: E 431267 **TARGET DATE:** 15.02.2021
 N 470223 **REVISED TARGET:** 19.03.2021
DECISION DATE: 15.03.2021
APPLICATION NO: 6.31.2911.FUL

LOCATION:

6 Balmoral Road Ripon HG4 1RP

PROPOSAL:

Erection of 1no. two storey side extension

APPLICANT:

l'anson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 15.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Details: Plans and Elevations - Drawing No. 392/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.

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.

CASE NUMBER:	20/05116/FUL	WARD:	Pateley Bridge & Nidderdale Moors
CASE OFFICER:	Josh Arthur	DATE VALID:	11.01.2021
GRID REF:	E 414825 N 466520	TARGET DATE:	08.03.2021
		REVISED TARGET:	
		DECISION DATE:	04.03.2021
APPLICATION NO:	6.28.70.M.FUL		

LOCATION:

Corn Close Farm Low Wath Road Pateley Bridge HG3 5HL

PROPOSAL:

Erection of agricultural building to provide cover over existing external storage area.

APPLICANT:

Church

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 04.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans & Elevations DWG No. 16718/02
Proposed Site Plan 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.

INFORMATIVES

- 1 There must be no raising of ground levels in flood zone 3 and the barn should be designed and built to allow the free ingress / egress of flood flows.

CASE NUMBER:	20/05125/FUL	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Amy Benfold	DATE VALID:	26.01.2021
GRID REF:	E 438841	TARGET DATE:	23.03.2021
	N 468417	REVISED TARGET:	
		DECISION DATE:	16.03.2021

APPLICATION NO: 6.47.78.A.FUL

LOCATION:

1 The Grange Kirby Hill YO51 9YB

PROPOSAL:

Removal of existing conservatory glazed roof and replacement with timber joint roof structure with 4 skylights. Proposed new roof structure to further extend over existing outside patio area.

APPLICANT:

Mr Nigel Haigh

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.03.2024.

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

Proposed Elevations - Received 21.12.2020.
Proposed Side Elevations - Received 15.02.2021.
Proposed Plans - Received 15.02.2021.

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.

CASE NUMBER:	20/05215/FUL	WARD:	Pateley Bridge & Nidderdale Moors
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	14.01.2021
GRID REF:	E 415638 N 458352	TARGET DATE:	11.03.2021
		REVISED TARGET:	
		DECISION DATE:	09.03.2021
APPLICATION NO:	6.81.26.F.FUL		

LOCATION:

Ratten Row Barn Reservoir Road Thruscross Harrogate North Yorkshire HG3 4BD

PROPOSAL:

Alterations to approved single storey rear extension (19/02567/FUL) and replacement from timber windows to aluminium.

APPLICANT:

Mrs Jones

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Existing and proposed elevations and plans; reference 4516 rev C, dated 11/01/2021.

- 3 The external materials of the proposed extension shall match the existing materials used in the host 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 the visual amenity of the host dwelling and Nidderdale AONB.

CASE NUMBER:	21/00030/PBR	WARD:	Claro
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	21.12.2020
GRID REF:	E 431815	TARGET DATE:	15.02.2021
	N 464424	REVISED TARGET:	15.03.2021
		DECISION DATE:	12.03.2021

APPLICATION NO: 6.68.93.J.PBR

LOCATION:

South Of Park House Station Lane Burton Leonard Harrogate North Yorkshire HG3 3RX

PROPOSAL:

Prior notification for the conversion of existing agricultural buildings to form 3no. dwellings.

APPLICANT:

Mr Hammond

REFUSED. Reason(s) for refusal:-

- 1 The proposal by reason of the extent of rebuilding and new build is not a conversion, therefore it is not permitted by the terms of Article 3 and Schedule 2, Part 3, Class Q of The General Permitted Development Order 2015 (as amended).
- 2 The proposal does not comply with the regulations set down in relation to Class Q and Paragraph W of Part 3, Schedule 2 of The General Permitted Development Order 2015 (as amended) by virtue of the fact that the proposed curtilage does not meet the requirements of paragraph W by virtue of its size.
- 3 The proposal would not provide a suitable level of residential amenity to future occupiers due to the levels of noise, odours and disturbance that would be created due to the close proximity to 2no. large agricultural buildings to the north east and the shared access arrangement.
- 4 Insufficient information has been provided in order to ensure the proposal meets

Schedule 2, Part 3, Class Q (a) of the General Permitted Development Order 2015
(as amended) regarding the use of the building.

CASE NUMBER:	20/05141/FUL	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Amy Benfold	DATE VALID:	13.01.2021
GRID REF:	E 434783	TARGET DATE:	10.03.2021
	N 467434	REVISED TARGET:	
		DECISION DATE:	05.03.2021

APPLICATION NO: 6.55.3.O.FUL

LOCATION:
Newby Hall Newby Ripon North Yorkshire HG4 5AE

PROPOSAL:
Construction of two new picnic canopies each 7.5m in width and 20m in length which will extend 3m high.

APPLICANT:
Mr Stuart Gill

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 05.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Location Plan - Received 22.12.2020.
Proposed Plans - Received 22.12.2020.
Proposed Roof Plan - Received 22.12.2020.
Proposed Site Plan 1 - Received 13.01.2021.
Proposed Site Plan 2 - Received 13.01.2021.
Proposed Canopy Colour - Received 13.01.2021.

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.

CASE NUMBER:	20/05152/FUL	WARD:	Knaresborough Aspin & Calcutt
CASE OFFICER:	Janet Belton	DATE VALID:	22.12.2020
GRID REF:	E 435963	TARGET DATE:	16.02.2021
	N 455748	REVISED TARGET:	19.03.2021
		DECISION DATE:	18.03.2021
APPLICATION NO:	6.100.1506.FUL		

LOCATION:
Tilly House Abbey Road Knaresborough HG5 8HX

PROPOSAL:
Erection of two and three storey wrap-around extension including balcony; raising roof height to form additional floor of living space; alterations to fenestration and demolition of existing detached garage.

APPLICANT:
C/O Agent

REFUSED. Reason(s) for refusal:-

- 1 The proposal would result in disproportionate additions to the existing dwelling and by virtue of the increase in scale and massing, the design and the proposed palette of materials it would have an urbanising effect in this semi-rural location leading to harm to the spatial quality of the area and less than substantial harm to the character and appearance of the conservation area. Any public benefits of the proposal would not outweigh this less than substantial harm. The proposal would therefore conflict with guidance in the National Planning Policy Framework, Local Plan policies HP2, HP3 and HS8 and guidance in the House Extensions and Garage Design Guide SPD and Knaresborough Conservation Area Character Appraisal.

CASE NUMBER:	20/05219/FUL	WARD:	Harrogate Old Bilton
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	14.01.2021
GRID REF:	E 430215	TARGET DATE:	11.03.2021
	N 457535	REVISED TARGET:	
		DECISION DATE:	01.03.2021
APPLICATION NO:	6.79.14498.FUL		

LOCATION:
24 Spencers Way Harrogate North Yorkshire HG1 3DN

PROPOSAL:

Erection of replacement single storey rear extension.

APPLICANT:

Mrs T Pressley

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 01.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
Location plan; 24 Spencer's Way.
Existing elevations and plans and site plan; 24 Spencer's Way, reference 4830 rev A, dated 14/01/2021.
Proposed elevations and plans; 24 Spencer's Way, reference 4830 rev A, dated 14/01/2021.
- 3 The external wall and roof materials in the extension hereby permitted shall match those used in the host 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:	20/05162/FUL	WARD:	Harrogate High Harrogate
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	15.01.2021
GRID REF:	E 430658	TARGET DATE:	12.03.2021
	N 455728	REVISED TARGET:	
		DECISION DATE:	09.03.2021

APPLICATION NO: 6.79.14496.FUL

LOCATION:

27 Dragon Parade Harrogate North Yorkshire HG1 5DG

PROPOSAL:

Replacement of all windows with UPVC double glazed windows.

APPLICANT:

Mr John Saunders

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Location plan; job ref 3868-04-20, drawing number 06, dated Dec 2020.

Existing elevations; job ref 3868-04-20, drawing number 07, dated Jan 20, received and uploaded to the public file on the 2nd February 2021.

Proposed elevations; job ref 3868-04-20, drawing number 08, dated Jan 20, received and uploaded to the public file on the 2nd February 2021.

- 3 The windows hereby permitted shall be white and no other colour shall be used 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 the Conservation Area setting.

CASE NUMBER:	20/05171/FUL	WARD:	Fountains & Ripley
CASE OFFICER:	Sarah Maguire	DATE VALID:	13.01.2021
GRID REF:	E 432631	TARGET DATE:	10.03.2021
	N 468610	REVISED TARGET:	
		DECISION DATE:	09.03.2021

APPLICATION NO: 6.44.134.G.FUL

LOCATION:

Carr House Green Lane Littlethorpe Ripon North Yorkshire HG4 3LR

PROPOSAL:

Erection of outbuilding for storage of machinery and wood

APPLICANT:

Mr Steve Kirby

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Drawing: Elevations - Drawing No. 020101-SK01

DWG Proposed Details: Plan - Drawing NO. 020101-SK00

DWG Proposed Details: Site Plan - Drawing No. 020101-102

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.

CASE NUMBER:	20/05175/FUL	WARD:	Harrogate St Georges
CASE OFFICER:	Janet Belton	DATE VALID:	19.01.2021
GRID REF:	E 430305	TARGET DATE:	16.03.2021
	N 453217	REVISED TARGET:	
		DECISION DATE:	16.03.2021

APPLICATION NO: 6.79.13810.E.FUL

LOCATION:

72 Leadhall Lane Harrogate North Yorkshire HG2 9NW

PROPOSAL:

Erection of single storey extension and alterations to porch.

APPLICANT:

Mr John Brimmell

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.03.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details and following approved drawings:
Existing and Proposed Site Plan ML03191 03O rev. O;
Proposed Floor Plans and Elevations ML03191 02S rev. S.
- 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.

CASE NUMBER:	20/05184/FUL	WARD:	Ripon Moorside
CASE OFFICER:	Sarah Maguire	DATE VALID:	14.01.2021
GRID REF:	E 430259	TARGET DATE:	11.03.2021
	N 470158	REVISED TARGET:	
		DECISION DATE:	10.03.2021

APPLICATION NO: 6.31.2912.FUL

LOCATION:

17 Red Bank Drive Ripon HG4 2LF

PROPOSAL:

Erection of new first floor including alterations to the roof. Demolition of existing garage and erection of 1no. side extension and porch. Part Demolition of Front Garden Wall & Creation of additional Parking space

APPLICANT:

Mr Peter Howell-Jones

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.03.2024.

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

DWG Proposed Details: Ground/First floor plans - Proposed Ground and First Floor Layout Drawing No. 03

DWG Proposed Details: Elevations - Proposed Elevations Drawing No. 04

DWG Proposed Details: Sections - Proposed Cross-Sections Drawing No .05

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:	21/00002/FUL	WARD:	Harrogate Central
CASE OFFICER:	Tom Procter	DATE VALID:	04.01.2021
GRID REF:	E 430432	TARGET DATE:	01.03.2021
	N 455770	REVISED TARGET:	16.03.2021
		DECISION DATE:	12.03.2021

APPLICATION NO: 6.79.14439.A.FUL

LOCATION:

40 Mayfield Grove Harrogate HG1 5HB

PROPOSAL:

Conversion of an existing dwelling into 3 apartments, alterations to fenestrations and formation of 1.no rear dormer window

APPLICANT:

BE_M Estates Ltd

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.03.2024.
- 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:

Proposed Plans Dwg No. BEAM01.P01 REV C Received 19.02.21

Proposed Elevations Dwg No. BEAM01.P01 REV B Received 19.02.21

- 3 Prior to the occupation of the approved flats, suitable and sufficient waste storage facilities shall be provided for the safe and secure on-site storage of waste derived from the flats 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.
- 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 the interests of general amenity.
- 4 In the interests of visual amenity.

INFORMATIVES

- 1 Noise: Adequate sound insulation shall be provided between the apartments and between the development and the adjacent properties such that the internal noise levels in BS8233:2014 will be met.
- 2 Unforeseen Land Contamination: 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 2012 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.

CASE NUMBER: 21/00016/FUL
CASE OFFICER: Josh Arthur

WARD: Masham & Kirkby Malzeard
DATE VALID: 04.01.2021

GRID REF: E 419282
N 481011

TARGET DATE: 01.03.2021
REVISED TARGET: 08.03.2021
DECISION DATE: 04.03.2021

APPLICATION NO: 6.007.56.FUL

LOCATION:

Willow Cottage Kell Bank Fearby Cross Fearby HG4 4NF

PROPOSAL:

Extension to form two storey side extension

APPLICANT:

Mr Michael Mould

2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 04.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Location and site plans DWG No. 20022/1
As Proposed Plans and Elevations DWG No. 20022/3A
- 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.

CASE NUMBER: 21/00024/DVCON
CASE OFFICER: Mark Williams
GRID REF: E 438046
N 473090

WARD: Wathvale
DATE VALID: 05.01.2021
TARGET DATE: 02.03.2021
REVISED TARGET:
DECISION DATE: 01.03.2021

APPLICATION NO: 6.26.378.D.DVCON

LOCATION:

Land Comprising Field At 438046 473090 Back Lane Dishforth North Yorkshire

PROPOSAL:

Deletion of Condition No.6 of Reserved Matters Ref 18/04476/REM specifying a 75mm minimum reveal to doors and windows. Conditions(s) Removal: This condition is not consistent with local housing design. Window reveals on local houses vary between 50mm deep on more modern houses and almost flush with front walls on older properties. We would request the condition is removed.

APPLICANT:

Robinson Developments (Roxholme) Limited

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 be carried out in strict accordance with the following drawings:

Design and Access Statement: Revision A
Site Plan: PL 100 Rev.A
Site Section: PL 105
Floor Plans and Elevations Plot 2: PL 102 Rev.A
Floor Plans and Elevations Plot 3: PL 106
Floor Plans and Elevations Plots 1,4 and 5: PL 101
Floor Plan and Elevations Garage Plot 4: PL 104 Rev.A
Floor Plan and Elevations Garages for Plots 1 and 5 (Plots 2 and 3 handed): PL 103 Rev.B
E-mail from dlj dated 02.01.2019
- 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 Prior to the first occupation of Plot 3, the first floor bedroom windows on the rear elevation shall be fixed and obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of glazing shall thereafter be retained.
- 5 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 order to ensure that the materials used are appropriate to the locality to safeguard the character and appearance of the area.
- 4 To ensure no direct overlooking arises of the garden area to the rear of the property, relating to an extant consent for residential development.
- 5 In the interests of air quality in accordance with guidance set out in the National Planning Policy Framework, paragraph 110(e).

CASE NUMBER:	21/00028/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Janet Belton	DATE VALID:	05.01.2021
GRID REF:	E 435458	TARGET DATE:	02.03.2021
	N 452100	REVISED TARGET:	
		DECISION DATE:	01.03.2021

APPLICATION NO: 6.121.171.B.FUL

LOCATION:
Follifoot Grange Shaw Lane Spofforth HG3 1EG

PROPOSAL:
Erection of timber entrance gates and 2.1m high stone wall.

APPLICANT:
Mr and Mrs R Grafton

REFUSED. Reason(s) for refusal:-

- 1 The proposed 2.1m high walls and gates represent inappropriate development which, by definition, is harmful to the Green Belt and due to the size and scale would harm the openness of the Green Belt. There are no special circumstances which would outweigh this harm and the proposal is therefore contrary to guidance in the National Planning Policy Framework and Local Plan policy GS4.

- 2 By virtue of their size, scale and materials the proposed walls and gates would harm the rural character of the surrounding area contrary to guidance in the National Planning Policy Framework, Local Plan policies HP3 and NE4 and guidance in the House Extensions and Garages Design Guide.

CASE NUMBER: 21/00043/FUL **WARD:** Knaresborough Aspin & Calcutt
CASE OFFICER: Janet Belton **DATE VALID:** 19.01.2021
GRID REF: E 435933 **TARGET DATE:** 16.03.2021
N 456721 **REVISED TARGET:**
DECISION DATE: 04.03.2021
APPLICATION NO: 6.100.714.A.FUL

LOCATION:
Cum Lucky 3 Wetherby Road Knaresborough HG5 8LG

PROPOSAL:
Erection of two storey and first floor extension with Juliet balcony; single storey rear extension; hip to gable extension; installation of roof lights, replacement roof tiles and render finish to rear elevation and erection of detached garage to replace existing garage.

APPLICANT:
Mr James Ekin

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 04.03.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the following approved drawings and as amended by other conditions of this consent:
Location Plan received 06.01.2021
Existing and Proposed Site Plan received 06.01.2021
Existing and Proposed Floor Plans and Elevations received 03.03.2021.
- 3 The external materials for the extensions and detached garage hereby approved shall be as specified on the approved drawings.
- 4 Prior to the occupation of the development hereby permitted, the window in the side gable 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.

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 residential amenity and privacy.

CASE NUMBER:	21/00050/CLEUD	WARD:	Nidd Valley
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	07.01.2021
GRID REF:	E 423295	TARGET DATE:	04.03.2021
	N 457017	REVISED TARGET:	
		DECISION DATE:	26.02.2021

APPLICATION NO: 6.99.166.B.CLEUD

LOCATION:
Daleside Crag Lane Felliscliffe HG3 2JY

PROPOSAL:
Certificate of lawfulness for the continued occupation of Daleside, Crag Lane, Felliscliffe, in breach of the agricultural occupancy condition.

APPLICANT:
Mr And Mrs Keith Hullah

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, as described in the first and second schedule.

CASE NUMBER:	21/00051/FUL	WARD:	Ripon Moorside
CASE OFFICER:	Sarah Maguire	DATE VALID:	07.01.2021
GRID REF:	E 430912	TARGET DATE:	04.03.2021
	N 470616	REVISED TARGET:	

DECISION DATE: 03.03.2021

APPLICATION NO: 6.31.1107.FUL

LOCATION:

26 Harrogate Road Ripon HG4 1SR

PROPOSAL:

Single storey extension to the rear elevation after the demolition of an open sided solid roof canopy

APPLICANT:

Kate Sharpe

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 03.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Details: Plans and Elevations - Drawing No. 30381/02

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.

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
- 2 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; namely:
 - o A concrete floor.
 - o Gas proof membrane beneath the floor.
 - o Sealing/protection of any services to the building.
 - o Adequate ventilation.

- o Verification of the works undertaken on completion by a suitably competent person.

CASE NUMBER:	21/00053/FUL	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Josh Arthur	DATE VALID:	18.01.2021
GRID REF:	E 421765	TARGET DATE:	15.03.2021
	N 474404	REVISED TARGET:	
		DECISION DATE:	04.03.2021

APPLICATION NO: 6.24.92.F.FUL

LOCATION:
Ringbeck Cottage Ringbeck Road Kirkby Malzeard HG4 3QF

PROPOSAL:
Erection of single storey extension to rear and alterations to fenestration.

APPLICANT:
MR & MRS A DAVIES

2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 04.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Floor Plans DWG No. D25-2-PLG 1
Proposed Elevations DWG No. D25-2-PLG2
Proposed Block Plan DWG No. D25-2-PLG3
- 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.

CASE NUMBER: 21/00130/FUL
CASE OFFICER: Sarah Maguire
GRID REF: E 437327
N 475425

WARD: Wathvale
DATE VALID: 20.01.2021
TARGET DATE: 17.03.2021
REVISED TARGET:
DECISION DATE: 15.03.2021

APPLICATION NO: 6.22.93.D.FUL

LOCATION:

The Old Piggery Sleights Lane Rainton Thirsk North Yorkshire YO7 3PH

PROPOSAL:

Workshop and toilet extension to garage.

APPLICANT:

Mr Yann Secouet

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 15.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Site Plan: Block Plan and Location Plan - DWG no. P2 Rev A
DWG Existing and Proposed Details: Plans and Elevations - DWG no. P3 Rev A
- 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.

CASE NUMBER: 21/00240/FUL
CASE OFFICER: Janet Belton

WARD: Ouseburn
DATE VALID: 25.01.2021

GRID REF: E 450642
N 457998

TARGET DATE: 22.03.2021
REVISED TARGET:
DECISION DATE: 16.03.2021

APPLICATION NO: 6.104.119.A.FUL

LOCATION:

Lea House Nun Monkton York North Yorkshire YO26 8ER

PROPOSAL:

Erection of single storey extension.

APPLICANT:

Mr & Mrs Gawthorp

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.03.2024.
- 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 Site Plan, Elevations and Floor Plans 362 G-SP-01 rev B.
- 3 The bricks and timber cladding to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing dwelling.
- 4 The development hereby approved shall be carried out strictly in accordance with the mitigation measures set out in the Flood Risk Assessment dated 25th January 2021.

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 minimise the risk of flooding.

INFORMATIVES

- 1 The applicant must not carry out any of the works or plant any trees or other structures within 9 metres of the top of the embankment of the adjoining watercourse known as Mill Syke without first obtaining prior written consent from Ainsty (2008) Internal Drainage Board for those works.
-

CASE NUMBER: 21/00068/FUL
CASE OFFICER: Tom Procter
GRID REF: E 427490
N 448235

WARD: Washburn
DATE VALID: 11.01.2021
TARGET DATE: 08.03.2021
REVISED TARGET:
DECISION DATE: 01.03.2021

APPLICATION NO: 6.147.47.D.FUL

LOCATION:

Daisy Bank Holly Park Huby LS17 0BT

PROPOSAL:

Part conversion of garage into utility room, ground and first floor internal alterations, render to rear and side external walls and alterations to fenestrations.

APPLICANT:

Mr. & Mrs. Addy

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 01.03.2024.

2 The development hereby permitted shall be carried out in strict accordance with details in the application form and the following drawings received 18 January 2021:

Proposed Ground and First Floor Plans Dwg No. 2008.P01 REV A
Proposed Elevations and Sections Dwg No. 2008. P02 REV A

3 Prior to the commencement of the external construction of the walls of the development hereby approved a sample panel of the type of render to be used shall be provided for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and 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 In order to ensure compliance with the approved drawings.
- 3 In the interests of visual amenity and in order to harmonise with the existing building.

CASE NUMBER: 21/00070/FUL
CASE OFFICER: Jeremy Constable

WARD: Harrogate Stray
DATE VALID: 11.01.2021

GRID REF: E 431623
N 455144

TARGET DATE: 08.03.2021
REVISED TARGET:
DECISION DATE: 05.03.2021

APPLICATION NO: 6.79.14505.FUL

LOCATION:
21 St Winifreds Avenue Harrogate HG2 8LT

PROPOSAL:
Erection of single storey extension.

APPLICANT:
Mr Karl Brown

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 05.03.2024.
- 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 and Site Plan: Drwg No.KX01/ 03 (Received 11.01.2021)
Proposed Plans: Drwg No.KX01/ 01 (Received 11.01.2021)
Proposed Elevations: Drwg No.KX01/ 02 (Received 11.01.2021)
- 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.

CASE NUMBER: 21/00078/FUL
CASE OFFICER: Sarah Maguire
GRID REF: E 425311
N 472645

WARD: Fountains & Ripley
DATE VALID: 11.01.2021
TARGET DATE: 08.03.2021
REVISED TARGET: 22.03.2021
DECISION DATE: 09.03.2021

APPLICATION NO: 6.19.21.H.FUL

LOCATION:

Foxgloves Galphay Ripon North Yorkshire HG4 3NJ

PROPOSAL:

Conversion of garage to create home office and associated works.

APPLICANT:

Mrs Talitha Sanders

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed and Existing: Amended Plans - Drawing No. P2.1 Rev A
- 3 The garage to office conversion hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Foxgloves, Galphay.
- 4 Prior to the first occupation of the development hereby permitted the proposed windows in the east elevation that service the toilet and kitchenette 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 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 Planning permission would be required for the use of the building as a separate dwelling or commercial office unit.

 - 4 In the interest of neighbouring amenity.
-

CASE NUMBER: 21/00081/AMENDS **WARD:** Washburn
CASE OFFICER: Andy Hough **DATE VALID:** 11.01.2021
GRID REF: E 428235 **TARGET DATE:** 08.02.2021
 N 453220 **REVISED TARGET:**
DECISION DATE: 02.03.2021

APPLICATION NO: 6.120.142.D.AMENDS

LOCATION:

Land Comprising Field At 428235 453220 Beckwith Head Road Harrogate North Yorkshire

PROPOSAL:

Application for a Non material amendment to the approved landscaping scheme under Condition 2 of planning reference 19/01459/REMMAJ

APPLICANT:

Vida Healthcare Ltd

APPROVED

CASE NUMBER: 21/00086/FUL **WARD:** Harrogate Central
CASE OFFICER: Janet Belton **DATE VALID:** 19.01.2021
GRID REF: E 430815 **TARGET DATE:** 16.03.2021
 N 455383 **REVISED TARGET:**
DECISION DATE: 02.03.2021

APPLICATION NO: 6.79.7427.A.FUL

LOCATION:

Heston 21 Woodside Harrogate HG1 5NG

PROPOSAL:

Erection of two storey and single storey extensions; refurbishment of conservatory and new insulated flat roof and alterations to fenestration; conversion of and alterations to detached garage to form home office.

APPLICANT:

Mr & Mrs Lawson

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 02.03.2024.

- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 Except where expressly stated on the approved drawings the materials to be used in the construction of the external surfaces of the extensions 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.

CASE NUMBER:	21/00088/DVCON	WARD:	Pateley Bridge & Nidderdale Moors
CASE OFFICER:	Emma Howson	DATE VALID:	12.01.2021
GRID REF:	E 409967	TARGET DATE:	09.03.2021
	N 473558	REVISED TARGET:	
		DECISION DATE:	08.03.2021

APPLICATION NO: 6.103.

LOCATION:

Park House Lofthouse North Yorkshire

PROPOSAL:

Application to vary Condition 2 (approved plans) of planning approval 17/01168/FUL- Conversion of barn to form dwelling, renovation of workshop, alterations to fenestration, erection of access gates and dry stone walling, formation of logstore, installation of package treatment plant and heat and power unit and regrading of ground levels to allow alterations to proposed fenestration including fire door to gable end of workshop and substitution of previously approved drawing Nos 625-18 and 19 to be substituted with drawing Nos 625-18A &19A

APPLICANT:

Mr O Wright

APPROVED subject to the following conditions:-

- 1 The development hereby approved shall be carried out in accordance with the approved drawings numbered:

- * 625-10 Revision B
- * 625-16
- * 625-17
- * 625-18 Revision B
- * 625-19 Revision B

- 2 The doors, door frames and 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.
- 3 The new stone work to be used on the exterior of the workshop shall be undertaken in accordance with the details approved under planning reference 18/00652/DISCON.
- 4 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:
 - * The crossing of the highway verge shall be constructed in accordance with the Standard Detail number E6
- 5 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.

- 6 The workshop hereby approved, shall be used as an engineering workshop for the repair and maintenance of agricultural vehicles and machinery and related operations unless otherwise agreed by formal consent from the local planning authority.
- 7 The occupation of the dwelling hereby approval shall be limited to a person solely or

mainly working in the workshop referenced in condition 7, (including any dependants of such a person residing with then).

8 The use hereby approved shall not be carried out other than between the hours of:

8am – 5.30pm Monday to Fridays

9am – 5.00pm Saturdays

and shall not be carried on at all on Sundays and Public Bank Holidays.

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, garages, roof or dormer windows or other external alterations 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 For the avoidance of doubt and in the interest of proper planning.
- 2 In the interests of visual amenity.
- 3 In the interests of visual amenity.
- 4 To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
- 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 policies SG4 and EQ1 of the Harrogate District Core Strategy.
- 6 To safeguard the rights of control by the Local Planning Authority in this respect.
- 7 The development hereby approved would be unacceptable unless justified by the local needs of agriculture or forestry.
- 8 So as not to detract from the amenities of the adjoining residential property.
- 9 In order to protect the visual amenities of the surrounding area in view of the prominence of this site.

CASE NUMBER: 21/00134/FUL
CASE OFFICER: Sarah Maguire
GRID REF: E 429888
N 472197

WARD: Ripon Spa
DATE VALID: 19.01.2021
TARGET DATE: 16.03.2021
REVISED TARGET:
DECISION DATE: 12.03.2021

APPLICATION NO: 6.31.696.U.FUL

LOCATION:

Gooseberry Farm Kirkby Road Ripon North Yorkshire HG4 2RF

PROPOSAL:

Erection of stables, tack and store

APPLICANT:

Mr Brian Bassitt

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Existing and Proposed Details: Proposed Drawings - Sketch Scheme,
Reference: 4823

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.
- 2 The application site is within 250m of a landfill site as such a site specific investigation is not necessary, but I would recommend that certain precautions are taken with the construction; namely:
 - o A concrete floor.
 - o Gas proof membrane beneath the floor.
 - o Sealing/protection of any services to the building.
 - o Adequate ventilation.
 - o Verification of the works undertaken on completion by a suitably competent person.
- 3 Care should be taken in the siting of manure heaps, animal bedding and any other

waste arising from the stables, so as not to cause a justifiable complaint (nuisance) to occupiers of premises in proximity to the site. There shall be no burning or stockpiling of manure on site. There shall be no burning of waste materials in the open air on the site.

CASE NUMBER:	21/00135/FUL	WARD:	Nidd Valley
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	27.01.2021
GRID REF:	E 422738	TARGET DATE:	24.03.2021
	N 458537	REVISED TARGET:	
		DECISION DATE:	17.03.2021

APPLICATION NO: 6.91.38.H.FUL

LOCATION:

Grasmere Farm High Lane High Birstwith Harrogate North Yorkshire HG3 2BF

PROPOSAL:

Erection of stables, tack and store (revised scheme).

APPLICANT:

Mr Tony Blakeway

3 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
Proposed drawings (elevations, floor plan and site plan); reference 4840, dated 27/01/2021.

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.

CASE NUMBER:	21/00136/ADV	WARD:	Harrogate Coppice Valley
CASE OFFICER:	Sarah Maguire	DATE VALID:	12.01.2021
GRID REF:	E 430662	TARGET DATE:	09.03.2021
	N 456250	REVISED TARGET:	12.03.2021

DECISION DATE: 12.03.2021

APPLICATION NO: 6.79.10720.E.ADV

LOCATION:

North Yorkshire Fire And Rescue Service Fire Station Skipton Road Harrogate North
Yorkshire HG1 4LE

PROPOSAL:

Banner sign secured to fence and set back from road.

APPLICANT:

Yorkshire Vehicle Buyers Ltd

APPROVED subject to the following conditions:-

- 1 The signs hereby permitted shall be displayed in strict accordance with the following drawing:

DWG Existing and Proposed: Proposed Drawing - Sketch Scheme, Reference: 4833
Rev A
- 2 The banner sign shall be wholly removed from the site one calendar year from the date of this consent.

Reasons for Conditions:-

- 1 For the avoidance of doubt.
- 2 The retention of the banner sign beyond a temporary period would detrimentally affect the character and appearance of the area.

CASE NUMBER:	21/00097/FUL	WARD:	Knarborough Eastfield
CASE OFFICER:	Janet Belton	DATE VALID:	19.01.2021
GRID REF:	E 435552	TARGET DATE:	16.03.2021
	N 456973	REVISED TARGET:	
		DECISION DATE:	02.03.2021

APPLICATION NO: 6.100.13620.FUL

LOCATION:

21 Manor Orchards Knarborough HG5 0BW

PROPOSAL:

Retrospective application for retention of raised patio and conservatory.

APPLICANT:

Miss Natalie Leva

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be retained in strict accordance with the following details:

Proposed Details: Floor Plan (with images): Received by the Local Planning Authority on 19/01/2021.

Reasons for Conditions:-

- 1 For the avoidance of doubt.

CASE NUMBER:	21/00103/FUL	WARD:	Harrogate Pannal Ward
CASE OFFICER:	Tom Procter	DATE VALID:	13.01.2021
GRID REF:	E 430095	TARGET DATE:	10.03.2021
	N 451477	REVISED TARGET:	
		DECISION DATE:	04.03.2021

APPLICATION NO: 6.152.414.FUL

LOCATION:

14 Westminster Crescent Burn Bridge HG3 1LY

PROPOSAL:

DEMOLITION OF EXISTING GARAGE & EXTENSION & ERECTION OF SINGLE & TWO STOREY EXTENSIONS, ALTERATIONS TO FENESTRATION & MATERIALS

APPLICANT:

Mr And Mrs J Hutchinson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 04.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans, Sections and Elevations, Dwg No. 20/1210/02 REV A Received 13

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- 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 occupation of the development hereby permitted, the first floor side ensuite windows shall be fitted with obscured glazed windows to level 3 or higher of the Pilkington scale of privacy or equivalent in strict accordance with the Proposed Plans, Sections and Elevations, Dwg No. 20/1210/02 REV A Received 13 January 2021. 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 order to ensure that the materials used conform to the amenity requirements of the locality.
- 4 In order to protect the amenity of neighbouring properties.

CASE NUMBER:	21/00112/FUL	WARD:	Nidd Valley
CASE OFFICER:	Josh Arthur	DATE VALID:	25.01.2021
GRID REF:	E 422840	TARGET DATE:	22.03.2021
	N 457062	REVISED TARGET:	
		DECISION DATE:	10.03.2021

APPLICATION NO: 6.99.88.G.FUL

LOCATION:

Spring Meadows Crag Lane Felliscliffe HG3 2JY

PROPOSAL:

Part demolition of existing outbuilding and erection of single storey extension to side.

APPLICANT:

Crabtree

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans & Elevations DWG No. 15646/03
Proposed Site Plan/Block Plan Received 14.01.2021
- 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 building.
- 4 The 3 no. rooflights on the extension hereby permitted shall be Conservation style unless otherwise agreed in writing by 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 preserve the character of the AONB.

CASE NUMBER:	21/00118/FUL	WARD:	Knareborough Castle
CASE OFFICER:	Jeremy Constable	DATE VALID:	14.01.2021
GRID REF:	E 434601	TARGET DATE:	11.03.2021
	N 457257	REVISED TARGET:	
		DECISION DATE:	05.03.2021

APPLICATION NO: 6.100.13567.A.FUL

LOCATION:

1 Conyngham View Bond End Knareborough HG5 9AT

PROPOSAL:

Erection of single storey extension; formation of door canopy and alterations to fenestration. (Revised Scheme).

APPLICANT:

Mr William Dowling

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 05.03.2024.

- 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 14.01.2021)
 Site Plan: (Received 14.01.2021)
 Proposed Plans and Elevations: Drwg No.17 1454 1A (Received 14.01.2021)
 Proposed Elevations: Drwg No. 17 1454 3 (Received 14.01.2021)
- 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.

CASE NUMBER:	21/00120/LB	WARD:	Marston Moor
CASE OFFICER:	Andrew Thornton	DATE VALID:	14.01.2021
GRID REF:	E 446466	TARGET DATE:	11.03.2021
	N 455407	REVISED TARGET:	
		DECISION DATE:	10.03.2021

APPLICATION NO: 6.113.

LOCATION:

Angel House Chapel Street Kirk Hammerton YO26 8DD

PROPOSAL:

Demolition of existing single storey extension and erection of a new two storey extension.

APPLICANT:

Mr Tony Gill

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.
- 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 P001 received 14/01/21 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: P006 Rev B, received: 14/01/21

Document: CIL Form, received: 14/01/21

Document: Heritage Statement, received: 14/01/21

Document: PLANNING, DESIGN AND ACCESS STATEMENT, received:
14/01/21

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.

CASE NUMBER:	21/00121/TPO	WARD:	Harrogate Valley Gardens
CASE OFFICER:	Chloe Leatham	DATE VALID:	22.01.2021
GRID REF:	E 429267	TARGET DATE:	19.03.2021
	N 454670	REVISED TARGET:	
		DECISION DATE:	12.03.2021

APPLICATION NO: 6.79.9648.A.TPO

LOCATION:

Electricity Sub Station Margaret Road Harrogate HG2 0JZ

PROPOSAL:

Poplar tree no.1 cut branches by 2 meters over neighbouring property and Birch Tree no.1 pruning (approx. 3m) away from alley within Tree Preservation Order: 02/2001

APPLICANT:

Mrs Michaela Kitchen

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.

CASE NUMBER:	21/00138/FUL	WARD:	Knareborough Castle
CASE OFFICER:	Josh Arthur	DATE VALID:	14.01.2021
GRID REF:	E 435284	TARGET DATE:	11.03.2021
	N 457344	REVISED TARGET:	
		DECISION DATE:	05.03.2021

APPLICATION NO: 6.100.13621.FUL

LOCATION:

20 Hambleton Grove Knareborough North Yorkshire HG5 0DB

PROPOSAL:

Demolition of existing single storey rear projection and erection of single storey extension to rear.

APPLICANT:

Mr And Mrs Beardsley

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 05.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the

following drawings:

As proposed - Planning Drawing DWG No. H.G.(20) / 02 Rev A.
Block of the site. Received 14.01.2021

- 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.

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:	21/00254/FUL	WARD:	Harrogate Bilton Grange
CASE OFFICER:	Amy Benfold	DATE VALID:	14.01.2021
GRID REF:	E 429802	TARGET DATE:	11.03.2021
	N 457231	REVISED TARGET:	
		DECISION DATE:	02.03.2021

APPLICATION NO: 6.79.14515.FUL

LOCATION:
17 Ripley Drive Harrogate North Yorkshire HG1 3JD

PROPOSAL:
Single storey rear extension.

APPLICANT:
Ms Carter

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 02.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans and Elevations - Drawing No. R.D. (17) / 03. 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.

CASE NUMBER:	21/00255/DISCON	WARD:	Harrogate Saltergate
CASE OFFICER:	Katie Lois	DATE VALID:	03.02.2021
GRID REF:	E 427685	TARGET DATE:	31.03.2021
	N 456737	REVISED TARGET:	
		DECISION DATE:	05.03.2021

APPLICATION NO: 6.93.459.I.DISCON

LOCATION:

Killinghall Moor Farm Oaker Bank Killinghall North Yorkshire

PROPOSAL:

Approval of details required under conditions 3 and 4 of planning permission 19/02096/FUL - Conversion of existing barn to form 1 no. dwelling; Erection of single-storey extension and of boundary wall; Installation of doors, fenestration; Formation of associated car parking.

APPLICANT:

Ms Amanda Coltman & Mr Ken Buckley

CONFIRMATION of discharge of condition(s)

CASE NUMBER:	21/00146/FUL	WARD:	Fountains & Ripley
CASE OFFICER:	Josh Arthur	DATE VALID:	15.01.2021
GRID REF:	E 425229	TARGET DATE:	12.03.2021
	N 461123	REVISED TARGET:	19.03.2021
		DECISION DATE:	15.03.2021

APPLICATION NO: 6.74.207.FUL

LOCATION:

3 The Wynd Burnt Yates HG3 3GY

PROPOSAL:

Erection of single storey extension to side, garage conversion, alterations to fenestration and erection of carport shelter to front.

APPLICANT:

Mr I Barnet

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 15.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Plans & Elevations DWG No. 586.001 Rev A.
- 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 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.

CASE NUMBER:	21/00151/FUL	WARD:	Knaresborough Castle
CASE OFFICER:	Jeremy Constable	DATE VALID:	18.01.2021
GRID REF:	E 434136	TARGET DATE:	15.03.2021
	N 457889	REVISED TARGET:	
		DECISION DATE:	09.03.2021

APPLICATION NO: 6.100.734.F.FUL

LOCATION:

The Spinney Lands Lane Knaresborough HG5 9DE

PROPOSAL:

Erection of two storey side, front and rear extensions. Erection of dormer extension to front elevation. Installation of raised terraces to rear. Replacement windows, replacement roof

and rendering of external walls. (Revised Scheme).

APPLICANT:

Mr Yiorgos Hadjiandrea

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.03.2024.
- 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 18.01.2021)
Site Plan: Drwg No.P007 Rev A (Received 18.01.2021)
Proposed Plans and Elevations: Drwg No.P006 Rev A (Received 18.01.2021)
- 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.
- 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.

CASE NUMBER:	21/00152/FUL	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Josh Arthur	DATE VALID:	25.01.2021
GRID REF:	E 419041	TARGET DATE:	22.03.2021
	N 480820	REVISED TARGET:	
		DECISION DATE:	11.03.2021

APPLICATION NO: 6.7.55.B.FUL

LOCATION:

The Barn Low Moor Farm Fearby Ripon North Yorkshire HG4 4NF

PROPOSAL:

Erection of single storey extension to rear.

APPLICANT:

Mr And Mrs Tingle

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.03.2024.
- 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 Details DWG No. T15 - 2
- 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 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 the interests of visual amenity.
- 4 In the interests of visual amenity.

CASE NUMBER:	21/00153/FUL	WARD:	Ouseburn
CASE OFFICER:	Jeremy Constable	DATE VALID:	18.01.2021
GRID REF:	E 441927	TARGET DATE:	15.03.2021
	N 463302	REVISED TARGET:	
		DECISION DATE:	11.03.2021

APPLICATION NO: 6.71.162.A.FUL

LOCATION:

Prospect Chase Thorny Hill Lane Marton Cum Grafton YO51 9QJ

PROPOSAL:

Erection of single storey extension.

APPLICANT:

Mr Streets

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.03.2024.
- 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 18.01.2021)
Site Plan: (Received 18.01.2021)
Proposed Plans and Elevations: Drwg No.STR/02 (Received 18.01.2021)
- 3 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.
- 4 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.
- 4 In the interests of visual amenity.

CASE NUMBER:	21/00158/FUL	WARD:	Ripon Moorside
CASE OFFICER:	Sarah Maguire	DATE VALID:	18.01.2021
GRID REF:	E 430448	TARGET DATE:	15.03.2021
	N 469962	REVISED TARGET:	
		DECISION DATE:	11.03.2021

APPLICATION NO: 6.31.324.FUL

LOCATION:
64 Lead Lane Ripon HG4 2LN

PROPOSAL:
Erection of 1no. single storey rear extension and replacement garage.

APPLICANT:
Mr Crumb

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Details: Plans and Elevations: Plans as Proposed - Drawing No. CRU/02
- 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.

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.

CASE NUMBER:	21/00173/FUL	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Jeremy Constable	DATE VALID:	18.01.2021
GRID REF:	E 439210	TARGET DATE:	15.03.2021
	N 468546	REVISED TARGET:	
		DECISION DATE:	11.03.2021

APPLICATION NO: 6.47.99.FUL

LOCATION:

Keepers Cottage Church Lane Kirby Hill YO51 9DS

PROPOSAL:

Erection of dormer extension to rear elevation.

APPLICANT:

Mr Harvey Briggs

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.03.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and submitted plans and drawings:
Location Plan: Drwg No.1.4 (received 18.01.2021)
Site Plan: Drwg No.1.7 (received 18.01.2021)
Proposed Plans and Elevations: Drwg No.1.6 (received 18.01.2021)

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.

CASE NUMBER: 21/00174/FUL
CASE OFFICER: Tom Procter
GRID REF: E 429814
N 454890

WARD: Harrogate Valley Gardens
DATE VALID: 18.01.2021
TARGET DATE: 15.03.2021
REVISED TARGET:
DECISION DATE: 11.03.2021

APPLICATION NO: 6.79.14510.FUL

LOCATION:
5 Treesdale Road Harrogate HG2 0LX

PROPOSAL:
Lower ground floor extensions to create living, kitchen and utility area.

APPLICANT:
Mrs Janine Morley

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.03.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the following details as submitted on 18th January 2021:

Proposed Site Plan, Floor Plans and Elevations Dwg No. 2074.020 REV A
- 3 Unless stated 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.

CASE NUMBER: 21/00176/FUL
CASE OFFICER: Tom Procter

WARD: Spofforth With Lower Wharfedale
DATE VALID: 21.01.2021

GRID REF: E 436361
N 451219

TARGET DATE: 18.03.2021
REVISED TARGET: 18.03.2021
DECISION DATE: 03.03.2021

APPLICATION NO: 6.122.364.A.FUL

LOCATION:

1 Mill Close Spofforth HG3 1AJ

PROPOSAL:

Erection of single storey front extension.

APPLICANT:

Mr & Mrs Hesketh

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 03.03.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the following details received 18.01.21

Existing and Proposed Plans, Elevations and Site Plan Dwg No. 2040-11
- 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 Prior to the occupation of the development hereby permitted, the ground floor front elevation W/C 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 Plans, Elevations and Site Plan Dwg No. 2040-11, Received 18.01.21. 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 NUMBER: 21/00188/FUL

WARD:

Boroughbridge

CASE OFFICER: Jeremy Constable **DATE VALID:** 19.01.2021
GRID REF: E 439735 **TARGET DATE:** 16.03.2021
N 466841 **REVISED TARGET:**
DECISION DATE: 11.03.2021

APPLICATION NO: 6.64.259.N.FUL

LOCATION:

Boroughbridge Hall 9 Hall Square Boroughbridge YO51 9AN

PROPOSAL:

Erection of single storey extension to outbuilding and single storey garden store.

APPLICANT:

Mr R Doyle

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.03.2024.
- 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.1393 / 1 (Received 19.01.2021)
Site Plan: Drwg No.1393 / 2 (Received 19.01.2021)
Proposed Plans & Elevations: Drwg No.1393 / 4 (Received 19.01.2021)

Reasons for Conditions:-

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

CASE NUMBER: 21/00192/DISCON **WARD:** Harrogate Bilton Grange
CASE OFFICER: Chloe Leatham **DATE VALID:** 19.01.2021
GRID REF: E 430831 **TARGET DATE:** 16.03.2021
N 456284 **REVISED TARGET:**
DECISION DATE: 12.03.2021

APPLICATION NO: 6.79.7297.D.DISCON

LOCATION:

Woodfield House Woodfield Square Harrogate HG1 4LY

PROPOSAL:

Application for the approval of details required under condition 18 (material specification) of planning application 19/02002/FULMAJ Demolition of care home and the erection of 19no. dwellings with associated car parking and access.

APPLICANT:

Brierley Homes Ltd

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 The details submitted for condition 18 (Materials Specification) are considered acceptable.

CASE NUMBER:	21/00194/FUL	WARD:	Washburn
CASE OFFICER:	Tom Procter	DATE VALID:	26.01.2021
GRID REF:	E 428277	TARGET DATE:	23.03.2021
	N 452778	REVISED TARGET:	
		DECISION DATE:	16.03.2021

APPLICATION NO: 6.120.144.E.FUL

LOCATION:

Beckwith Lodge Farm Beckwith Head To Beckwith Cottage Beckwith HG3 1QQ

PROPOSAL:

Erection of steel structure with Yorkshire board sides and fibre cement roof, to cover existing farmyard manure storage and livestock loafing areas.

APPLICANT:

Mr Richard O'Neill

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.03.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the application form and the following drawings received on the 19 January 2021:

Existing and Proposed East Elevation Drwg 1

Existing and Proposed Rear Elevations Drwg 2

Plan of Existing and Proposed Buildings Drwg 3

Location and Site Plan, Plan Reference Number:TQRQM21018163911984

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.

CASE NUMBER:	21/00197/DVCON	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Linda Drake	DATE VALID:	19.01.2021
GRID REF:	E 433085	TARGET DATE:	16.03.2021
	N 465695	REVISED TARGET:	
		DECISION DATE:	15.03.2021

APPLICATION NO: 6.54.278.A.DVCON

LOCATION:

Land Comprising Barn At 433085 465695 Knaresborough Road Bishop Monkton HG3 3QQ

PROPOSAL:

Application to vary condition 1 (approved plans) of prior notification 19/01631/PBR - Prior notification for conversion of agricultural building to form one dwelling with associated building works.

APPLICANT:

Mrs Victoria Sargeson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in strict accordance with the submitted plans reference:

2017-D-22-024 Rev A - Elevations
S452 004 Rev B (Indicative site plan)

S452 005 Rev B (Indicative floor plans)

- 2 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.

- 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. The dwelling shall not be brought into use until the charging point is installed and operational with a mode 3 charging point and type 2 outlet socket; together with 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. Charging points installed shall be retained thereafter for the lifetime of the development.
- 4 The site shall be developed with separate systems of drainage for foul and surface water.
- 5 Prior to installation details of the proposed ramped access and the material from which it is to be constructed from shall be submitted for the written approval of the Local Planning Authority. The agreed details shall then be implemented and retained thereafter.

Reasons for Conditions:-

- 1 In order to ensure compliance with the approved drawings.
- 2 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.

- 3 In order to comply with Core Strategy policy EQ1.
- 4 To prevent pollution of the water environment.
- 5 In the interest of visual amenity.

INFORMATIVES

- 1 Conditions 5 and 6 of 19/01631/PBR were discharged under 21/00309/DISCON21/00309/DISCON
- 1 Conditions 5 and 6 of 19/01631/PBR were discharged under 21/00309/DISCON21/00309/DISCON

CASE NUMBER:	21/00223/PNX	WARD:	Ouseburn
CASE OFFICER:	Amy Benfold	DATE VALID:	19.01.2021
GRID REF:	E 446042	TARGET DATE:	02.03.2021
	N 456620	REVISED TARGET:	
		DECISION DATE:	01.03.2021

APPLICATION NO: 6.103.

LOCATION:

Sycamore House 1 St Thomass Way Green Hammerton York North Yorkshire YO26 8BE

PROPOSAL:

Prior Notification for the erection of a single storey extension on the south west elevation. The proposed extension would extend 4.5 metres beyond an original rear wall, have a height to the eaves of 3 meters and a height to the ridge of 3 meters.

APPLICANT:

Mr D Hale

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.

Reasons for Conditions:-

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

CASE NUMBER:	21/00322/FUL	WARD:	Harrogate Pannal Ward
CASE OFFICER:	Tom Procter	DATE VALID:	19.01.2021
GRID REF:	E 429841	TARGET DATE:	16.03.2021
	N 451579	REVISED TARGET:	
		DECISION DATE:	12.03.2021

APPLICATION NO: 6.152.415.FUL

LOCATION:

11 Burn Bridge Oval Burn Bridge Harrogate North Yorkshire HG3 1LR

PROPOSAL:

Single storey rear extension.

APPLICANT:

Mr Brian Davies

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.03.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form received 03.03.21 and the following plans received 19.01.21:

Proposed Plans and Elevations Dwg No. B.B.O. (11) / 402 REV A

- 3 Unless stated otherwise in the application form the external materials of the extensions 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.
-

CASE NUMBER: 21/00209/FUL
CASE OFFICER: Amy Benfold
GRID REF: E 433346
N 455758

WARD: Harrogate Starbeck
DATE VALID: 25.01.2021
TARGET DATE: 22.03.2021
REVISED TARGET:
DECISION DATE: 09.03.2021

APPLICATION NO: 6.79.1213.B.FUL

LOCATION:
10 Forest Way Harrogate HG2 7JT

PROPOSAL:
Erection of a front extension to include French doors to front and windows to side.

APPLICANT:
Mrs Christine Thomas

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Floor Plan - Received 03.03.2021.
Proposed Plans and Elevations - Received 03.03.2021.

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.

CASE NUMBER: 21/00211/FUL
CASE OFFICER: Amy Benfold
GRID REF: E 434714
N 458436

WARD: Knaresborough Scriven Park
DATE VALID: 28.01.2021
TARGET DATE: 25.03.2021
REVISED TARGET:
DECISION DATE: 02.03.2021

APPLICATION NO: 6.94.81.C.FUL

LOCATION:
3 The Green Scriven Knaresborough North Yorkshire HG5 9DX

PROPOSAL:

Conversion of garage into habitable accommodation and raising ridge height to form pitched roof. Raising the floor level to obtain level access. Erection of front porch with access ramp. Replace no.2 dormer windows and addition of no.1 dormer window. Demolition of conservatory and re-use stone to erect new wall to front.

APPLICANT:

Mrs Angela Sharples

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 02.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Floor Plans - Drawing No. SH 03. Received 20.01.2021.

Proposed Elevations - Drawing No. SH 03. Received 20.01.2021.

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.

CASE NUMBER:	21/00212/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Tom Procter	DATE VALID:	20.01.2021
GRID REF:	E 430957	TARGET DATE:	17.03.2021
	N 446606	REVISED TARGET:	
		DECISION DATE:	05.03.2021
APPLICATION NO:	6.141.183.K.FUL		

LOCATION:

Wedding Venue Wharfedale Grange Harrogate Road Dunkeswick LS17 9LW

PROPOSAL:

Erection of a glasshouse in connection with a flower growing business

APPLICANT:

Claire Thomas

REFUSED. Reason(s) for refusal:-

- 1 The building due to its siting and design would create an incongruous feature in the landscape which would have a significant detrimental impact on the character and appearance of the open countryside. This would be contrary to Policies HP3 and NE4 of the Local Plan.

CASE NUMBER:	21/00213/TPO	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Orla Zoe Downs	DATE VALID:	20.01.2021
GRID REF:	E 436299	TARGET DATE:	17.03.2021
	N 468110	REVISED TARGET:	
		DECISION DATE:	02.03.2021

APPLICATION NO: 6.46.24.J.TPO

LOCATION:

Old School House Skelton On Ure Ripon North Yorkshire HG4 5AJ

PROPOSAL:

Felling of 1no. Lime Tree under Tree Preservation Order 27/2000.

APPLICANT:

Mr Jack Coates

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.
- 4 Replacement planting - 1 N^o Lime (*Tilia cordata*). 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 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 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 order to maintain the amenity of the locality.
- 3 In the interests of good arboricultural practice.
- 4 In order to maintain the amenity of the locality and in the interests of good arboricultural practice.

CASE NUMBER:	21/00215/TPO	WARD:	Harrogate St Georges
CASE OFFICER:	Orla Zoe Downs	DATE VALID:	27.01.2021
GRID REF:	E 429597	TARGET DATE:	24.03.2021
	N 453237	REVISED TARGET:	
		DECISION DATE:	03.03.2021

APPLICATION NO: 6.79.12111.A.TPO

LOCATION:

Scotton House 18 Rossett Gardens Harrogate HG2 9PP

PROPOSAL:

Lateral reduction by 1.8m-2.4m overhanging roof and crown clean canopy over garden space to 1no. Sycamore Tree (Spring Field House). Crown reduction by 1.8m-2.4m to

previous pruning points, and lateral reduction to boundary fence line to 1no. Horse Chestnut and 1no. Sycamore Tree (The Stables). Tree Preservation Order 17/1987.

APPLICANT:

McMaster

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.

CASE NUMBER:	21/00329/FUL	WARD:	Harrogate Stray
CASE OFFICER:	Amy Benfold	DATE VALID:	20.01.2021
GRID REF:	E 431713	TARGET DATE:	17.03.2021
	N 454781	REVISED TARGET:	
		DECISION DATE:	05.03.2021

APPLICATION NO: 6.79.12736.B.FUL

LOCATION:

56 Arncliffe Road Harrogate North Yorkshire HG2 8NH

PROPOSAL:

Loft conversion with rear dormer extension.

APPLICANT:

Mr & Mrs Roxby

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 05.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans and Elevations - Drawing No. A.R. (56) / 02-B. Received 04.03.2021.

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.

CASE NUMBER:	21/00235/FUL	WARD:	Harrogate Duchy
CASE OFFICER:	Tom Procter	DATE VALID:	21.01.2021
GRID REF:	E 429628	TARGET DATE:	18.03.2021
	N 456081	REVISED TARGET:	
		DECISION DATE:	11.03.2021

APPLICATION NO: 6.79.14514.FUL

LOCATION:

5 Connaught Court Harrogate HG1 2EQ

PROPOSAL:

Construction of three storey rear infill extension with formation of roof lights to the rear roof slope.

APPLICANT:

C/O Agent

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.03.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the following drawings:

Existing and Proposed Elevations Dwg No. 21001-101-A Received 17.02.21

Proposed Plans Dwg No. 21001-102-A Received 17.02.21

- 3 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.
- 4 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.
- 4 In the interests of visual amenity.

CASE NUMBER:	21/00283/TPO	WARD:	Harrogate Stray
CASE OFFICER:	Chloe Leatham	DATE VALID:	21.01.2021
GRID REF:	E 431427	TARGET DATE:	18.03.2021
	N 455013	REVISED TARGET:	
		DECISION DATE:	08.03.2021

APPLICATION NO: 6.79.5779.E.TPO

LOCATION:

Strayside Slingsby Walk Harrogate North Yorkshire HG2 8LL

PROPOSAL:

Fell 1 Beech Tree (X) Within Tree Preservation Order: 02/1995

APPLICANT:

Mrs Emma Harwood

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.
- 4 Replacement planting - 1 N^o 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 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 To maintain the visual amenity of the surrounding area.

CASE NUMBER:	21/00284/FUL	WARD:	Harrogate Hookstone
CASE OFFICER:	Janet Belton	DATE VALID:	26.01.2021
GRID REF:	E 432980	TARGET DATE:	23.03.2021
	N 455308	REVISED TARGET:	

DECISION DATE: 16.03.2021

APPLICATION NO: 6.79.14522.FUL

LOCATION:

2 Hookstone Grange Court Harrogate North Yorkshire HG2 7BP

PROPOSAL:

Erection of first floor extension above garage and single storey rear extension.

APPLICANT:

Mrs Sophie Clarkson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.03.2024.
- 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.

CASE NUMBER:	21/00249/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Tom Procter	DATE VALID:	27.01.2021
GRID REF:	E 435968	TARGET DATE:	24.03.2021
	N 448401	REVISED TARGET:	
		DECISION DATE:	11.03.2021

APPLICATION NO: 6.149.19.F.FUL

LOCATION:

Maple House Main Street Sicklinghall LS22 4BD

PROPOSAL:

Erection of single storey rear extension

APPLICANT:
MR JOHN REED

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.03.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the following details as submitted on 22.01.21:

Existing and Proposed Plans and Elevations Dwg No. R0920/1

- 3 Unless stated 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.

CASE NUMBER:	21/00250/DISCON	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Chloe Leatham	DATE VALID:	22.01.2021
GRID REF:	E 440456	TARGET DATE:	19.03.2021
	N 450912	REVISED TARGET:	
		DECISION DATE:	12.03.2021
APPLICATION NO:	6.136.14.L.DISCON		

LOCATION:

Deighton Banks Farm Kirk Deighton Wetherby North Yorkshire LS22 5HH

PROPOSAL:

Application for the approval of details required under condition 7 (details of access) of planning application 19/04581/FUL Demolition of farmhouse and barn. Erection of no2 Dwellings and conversion of outbuildings into no2 dwellings with associated parking.

APPLICANT:

Mr s Reynolds

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 The details submitted for condition 7 (details of access) are considered acceptable.

CASE NUMBER:	21/00331/FUL	WARD:	Harrogate Oatlands
CASE OFFICER:	Amy Benfold	DATE VALID:	22.01.2021
GRID REF:	E 431068	TARGET DATE:	19.03.2021
	N 453377	REVISED TARGET:	
		DECISION DATE:	02.03.2021

APPLICATION NO: 6.79.14520.FUL

LOCATION:

32 Almsford Drive Harrogate North Yorkshire HG2 8EN

PROPOSAL:

Single storey rear extension.

APPLICANT:

Mr And Mrs Nigel Wood

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 02.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans and Elevations - Drawing No. A.D.(32)/05. Received 22.01.2021.

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.

CASE NUMBER: 21/00258/FUL **WARD:** Pateley Bridge & Nidderdale Moors
CASE OFFICER: Josh Arthur **DATE VALID:** 25.01.2021
GRID REF: E 410115 **TARGET DATE:** 22.03.2021
 N 473510 **REVISED TARGET:**
DECISION DATE: 10.03.2021
APPLICATION NO: 6.17.80.FUL

LOCATION:

Fountains Farm Cottage Lofthouse Harrogate North Yorkshire HG3 5RZ

PROPOSAL:

Loft conversion and installation of 2no. rooflights to rear roof slope.

APPLICANT:

Mr Richard Myers

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.03.2024.
- 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 Map Site Layout DWG No. PG 01
Front and Left Elevations DWG No. PG 02
Roof Plans & Floor Plans DWG No. PG 03
- 3 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 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.

CASE NUMBER:	21/00259/TPO	WARD:	Harrogate Pannal Ward
CASE OFFICER:	Chloe Leatham	DATE VALID:	25.01.2021
GRID REF:	E 430356	TARGET DATE:	22.03.2021
	N 451842	REVISED TARGET:	
		DECISION DATE:	01.03.2021

APPLICATION NO: 6.152.42.C.TPO

LOCATION:

7 Rosedale Close Pannal HG3 1LJ

PROPOSAL:

Cedrus Libani no.1 Fell because of dangerous condition within Tree Preservation Order: 01/1969

APPLICANT:

Christopher Stables

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 - 1 N^o Cedrus libani. Tree to be 1.5/2 metres height 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 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 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 locality.

CASE NUMBER:	21/00260/FUL	WARD:	Washburn
CASE OFFICER:	Tom Procter	DATE VALID:	25.01.2021
GRID REF:	E 420781	TARGET DATE:	22.03.2021
	N 446496	REVISED TARGET:	
		DECISION DATE:	18.03.2021

APPLICATION NO: 6.144.22.FUL

LOCATION:

12 Riverside Avenue Farnley Otley LS21 2RT

PROPOSAL:

Erection of two storey extension, link extension between porch and garage with new pitched roof.

APPLICANT:

Mrs Sophie Streeton

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 18.03.2024.

- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings received 25.01.21:

Proposed Site Plan Dwg No. 03

Proposed Plans Dwg No. 06 REV C

Proposed Elevations Dwg No. 07 REV C

- 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.

CASE NUMBER:	21/00261/FUL	WARD:	Harrogate Oatlands
CASE OFFICER:	Janet Belton	DATE VALID:	25.01.2021
GRID REF:	E 431100	TARGET DATE:	22.03.2021
	N 452896	REVISED TARGET:	
		DECISION DATE:	04.03.2021

APPLICATION NO: 6.79.10955.H.FUL

LOCATION:

11 Fulwith Mill Lane Harrogate HG2 8HJ

PROPOSAL:

Erection of single storey, two storey and lower ground floor extensions.

APPLICANT:

Mr Sak Gill

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 04.03.2024.

- 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.

CASE NUMBER:	21/00262/AMENDS	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Mark Williams	DATE VALID:	25.01.2021
GRID REF:	E 437088	TARGET DATE:	22.02.2021
	N 470724	REVISED TARGET:	
		DECISION DATE:	18.03.2021

APPLICATION NO: 6.34.33.F.AMENDS

LOCATION:

Village Farm Cana Lane Marton Le Moor HG4 5BT

PROPOSAL:

Non-material amendment of planning permission Ref 19/01726/FUL to allow for a pair of doors with lead finished flat roof to master bedroom and glazed balustrade fixed to face of brickwork.

APPLICANT:

Sullivan Homes Ltd

APPROVED

CASE NUMBER:	21/00271/FUL	WARD:	Knareborough Aspin & Calcutt
CASE OFFICER:	Amy Benfold	DATE VALID:	25.01.2021
GRID REF:	E 436010 N 456119	TARGET DATE:	22.03.2021
		REVISED TARGET:	
		DECISION DATE:	02.03.2021
APPLICATION NO:	6.100.13623.FUL		

LOCATION:
Crag Lodge Abbey Road Knareborough HG5 8HX

PROPOSAL:
Single storey porch to front elevation and replacement of window with bifold doors.

APPLICANT:
Mr G Parkin

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 02.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan & Existing and Proposed Plans and Elevations - Drawing No. CLK.001-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.

CASE NUMBER:	21/00275/TPO	WARD:	Ouseburn
CASE OFFICER:	Orla Zoe Downs	DATE VALID:	25.01.2021
GRID REF:	E 441583 N 463369	TARGET DATE:	22.03.2021
		REVISED TARGET:	
		DECISION DATE:	02.03.2021
APPLICATION NO:	6.71.48.C.TPO		

LOCATION:
Beck Cottage Grafton Lane Marton Cum Grafton YO51 9QJ

PROPOSAL:

Crown reduction to 1no. Silver Birch by 30% under Tree Preservation Order 11/2013.

APPLICANT:

Ms Susan Bartram

REFUSED. Reason(s) 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 which outweighs the amenity value of the trees has been submitted to justify the proposed works. This would conflict with guidance in the National Planning Policy Framework and Policy NE7 of the Harrogate District Local Plan.

CASE NUMBER:	21/00356/PBR	WARD:	Wathvale
CASE OFFICER:	Mike Parkes	DATE VALID:	29.01.2021
GRID REF:	E 437357	TARGET DATE:	26.03.2021
	N 475334	REVISED TARGET:	
		DECISION DATE:	15.03.2021

APPLICATION NO: 6.22.122.A.PBR

LOCATION:

Brakehill Sleights Lane Rainton North Yorkshire

PROPOSAL:

Prior notification for the conversion of an agricultural property for residential use.

APPLICANT:

The Potter Family Trust

REFUSED. Reason(s) for refusal:-

- 1 The proposal by reason of the extent of rebuilding and new build is not a conversion and therefore is not permitted by the terms of Article 3 and Schedule 2 part 3 Class Q of The Town and Country Planning (General Permitted Development)(England) Order 2015, as amended.

CASE NUMBER:	21/00279/TPO	WARD:	Harrogate Stray
CASE OFFICER:	Chloe Leatham	DATE VALID:	26.01.2021
GRID REF:	E 431141	TARGET DATE:	23.03.2021
	N 454003	REVISED TARGET:	
		DECISION DATE:	04.03.2021

APPLICATION NO: 6.79.6545.E.TPO

LOCATION:

Hook Lodge 133 Hookstone Road Harrogate North Yorkshire HG2 8QJ

PROPOSAL:

T1 prune and remove 2 low hanging branches and T2 prune, remove low hanging branches and remove tall upstanding branch right of tree trunk within Tree Preservation Orders: 09/2009.

APPLICANT:

Mr Nick Ferris

Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:

Lateral reduction to the boundary line, to a height not on excess of 6 metres

Subject to the following Conditions;

- 1 The works hereby recommended and approved shall be completed within two years of the date of this decision.
- 1 The recommended works shall be completed in strict accordance with the specification noted in the application.
- 1 All works shall be carried out so as to conform to British Standards 3998:2010 Recommendations for Tree Works.

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:

Removal of the lower 4 branches

Reasons for refusal:

- 1 The proposed pruning and branch removal would have a detrimental impact to their health and amenity of the surrounding area and therefore it is contrary to the guidance in the National Planning Policy Framework and Policy NE7 of the Harrogate Local Plan.
- 2 No technical justification has been submitted to justify the proposed works. This would conflict with guidance in the National Planning Policy Framework and Policy NE7 of the Harrogate Local Plan.

CASE NUMBER:	21/00292/DISCON	WARD:	Marston Moor
CASE OFFICER:	Orla Zoe Downs	DATE VALID:	26.01.2021
GRID REF:	E 446864	TARGET DATE:	23.03.2021
	N 452438	REVISED TARGET:	
		DECISION DATE:	04.03.2021

APPLICATION NO: 6.124.518.A.DISCON

LOCATION:

The Old Malt Kiln, Lower Ground And Mezzanine Floors Westfield Road Tockwith North Yorkshire

PROPOSAL:

Approval of details required under condition 8 (bats and birds) and condition 9 (electric vehicle infrastructure charging) of planning permission 19/01855/DVCON - Variation of condition 2 (Approved plans) to allow internal alterations and external alterations to fenestration of planning permission 18/03281/FUL - Conversion of malt kiln to form 5 no. dwellings and 2 no. flats with associated workspace.

APPLICANT:

Space Construction Ltd

CONFIRMATION of discharge of condition(s)

- 1 Condition 8. The details provided for Condition 8 are considered acceptable. The construction must now be carried out in accordance with the approved details.

- 2 Condition 9. The details provided for Condition 9 are considered acceptable. The construction must now be carried out in accordance with the approved details.

CASE NUMBER:	21/00316/FUL	WARD:	Nidd Valley
CASE OFFICER:	Josh Arthur	DATE VALID:	01.02.2021
GRID REF:	E 417585	TARGET DATE:	29.03.2021
	N 459469	REVISED TARGET:	
		DECISION DATE:	18.03.2021

APPLICATION NO: 6.65.171.F.FUL

LOCATION:

High Barn Dacre Pasture Lane Thornthwaite Harrogate North Yorkshire HG3 4AQ

PROPOSAL:

Erection of single storey extension to side.

APPLICANT:

Mr K Mansfield

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 18.03.2024.
- 2 Proposed Drawings - Sketch Scheme DWG No. 4846 Rev. B
Proposed Site Plan DWG No. 4846
- 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 For the avoidance of doubt and in the interests of proper planning.
 - 3 In the interests of visual amenity.
-

CASE NUMBER:	21/00593/DISCON	WARD:	Ouseburn
CASE OFFICER:	Orla Zoe Downs	DATE VALID:	26.01.2021
GRID REF:	E 445889	TARGET DATE:	23.03.2021
	N 456943	REVISED TARGET:	
		DECISION DATE:	03.03.2021

APPLICATION NO: 6.103.50.K.DISCON

LOCATION:

Plum Cottage The Green Green Hammerton YO26 8BQ

PROPOSAL:

Application for the approval of details required under condition 3 (sample materials) and condition 4 (matching materials) of planning application 12/00037/FUL -Conversion and partial rebuilding of outbuildings to form ancillary living accommodation.

APPLICANT:

Mr Tom Polito

REFUSAL to confirm discharge of condition(s)

- 1 Conditions 3 and 4 cannot be discharged as both conditions required the approval of details prior to the use of the materials. The materials in use are however considered to be acceptable.

INFORMATIVES

- 1 Condition 3 cannot be discharged as the materials have been used prior to obtaining the written approval of the Local Planning Authority. The materials in use are however considered acceptable.
- 2 Condition 4 cannot be discharged as the materials have been used prior to obtaining the written approval of the Local Planning Authority. The materials in use are however considered acceptable.

CASE NUMBER:	21/00306/FUL	WARD:	Harrogate Stray
CASE OFFICER:	Tom Procter	DATE VALID:	01.02.2021
GRID REF:	E 430746	TARGET DATE:	29.03.2021
	N 454151	REVISED TARGET:	
		DECISION DATE:	10.03.2021

APPLICATION NO: 6.79.14517.FUL

LOCATION:

24 Tewit Well Road Harrogate HG2 8JE

PROPOSAL:

Conversion of 2 flats to form 1 single dwelling

APPLICANT:

Mr Stephen Packham

2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.03.2024.
- 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:

Existing and Proposed Floor Plans Received 31.01.21

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.

CASE NUMBER: 21/00343/FUL
CASE OFFICER: Tom Procter
GRID REF: E 417993
N 448535

WARD: Washburn
DATE VALID: 28.01.2021
TARGET DATE: 25.03.2021
REVISED TARGET:
DECISION DATE: 18.03.2021

APPLICATION NO: 6.131.51.I.FUL

LOCATION:

Grass Garth Farm Askwith Otley LS21 2HU

PROPOSAL:

Proposed link extension between existing house and outbuilding. Conversion of outbuilding and alterations to the fenestration on the east and west elevations of the outbuilding.

APPLICANT:

Mr And Mrs Akers

REFUSED. Reason(s) for refusal:-

- 1 The proposal represents a disproportionate addition to the 'original building'. The extent of development proposed, along with previous additions to the building, would cumulatively represent a significant and disproportionate enlargement of the 'original building'. The proposal therefore constitutes inappropriate development which is, by definition, harmful to the Green Belt and there are no very special circumstances that would outweigh the harm to the Green Belt. The proposal would therefore be contrary to the provisions of the Local Plan (Policy GS4) and Government guidance within the National Planning Policy Framework.

CASE NUMBER:	21/00344/FUL	WARD:	Washburn
CASE OFFICER:	Tom Procter	DATE VALID:	28.01.2021
GRID REF:	E 427241	TARGET DATE:	25.03.2021
	N 447614	REVISED TARGET:	
		DECISION DATE:	16.03.2021

APPLICATION NO: 6.147.330.FUL

LOCATION:

Rosebourne House Strait Lane Huby LS17 0EA

PROPOSAL:

Provision and installation of 2 air source heat pumps, positioned externally adjacent to the rear wall of the house

APPLICANT:

barbara sloan

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with details in the application form and the following drawings and information:

Site Plan Received 28.01.21

Details of Air Source Heat Pump - Document A Received 23.02.21

Details of Air Source Heat Pump - Document B Received 23.02.21

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.

CASE NUMBER:	21/00345/ADV	WARD:	Harrogate Starbeck
CASE OFFICER:	Amy Benfold	DATE VALID:	28.01.2021
GRID REF:	E 433455	TARGET DATE:	25.03.2021
	N 456588	REVISED TARGET:	
		DECISION DATE:	03.03.2021

APPLICATION NO: 6.79.4043.J.ADV

LOCATION:

The Harrogate Golf Club Limited Forest Lane Head Harrogate HG2 7TF

PROPOSAL:

Erection of 2x signs either side of the entrance. The size of each sign will be 1250 x 750mm. Total height 1950mm above ground level.

APPLICANT:

Mr John Clarke

APPROVED subject to the following conditions:-

- 1 The signs hereby permitted shall be displayed in strict accordance with the following drawings:

Elevation of Proposed Entrance Sign - Received 28.01.2021.

Location of Existing and Proposed Signs - Received 28.01.2021.

Reasons for Conditions:-

- 1 For the avoidance of doubt.

CASE NUMBER:	21/00349/FUL	WARD:	Washburn
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CASE OFFICER: Tom Procter
GRID REF: E 419507
N 449530
DATE VALID: 28.01.2021
TARGET DATE: 25.03.2021
REVISED TARGET:
DECISION DATE: 17.03.2021

APPLICATION NO: 6.140.73.A.FUL

LOCATION:

Bride Cross Granary Dob Park Road Clifton Otley LS21 2NA

PROPOSAL:

Removal of existing conservatory and erection of garden room

APPLICANT:

Mr & Mrs John Anderson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.03.2024.
- 2 The development hereby approved must be carried out in strict accordance with details in the application form and the following details:

Proposed Plans and Elevations Dwg No. 1.5 Job No. 1376 Received 28.01.21

- 3 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 the interests of visual amenity.

CASE NUMBER: 21/00353/PNX
CASE OFFICER: Janet Belton
GRID REF: E 429214
N 454003
WARD: Harrogate Harlow
DATE VALID: 28.01.2021
TARGET DATE: 11.03.2021
REVISED TARGET:
DECISION DATE: 02.03.2021

APPLICATION NO: 6.79.13665.A.PNX

LOCATION:

12 Hill Rise Avenue Harrogate North Yorkshire HG2 0AF

PROPOSAL:

Erection of single storey extension. The proposed extension would project beyond the rear wall of the original dwelling by 3.72m and have a maximum height of 3.6m and height to the eaves of 2.3m.

APPLICANT:

Mr L Fitzgerald

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.

Reasons for Conditions:-

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

CASE NUMBER:	21/00362/FUL	WARD:	Nidd Valley
CASE OFFICER:	Josh Arthur	DATE VALID:	29.01.2021
GRID REF:	E 420480	TARGET DATE:	26.03.2021
	N 459372	REVISED TARGET:	
		DECISION DATE:	11.03.2021

APPLICATION NO: 6.90.280.J.FUL

LOCATION:

Hall Field House Sheepcote Lane Darley Harrogate North Yorkshire HG3 2RP

PROPOSAL:

Alterations to existing conservatory to form garden room, alterations to existing patio doors and conversion of garage to form home office / ancillary use.

APPLICANT:

Mrs K Heaton

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans & Elevations Received 29.02.2021

- 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.

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:	21/00363/FUL	WARD:	Harrogate Bilton Woodfield
CASE OFFICER:	Amy Benfold	DATE VALID:	29.01.2021
GRID REF:	E 430921	TARGET DATE:	26.03.2021
	N 457162	REVISED TARGET:	
		DECISION DATE:	09.03.2021

APPLICATION NO: 6.79.8218.A.FUL

LOCATION:

6 Lilac Grove Harrogate North Yorkshire HG1 4EJ

PROPOSAL:

Demolition of existing garage and erection of replacement garage, gardenroom & home office.

APPLICANT:

Mr R Corfield

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Existing and Proposed Plans and Elevations - Drawing No. 4847. 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.

CASE NUMBER:	21/00368/FUL	WARD:	Claro
CASE OFFICER:	Amy Benfold	DATE VALID:	29.01.2021
GRID REF:	E 438317	TARGET DATE:	26.03.2021
	N 456144	REVISED TARGET:	
		DECISION DATE:	02.03.2021

APPLICATION NO: 6.101.51.T.FUL

LOCATION:
Middle Farm Church Street Goldsborough HG5 8NR

PROPOSAL:
Rear single storey extension to existing dwelling.

APPLICANT:
Mrs Feather

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 02.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan - Drawing No. R144-S03. Received 29.01.2021.
Proposed Elevations - Drawing No. R144-SK03-A. Received 29.01.2021.
Proposed Plans and 3D Views - Drawing No. R144-SK06-A. 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.

CASE NUMBER:	21/00369/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Tom Procter	DATE VALID:	29.01.2021
GRID REF:	E 434438	TARGET DATE:	26.03.2021
	N 452704	REVISED TARGET:	
		DECISION DATE:	18.03.2021
APPLICATION NO:	6.121.93.C.FUL		

LOCATION:

School House Plompton Road Follifoot HG3 1DT

PROPOSAL:

Change of use of garage to home office

APPLICANT:

MRS KATE BANCROFT

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 18.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with details in the application form and the following drawings received 24.02.21:

Proposed Plans, Elevations and Section Dwg No. 3358/03/100 REV A
- 3 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 the interests of visual amenity.

CASE NUMBER:	21/00370/FUL	WARD:	Harrogate Oatlands
CASE OFFICER:	Amy Benfold	DATE VALID:	29.01.2021
GRID REF:	E 430462	TARGET DATE:	26.03.2021
	N 453753	REVISED TARGET:	
		DECISION DATE:	09.03.2021

APPLICATION NO: 6.79.14145.A.FUL

LOCATION:

20 Norfolk Road Harrogate HG2 8DA

PROPOSAL:

Demolition of rear extension and garage. Erection of single storey side/rear extension.

APPLICANT:

MR K BOX

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Existing and Proposed Plans and Elevations - Drawing No. 19/1034/01-D. 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.

CASE NUMBER:	21/00407/PROWNY	WARD:	Pateley Bridge & Nidderdale Moors
CASE OFFICER:	Katie Lois	DATE VALID:	29.01.2021
GRID REF:	E 415649	TARGET DATE:	12.03.2021
	N 465642	REVISED TARGET:	
		DECISION DATE:	15.03.2021

APPLICATION NO: 6.49.TheSidings.PRO
WNY

LOCATION:

1 The Sidings Pateley Bridge Harrogate North Yorkshire HG3 5AQ

PROPOSAL:

Proposed creation agreement re public footpath:The Sidings.

APPLICANT:

Mr Ron Allan

Subject to NO OBJECTIONS

CASE NUMBER:	21/00373/FUL	WARD:	Knaresborough Scriven Park
CASE OFFICER:	Amy Benfold	DATE VALID:	01.02.2021
GRID REF:	E 435116	TARGET DATE:	29.03.2021
	N 458016	REVISED TARGET:	
		DECISION DATE:	16.03.2021

APPLICATION NO: 6.100.13624.FUL

LOCATION:

39 Boroughbridge Road Knaresborough HG5 0ND

PROPOSAL:

Erection of single storey rear extension and raised terrace to rear. Alterations to existing built fabric of property.

APPLICANT:

Mr And Mrs Turner

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.03.2024.
- 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. Y-20066.
Received 01.02.2021.

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.

CASE NUMBER:	21/00378/TPO	WARD:	Knarborough Castle
CASE OFFICER:	Orla Zoe Downs	DATE VALID:	01.02.2021
GRID REF:	E 433381	TARGET DATE:	29.03.2021
	N 458202	REVISED TARGET:	
		DECISION DATE:	15.03.2021

APPLICATION NO: 6.100.1921.F.TPO

LOCATION:

9 Appleby Grove Knarborough HG5 9NQ

PROPOSAL:

Lateral reduction of 2m and crown lift by 1-2m to 1no. Beech tree within group G7 of Tree Preservation Order 05/2008

APPLICANT:

Mrs Nadean McNaught

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. In order to maintain the amenity of the

- locality.
- 3 In the interests of good arboricultural practice.

CASE NUMBER:	21/00390/FUL	WARD:	Knarborough Eastfield
CASE OFFICER:	Amy Benfold	DATE VALID:	12.02.2021
GRID REF:	E 436283	TARGET DATE:	09.04.2021
	N 457017	REVISED TARGET:	
		DECISION DATE:	17.03.2021

APPLICATION NO: 6.100.13626.FUL

LOCATION:

7 Widdale Road Knarborough HG5 0LP

PROPOSAL:

Demolition of existing detached garage. Construction of a single storey wrap around extension.

APPLICANT:

Mr & Mrs Paul and Tracey Weston

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan & Existing and Proposed Plans and Elevations - Drawing No. 2020 302- 01 - rev A. Received 01.02.2021.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons for Conditions:-

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

DECISION DATE: 05.03.2021

APPLICATION NO: 6.58.3.H.PNA

LOCATION:

Ellenthorpe Lodge Ellenthorpe York North Yorkshire YO51 9HJ

PROPOSAL:

Extension of existing building for Agricultural Storage and office space

APPLICANT:

JC Lister Farms Ltd

Prior approval not required

CASE NUMBER:	21/00431/PNA	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Andrew Thornton	DATE VALID:	05.02.2021
GRID REF:	E 442156	TARGET DATE:	02.04.2021
	N 467120	REVISED TARGET:	
		DECISION DATE:	05.03.2021

APPLICATION NO: 6.58.3.I.PNA

LOCATION:

Ellenthorpe Lodge Ellenthorpe York North Yorkshire YO51 9HJ

PROPOSAL:

Erection of Agricultural Storage.

APPLICANT:

JC Lister Farms Ltd

Prior approval not required

CASE NUMBER: 21/00433/PNA
CASE OFFICER: Andrew Thornton
GRID REF: E 442156
N 467120

WARD: Bishop Monkton & Newby
DATE VALID: 05.02.2021
TARGET DATE: 02.04.2021
REVISED TARGET:
DECISION DATE: 05.03.2021

APPLICATION NO: 6.58.3.J.PNA

LOCATION:
Ellenthorpe Lodge Ellenthorpe York North Yorkshire YO51 9HJ

PROPOSAL:
Erection of building for Storage of Agricultural spray equipment.

APPLICANT:
JC Lister Farms Ltd

Prior approval not required

CASE NUMBER: 21/00449/FUL
CASE OFFICER: Amy Benfold
GRID REF: E 431079
N 457184

WARD: Harrogate Bilton Woodfield
DATE VALID: 01.02.2021
TARGET DATE: 29.03.2021
REVISED TARGET:
DECISION DATE: 18.03.2021

APPLICATION NO: 6.79.14530.B.FUL

LOCATION:
7 Kirkham Place Harrogate North Yorkshire HG1 4EN

PROPOSAL:
Loft Conversion with Hip to Gable and front and rear dormer extensions (Revised Scheme).

APPLICANT:
Mr And Mrs Cheung

REFUSED. Reason(s) for refusal:-

- 1 The proposal to erect a front dormer extension is considered to be unacceptable due to its harmful impact on the character of the street scene given its significant size and scale which is dis-coherent with the surrounding dwellings and impacts

uncharacteristically with the surrounding street scene.

The proposal therefore fails to accord with Local Plan Policies HP3 and HS8 which seek to achieve no adverse impact on the character or appearance of the dwelling or the surrounding area. The proposal also fails to accord with the guidance set out in the Council's House Extensions and Garages Design Guide (September 2005) which seeks to ensure that development makes a positive contribution to the spatial quality of the area and is well integrated with and complimentary to neighbouring buildings.

CASE NUMBER:	21/00421/FUL	WARD:	Harrogate Duchy
CASE OFFICER:	Amy Benfold	DATE VALID:	02.02.2021
GRID REF:	E 429775	TARGET DATE:	30.03.2021
	N 455920	REVISED TARGET:	
		DECISION DATE:	15.03.2021

APPLICATION NO: 6.79.7061.J.FUL

LOCATION:
17 Ripon Road Harrogate HG1 2JL

PROPOSAL:
To reinstate gate posts to original height and reinstate new cast iron railings to top of wall

APPLICANT:
Mrs Beverley Groom

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 15.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan - Drawing No. B177.01.02-C. Received 02.02.2021.
Proposed Elevation - Received 02.02.2021.

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.

CASE NUMBER:	21/00436/FUL	WARD:	Harrogate Kingsley
CASE OFFICER:	Amy Benfold	DATE VALID:	03.02.2021
GRID REF:	E 432176	TARGET DATE:	31.03.2021
	N 456075	REVISED TARGET:	
		DECISION DATE:	17.03.2021

APPLICATION NO: 6.79.14527.FUL

LOCATION:

39 Coniston Road Harrogate HG1 4SL

PROPOSAL:

Converting existing detached garage into lean-to garage/utility. Replacing/widening drive for additional off-road parking. Extending of dropped kerb.

APPLICANT:

Mr & Miss Nicholas & Laura Whitewood-Moores & Dennett

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Elevations - Received 03.02.2021.
Proposed Ground Floor Plan - Received 03.02.2021.
Existing and Proposed Site Plan - Received 03.02.2021.
- 3 Prior to the creation of the hard surface area to the front of the property, details of the finished surface materials and the means of drain to the hard surface area shall be submitted for the prior written approval from the Local Planning Authority. Thereafter 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 verge and footway must be constructed in accordance with the Standard Detail number E6 and the following requirements.

-The final surfacing of any private access within 2 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.

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 the permitted hard surface area is suitably drained.
- 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.

CASE NUMBER:	21/00439/FUL	WARD:	Harrogate Saltergate
CASE OFFICER:	Amy Benfold	DATE VALID:	03.02.2021
GRID REF:	E 428839	TARGET DATE:	31.03.2021
	N 456318	REVISED TARGET:	
		DECISION DATE:	17.03.2021

APPLICATION NO: 6.79.4466.C.FUL

LOCATION:

12 Winksley Grove Harrogate HG3 2SZ

PROPOSAL:

Removal of external glass conservatory and erection of single storey extension to side elevation.

APPLICANT:

Mr & Mrs Brown

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.03.2024.
- 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. S20/101 - 03 revB. Received 08.03.2021.

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.

CASE NUMBER:	21/00441/CLOPUD	WARD:	Harrogate Stray
CASE OFFICER:	Orla Zoe Downs	DATE VALID:	03.02.2021
GRID REF:	E 431610	TARGET DATE:	31.03.2021
	N 455186	REVISED TARGET:	
		DECISION DATE:	16.03.2021
APPLICATION NO:	6.79.14513.A.CLOPU D		

LOCATION:

14 St Winifreds Avenue Harrogate North Yorkshire HG2 8LT

PROPOSAL:

Confirmation is sought that the proposed works (rear facing dormer, roof lights to front elevation, hip-to-gable conversion, rear GF cladding changes) and the materials selected (as per submitted documents) fall within permitted development.

APPLICANT:

Mr and Mrs Andrew Roberts

APPROVED

- 1 The proposed rear facing dormer with a roof light, roof lights to the front elevation, the hip-to-gable conversion, rear ground floor cladding changes, and the materials selected as shown on the following documents and drawings:
- 0001 - Location Plan (LEVO 14.12.2020)
 - 0002 - Site Plan (LEVO 14.12.2020)
 - 0005 - Proposed Site Plan (LEVO 14.12.2020, revision 1)
 - 0006 - Proposed Plans (LEVO 14.12.2020, revision 1)
 - 0007 - Proposed Elevations (LEVO 14.12.2020, revision 1)
 - 0009 - Proposed 3D Massing (LEVO 14.12.2020, revision 1)
 - 0010 - Proposed Side Elevation (LEVO 21.12.2020, revision 1)
 - 1011 - Proposed Roof Plan (LEVO 08.01.2021, revision 1)
 - 1012 - Proposed GF (LEVO 08.01.2021, revision 1)
 - 1013 - Proposed 1F (LEVO 08.01.2021, revision 1)
 - 1014 - Proposed 2F (LEVO 08.01.2021, revision 1)
 - 1015 - Proposed Section (Stair) (LEVO 08.01.2021)
 - 1016 - Proposed Section (Loft Bedroom) (LEVO 08.01.2021)
 - 1017 - Front Elevation (LEVO 08.01.2021, revision 3)
 - 1018 - Rear Elevation (LEVO 08.01.2021, revision 2)
 - 1019 - Side Elevation (LEVO 08.01.2021, revision 2)
 - Statement: Evidence to Verify Application. (Submitted with application on 3.2.2021)

complies with Schedule 2, Article 3, Part 1, Classes, A, B, and C of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

CASE NUMBER:	21/00444/ADV	WARD:	Harrogate Central
CASE OFFICER:	Amy Benfold	DATE VALID:	04.02.2021
GRID REF:	E 430188	TARGET DATE:	01.04.2021
	N 455362	REVISED TARGET:	
		DECISION DATE:	15.03.2021

APPLICATION NO: 6.79.7793.E.ADV

LOCATION:

The Den Nidderdale House Cambridge Road Harrogate North Yorkshire HG1 1NS

PROPOSAL:

Display of 1 no. internally illuminated projecting sign, 1 no. internally illuminated fascia lightbox & frosted window graphic

APPLICANT:

Mr Rob Taylor

APPROVED subject to the following conditions:-

- 1 The signs hereby permitted shall be displayed in strict accordance with the following drawings:

Existing and Proposed Elevations - Drawing No. DEN-JLT P 0003 Rev-13. Received 13.01.2021.

Reasons for Conditions:-

- 1 For the avoidance of doubt.
-

CASE NUMBER: 21/00488/PBR
CASE OFFICER: Emma Howson
GRID REF: E 432041
N 466197

WARD: Bishop Monkton & Newby
DATE VALID: 04.02.2021
TARGET DATE: 01.04.2021
REVISED TARGET:
DECISION DATE: 18.03.2021

APPLICATION NO: 6.54.292.PBR

LOCATION:

Land Comprising Field At 432041 466197 Moor Road Bishop Monkton North Yorkshire

PROPOSAL:

Prior Notification application for conversion of barn to form 1 no. dwelling

APPLICANT:

Mr P Green

APPROVED subject to the following conditions:-

- 1 The development shall be completed within three years of the date of the prior notification application
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details as set out below.
SHA-PGBM-EL-A-0011 Rev A Proposed Elevations
SHA-PGBM-ZZ-EL-A-0012 Proposed Elevations - Retained Materials
SHAPGBM-SS-GA-A-0002 Proposed Plans
SHA-PGBM-ZZ-SE-A-0021 Proposed Sections
SHA-PGBM-ZZ-SI-A-9003 Proposed Site Plan
- 3 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.

- 4 Submission of an Intrusive Land Contamination Site Investigation Report (Phase II Report) - Pre-commencement Condition

Where further intrusive investigation is recommended in the approved Preliminary Risk Assessment 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.

- 5 Submission of a Land Contamination Remediation Strategy - Pre-commencement Condition

Where site remediation is recommended in the approved Phase II Intrusive Site

Investigation Report approved 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.

6 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. 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.

7 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.

8 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 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 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.
- 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.
 - 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.
 - 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.
 - 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.
 - 8 In the interests of providing sustainable transport and improving air quality across the District in accordance with the NPPF

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.

CASE NUMBER:	21/00464/CLOPUD	WARD:	Marston Moor
CASE OFFICER:	Orla Zoe Downs	DATE VALID:	16.02.2021
GRID REF:	E 450825	TARGET DATE:	13.04.2021
	N 450211	REVISED TARGET:	
		DECISION DATE:	02.03.2021

APPLICATION NO: 6.125.176.A.CLOPUD

LOCATION:

Hutton Wandesley Farms Co The Estate Office Spring Lane Hutton Wandesley York North Yorkshire YO26 7LL

PROPOSAL:

Certificate of lawfulness for a ground source heat pump

APPLICANT:

Hutton Wandesley Estate LLP

1 APPROVED

- 1 The proposed ground source heat pump at the Hutton Wandesley Farms Co Estate as per the details provided in drawing number 101A (dated 16.02.2021) and the details confirmed in the planning application form comply with Schedule 2, Article 3, Part 14, Class L of The Town and Country Planning (General Permitted Development) (England) Order 2020 (as amended).

CASE NUMBER:	21/00467/TPO	WARD:	Knaresborough Scriven Park
CASE OFFICER:	Orla Zoe Downs	DATE VALID:	05.02.2021
GRID REF:	E 434745	TARGET DATE:	02.04.2021
	N 458480	REVISED TARGET:	
		DECISION DATE:	16.03.2021

APPLICATION NO: 6.94.54.E.TPO

LOCATION:

White Gates Scriven Knaresborough North Yorkshire HG5 9DZ

PROPOSAL:

Felling of 1no. Scots Pine Tree within G1 of Tree Preservation Order 18/2000

APPLICANT:

Mr and Mrs Bourne

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.
- 4 Replacement planting - 1 N° Scots pine (*Pinus sylvestris*). Tree to be nursery stock size 1.5/2 metres height 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.
 Tree to be planted with the root collar at the same level as the surrounding soil levels.
 Tree 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 a minimum of 2 metres from the wall.
 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 amenity of the locality and in the interests of good arboricultural practice.

CASE NUMBER:	21/00472/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Janet Belton	DATE VALID:	05.02.2021
GRID REF:	E 436197	TARGET DATE:	02.04.2021
	N 451042	REVISED TARGET:	
		DECISION DATE:	16.03.2021
APPLICATION NO:	6.122.107.FUL		

LOCATION:
 Wentworth School Lane Spofforth HG3 1BA

PROPOSAL:

Erection of single storey extension and porch.

APPLICANT:

Ms Stephanie Thompson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.03.2024.
- 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.

CASE NUMBER:	21/00602/PNA	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Josh Arthur	DATE VALID:	22.02.2021
GRID REF:	E 422033	TARGET DATE:	19.04.2021
	N 472643	REVISED TARGET:	
		DECISION DATE:	04.03.2021

APPLICATION NO: 6.29.124.B.PNA

LOCATION:

Carter Syke Farm Laverton Ripon North Yorkshire HG4 3TA

PROPOSAL:

Demolition of existing agricultural shed and erection of replacement shed.

APPLICANT:

Mr & Mrs Bain

Prior approval not required

CASE NUMBER: 21/00481/FUL
CASE OFFICER: Amy Benfold
GRID REF: E 429637
N 456303

WARD: Harrogate New Park
DATE VALID: 08.02.2021
TARGET DATE: 05.04.2021
REVISED TARGET:
DECISION DATE: 17.03.2021

APPLICATION NO: 6.79.14531.FUL

LOCATION:
6A Spruisty Road Harrogate HG1 2JU

PROPOSAL:
Single storey porch to front.

APPLICANT:
Ms C Craven-Griffiths

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan & Existing and Proposed Plans and Elevations - Drawing No. 593.001. Received 08.02.2021.

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.

CASE NUMBER: 21/00482/TPO
CASE OFFICER: Orla Zoe Downs
GRID REF: E 431908

WARD: Harrogate Stray
DATE VALID: 08.02.2021
TARGET DATE: 05.04.2021

N 455019

REVISED TARGET:

DECISION DATE: 17.03.2021

APPLICATION NO: 6.79.8729.H.TPO

LOCATION:

Spinney Cottage 2A Wayside Crescent Harrogate HG2 8NJ

PROPOSAL:

Reduce limbs overhanging the garage by 2m back to the stem of 1no. Sycamore Tree within Tree Preservation Order 13/1999 (T14).

APPLICANT:

Goodwin

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.

CASE NUMBER: 21/00509/TPO
CASE OFFICER: Orla Zoe Downs
GRID REF: E 429793
N 453359

WARD: Harrogate St Georges
DATE VALID: 09.02.2021
TARGET DATE: 06.04.2021
REVISED TARGET:
DECISION DATE: 15.03.2021

APPLICATION NO: 6.79.4002.G.TPO

LOCATION:

12 Rossett Garth Harrogate HG2 9NB

PROPOSAL:

Crown lift to 4m from ground, lateral reduction by 1m of the lower North West canopy where it extends over the roof line of no 12 to leave approx 6 meters radial spread to 1no. Oak Tree within Tree Preservation Order 01/1972

APPLICANT:

Mr O'Rourke

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.

CASE NUMBER:	21/00545/DISCON	WARD:	Nidd Valley
CASE OFFICER:	Katie Lois	DATE VALID:	10.02.2021
GRID REF:	E 419992	TARGET DATE:	07.04.2021
	N 459564	REVISED TARGET:	
		DECISION DATE:	08.03.2021

APPLICATION NO: 6.90.416.A.DISCON

LOCATION:

Development Land West Of Walker Barn Main Street Darley North Yorkshire

PROPOSAL:

Approval of details required under condition 6 (highways) of planning permission 18/05085/REM - Reserved matters application for (erection of 1 dwelling (appearance, landscaping & scale to be considered) under Outline Permission 16/05561/OUT.

APPLICANT:

Mr and Mrs J Cain

CONFIRMATION of discharge of condition(s)

1 The submitted details are considered acceptable.

CASE NUMBER:	21/00648/OHLEXP	WARD:	Marston Moor
CASE OFFICER:	Katie Lois	DATE VALID:	10.02.2021
GRID REF:	E 446380	TARGET DATE:	24.03.2021
	N 449043	REVISED TARGET:	
		DECISION DATE:	08.03.2021

APPLICATION NO: 6.142.OHLEXP

LOCATION:

Land Comprising Field At 446380 449043 Featherbed Lane Wighill Park North Yorkshire

PROPOSAL:

Notification of the erection of 3 pole mounted voltage regulators on 4 wooden poles in a rectangle formation measuring 4x2.6m, and the recovery of one existing wooden pole Drawing no YC25996 (Rudgate) refers

APPLICANT:

Northern Powergrid (North East) (Yorkshire) Limited

Subject to NO OBJECTIONS

1 The District/Borough Council/Authority: Harrogate Borough Council

(i) does not object for the proposed development detailed above to be undertaken under the exemptions laid down in the Overhead Lines (Exemption)(England and Wales) Regulations 2009.

(ii) does not wish the Secretary of State to consider the application using the full section 37 process under the Electricity Act 1989.

CASE NUMBER:	21/00650/OHLEXP	WARD:	Marston Moor
CASE OFFICER:	Katie Lois	DATE VALID:	10.02.2021
GRID REF:	E 443074	TARGET DATE:	24.03.2021
	N 451799	REVISED TARGET:	
		DECISION DATE:	08.03.2021

APPLICATION NO: 6.124.101.OHLEXP

LOCATION:

Goosemoor Stud War Field Lane Cowthorpe Wetherby North Yorkshire LS22 5EU

PROPOSAL:

Notification of Erection of 3 pole mounted voltage regulators on 4 wooden poles in rectangle formation, measuring 4x 2.6m, the recovery of one wooden pole and the addition of 2 in-line wooden poles

APPLICANT:

Northern Powergrid (North East) (Yorkshire) Limited

Subject to NO OBJECTIONS

1 The District/Borough Council/Authority: Harrogate Borough Council

(i) does not object for the proposed development detailed above to be undertaken under the exemptions laid down in the Overhead Lines (Exemption)(England and Wales) Regulations 2009.

(ii) does not wish the Secretary of State to consider the application using the full section 37 process under the Electricity Act 1989.

CASE NUMBER:	21/00579/DISCON	WARD:	Ouseburn
CASE OFFICER:	Orla Zoe Downs	DATE VALID:	12.02.2021
GRID REF:	E 443546	TARGET DATE:	09.04.2021
	N 458979	REVISED TARGET:	
		DECISION DATE:	11.03.2021

APPLICATION NO: 6.96.37.P.DISCON

LOCATION:

Low Farm Starra Field Lane Whixley YO26 8AU

PROPOSAL:

Approval of details required under condition 3 (remediation) and condition 6 (materials) of planning permission 18/03971/FUL - Erection of an agricultural workers dwelling.

APPLICANT:

R Winn And Son

CONFIRMATION of discharge of condition(s)

- 1 Condition 3. The details provided for Condition 3 are considered acceptable and the development must now be carried out in accordance with these details. Any unexpected contamination must be reported to the Local Planning Authority as outlined in part D.

Condition 6. The materials provided for Condition 6 are considered acceptable and the development must now be constructed in these materials.

CASE NUMBER:	21/00581/AMENDS	WARD:	Harrogate Stray
CASE OFFICER:	Janet Belton	DATE VALID:	22.02.2021
GRID REF:	E 431998	TARGET DATE:	22.03.2021
	N 455032	REVISED TARGET:	
		DECISION DATE:	04.03.2021
APPLICATION NO:	6.79.12420.A.AMEND		
	S		

LOCATION:

40 Wetherby Road Harrogate HG2 7SQ

PROPOSAL:

Non-material amendment for Plot 1: replace snug/study with attached garage store, replace existing window with garage door, provide additional window to lounge, replace bay window with full height double glazed and casement window of Planning Permission 20/02668/DVCON - Variation of condition 2 (approved plans) of planning permission 20/00502/FUL.

APPLICANT:

Mr Ryan Fleming

APPROVED

CASE NUMBER:	21/00615/PNA	WARD:	Washburn
CASE OFFICER:	Tom Procter	DATE VALID:	02.03.2021
GRID REF:	E 416837	TARGET DATE:	27.04.2021
	N 448331	REVISED TARGET:	
		DECISION DATE:	05.03.2021

APPLICATION NO: 6.131.

LOCATION:

Manor Farm West Lane Askwith North Yorkshire

PROPOSAL:

Erection of agricultural machinery store

APPLICANT:

Mr A Middlemiss

Prior approval not required

CASE NUMBER:	21/00595/DISCON	WARD:	Harrogate Coppice Valley
CASE OFFICER:	Katie Lois	DATE VALID:	15.02.2021
GRID REF:	E 429756	TARGET DATE:	12.04.2021
	N 456379	REVISED TARGET:	
		DECISION DATE:	08.03.2021

APPLICATION NO: 6.79.14354.DISCON

LOCATION:

2-3 Coppice Gate Harrogate HG1 2DR

PROPOSAL:

Approval of details required under condition 3 (noise report) of planning permission

20/02197/FUL - Change of use from retail (Use Class E) to veterinary dentist (Use Class E) and installation of fencing.

APPLICANT:

Mr Partridge

CONFIRMATION of discharge of condition(s)

CASE NUMBER:	21/00609/PNA	WARD:	Ouseburn
CASE OFFICER:	Andrew Thornton	DATE VALID:	15.02.2021
GRID REF:	E 451009	TARGET DATE:	12.04.2021
	N 458844	REVISED TARGET:	
		DECISION DATE:	12.03.2021

APPLICATION NO: 6.104.14.T.PNA

LOCATION:

Sweethills Farm House Nun Monkton York North Yorkshire YO26 8ET

PROPOSAL:

Extension to existing grain store building.

APPLICANT:

Mr James Throup

REFUSED. Reason(s) for refusal:-

- 1 That Prior approval is refused as the application is over 3m high within 3km of an aerodrome.

CASE NUMBER:	21/00612/DISCON	WARD:	Fountains & Ripley
CASE OFFICER:	Katie Lois	DATE VALID:	22.02.2021
GRID REF:	E 426322	TARGET DATE:	19.04.2021
	N 459510	REVISED TARGET:	

DECISION DATE: 02.03.2021

APPLICATION NO: 6.74.16.L.DISCON

LOCATION:

Ashville Clint Bank Lane Clint HG3 3DU

PROPOSAL:

Approval of details required under condition 4 (landscaping) of planning permission 20/03592/FUL - Erection of riding arena.

APPLICANT:

Mr Paul Hill

CONFIRMATION of discharge of condition(s)

CASE NUMBER:	21/00663/DISCON	WARD:	Knarborough Aspin & Calcutt
CASE OFFICER:	Orla Zoe Downs	DATE VALID:	16.02.2021
GRID REF:	E 436959	TARGET DATE:	13.04.2021
	N 456947	REVISED TARGET:	
		DECISION DATE:	15.03.2021

APPLICATION NO: 6.100.438.F.DISCON

LOCATION:

Troydale York Road Knarborough North Yorkshire HG5 0TT

PROPOSAL:

Approval of details required under condition 3 (materials) of planning permission 20/04406/FUL - Total extension of first floor area including raising of roof. Two storey rear and side extensions. Single storey rear extension with extended raised decking to rear. Installation of solar panels and air source heating unit. (Revised scheme).

APPLICANT:

Mr And Mrs Linnane

CONFIRMATION of discharge of condition(s)

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.

CASE NUMBER:	21/00690/AMENDS	WARD:	Pateley Bridge & Nidderdale Moors
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	16.02.2021
GRID REF:	E 419583	TARGET DATE:	16.03.2021
	N 465289	REVISED TARGET:	
		DECISION DATE:	09.03.2021
APPLICATION NO:	6.49.59.I.AMENDS		

LOCATION:

New Mill House Fellbeck Harrogate North Yorkshire HG3 5EN

PROPOSAL:

Non material minor amendment to allow the cabin to be rotated by 90 degrees and resited of planning permission - 20/03234/FUL - Erection of a holiday cabin.

APPLICANT:

Mr C Harker

APPROVED

INFORMATIVES

- 1 The proposed alterations under drawing title 'Revised proposed drawings', reference 4787, dated 05/08/2020, received and uploaded to the public file on the 16th 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 20/03234/FUL.

CASE NUMBER:	21/00652/DISCON	WARD:	Fountains & Ripley
CASE OFFICER:	Katie Lois	DATE VALID:	17.02.2021
GRID REF:	E 425046	TARGET DATE:	14.04.2021
	N 471197	REVISED TARGET:	

DECISION DATE: 11.03.2021

APPLICATION NO: 6.37.62.B.DISCON

LOCATION:

Laverock Green Lane Winksley HG4 3NR

PROPOSAL:

Approval of details required under condition 4 (landscaping) of planning permission 20/02611/FUL - Erection of detached double garage and covered area, forming replacement drive and access, removing existing drive and access,

APPLICANT:

T Livington

1 CONFIRMATION of discharge of condition(s)

CASE NUMBER:	21/00660/DISCON	WARD:	Boroughbridge
CASE OFFICER:	Orla Zoe Downs	DATE VALID:	17.02.2021
GRID REF:	E 439586	TARGET DATE:	14.04.2021
	N 466246	REVISED TARGET:	
		DECISION DATE:	04.03.2021

APPLICATION NO: 6.64.806.A.DISCON

LOCATION:

Mi-Casa Springfield Road Boroughbridge YO51 9AZ

PROPOSAL:

Approval of details required under condition 3 (materials) of planning permission 20/05022/REM - Reserved matters application for the erection of 1no. dwelling (appearance and landscaping considered) under Outline Permission 20/03578/OUT

APPLICANT:

Mr & Mrs Robert Torn

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.

CASE NUMBER: 21/00674/DISCON **WARD:** Boroughbridge
CASE OFFICER: Orla Zoe Downs **DATE VALID:** 18.02.2021
GRID REF: E 439394 **TARGET DATE:** 15.04.2021
 N 466611 **REVISED TARGET:**
 DECISION DATE: 02.03.2021

APPLICATION NO: 6.64.373.D.DISCON

LOCATION:

Strathmore Roecliffe Lane Boroughbridge North Yorkshire YO51 9LN

PROPOSAL:

Approval of details required under condition 4 (materials) of planning permission 19/02152/REM - Outline application for the erection of 5 dwellings with all matters reserved.

APPLICANT:

Brigantia Homes Limited

- 1 CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 Condition 4. The details provided for Condition 4 are considered acceptable. The construction must now be carried out in accordance with the approved details.

CASE NUMBER: 21/00681/CLOPUD **WARD:** Spofforth With Lower
 Wharfedale
CASE OFFICER: Tom Procter **DATE VALID:** 18.02.2021
GRID REF: E 436654 **TARGET DATE:** 15.04.2021
 N 447409 **REVISED TARGET:**
 DECISION DATE: 04.03.2021

APPLICATION NO: 6.149.17.F.CLOPUD

LOCATION:

West View Longlands Lane Sicklinghall LS22 4BB

PROPOSAL:

Erection of single storey side extension to form en-suite.

APPLICANT:

Mr James Kirby-Welch

1 APPROVED

- 1 The proposed single storey side extension as shown on Drawing Reference 20002-121 REV A, received 18.02.21 complies with Schedule 2, Part 1, Class A of the General Permitted Development Order 2015 (as amended).

CASE NUMBER:	21/00699/AMENDS	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Emma Howson	DATE VALID:	19.02.2021
GRID REF:	E 420229	TARGET DATE:	19.03.2021
	N 483286	REVISED TARGET:	
		DECISION DATE:	15.03.2021

APPLICATION NO: 6.1.24.AMENDS

LOCATION:

2 Greenmount Marfield Plantation To Appletree House High Ellington HG4 4PD

PROPOSAL:

Application for a non-material amendment to planning approval 20/03287/FUL to allow alterations to fenestration to West elevation. Omission of ground floor window; lowering of first floor window cill to be of taller proportion to suit location at stair half-landing.

APPLICANT:

Alvarez-Halstead

APPROVED

CASE NUMBER: 21/00731/DISCON **WARD:** Wathvale
CASE OFFICER: Katie Lois **DATE VALID:** 23.02.2021
GRID REF: E 438046 **TARGET DATE:** 20.04.2021
 N 473090 **REVISED TARGET:**
 DECISION DATE: 10.03.2021

APPLICATION NO: 6.26.378.DISCON

LOCATION:
Land Comprising Field At 438046 473090 Back Lane Dishforth North Yorkshire

PROPOSAL:
Approval of details required under conditions 10 (Written Scheme of Investigation) of planning permission 17/01573/OUT - Erection of upto no. 5 dwellings with access considered.

APPLICANT:
Robinson Developments (Roxholme) Limited

CONFIRMATION of discharge of condition(s)

CASE NUMBER: 21/00742/PNA **WARD:** Wathvale
CASE OFFICER: Sarah Maguire **DATE VALID:** 23.02.2021
GRID REF: E 434063 **TARGET DATE:** 20.04.2021
 N 471370 **REVISED TARGET:**
 DECISION DATE: 16.03.2021

APPLICATION NO: 6.33.56.C.PNA

LOCATION:
Hillside Farm Back Lane Copt Hewick Ripon North Yorkshire HG4 5DB

PROPOSAL:
Erection of agricultural storage building.

APPLICANT:
Mr P Brown

Prior approval not required

CASE NUMBER:	21/00783/DISCON	WARD:	Washburn
CASE OFFICER:	Chloe Leatham	DATE VALID:	26.02.2021
GRID REF:	E 417851	TARGET DATE:	23.04.2021
	N 452932	REVISED TARGET:	
		DECISION DATE:	17.03.2021

APPLICATION NO: 6.117.34.B.DISCON

LOCATION:

Croft Farm Timble Otley North Yorkshire LS21 2NN

PROPOSAL:

Discharge of condition 3 (materials) of permission 20/05059/FUL - Demolition of existing rear extension, erection of replacement extension & conversion of ancillary building to form home office.

APPLICANT:

Mr Peter Oram

CONFIRMATION of discharge of condition(s)

INFORMATIVES

1 The details submitted for condition 3 (Material Samples) are considered acceptable.

CASE NUMBER:	21/00819/AMENDS	WARD:	Fountains & Ripley
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	01.03.2021
GRID REF:	E 432439	TARGET DATE:	29.03.2021
	N 468254	REVISED TARGET:	
		DECISION DATE:	10.03.2021

APPLICATION NO: 6.44.10.D.AMENDS

LOCATION:

Appletree Lodge Pottery Lane Littlethorpe HG4 3LS

PROPOSAL:

Non material minor amendment to alter the rear lean to roof design of planning permission 18/03821/DVCON - Erection of 1no. dwelling.

APPLICANT:

Mr James knight

1 APPROVED

INFORMATIVES

- 1 The proposed alterations to the roof under drawing number 318.100a, dated Feb 2021, revision A is 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 18/03821/DVCON.

CASE NUMBER:	21/00883/AMENDS	WARD:	Harrogate Duchy
CASE OFFICER:	Janet Belton	DATE VALID:	04.03.2021
GRID REF:	E 428673	TARGET DATE:	01.04.2021
	N 455349	REVISED TARGET:	
		DECISION DATE:	11.03.2021

APPLICATION NO: 6.79.446.D.AMENDS

LOCATION:

Crystal Spring 120C Duchy Road Harrogate HG1 2HE

PROPOSAL:

Non-material amendment to allow render finish to external walls of planning permission 20/05086/FUL: Erection of single storey extension to form double garage.

APPLICANT:

Mr Rob Coxon

1 APPROVED

CASE NUMBER:	21/00913/DISCON	WARD:	Washburn
CASE OFFICER:	Tom Procter	DATE VALID:	05.03.2021
GRID REF:	E 416865	TARGET DATE:	30.04.2021
	N 453033	REVISED TARGET:	
		DECISION DATE:	17.03.2021

APPLICATION NO: 6.117.12.L.DISCON

LOCATION:

Timble Grange Timble Otley LS21 2PW

PROPOSAL:

Approval of details reserved under condition 4 of planning permission 20/04843/FUL -
Erection of detached double garage with electric vehicle charging point.

APPLICANT:

Mr And Mrs M Davison

CONFIRMATION of discharge of condition(s)

- 1 The details submitted for condition 04 are considered acceptable but the condition cannot be fully discharged until the development is carried out in accordance with the approved details.

CASE NUMBER:	21/00922/PNA	WARD:	Nidd Valley
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	08.03.2021
GRID REF:	E 420699	TARGET DATE:	03.05.2021
	N 460207	REVISED TARGET:	
		DECISION DATE:	17.03.2021

APPLICATION NO: 6.66.87.H.PNA

LOCATION:

The Hatchery Building Located At Throstle Nest Farm Summerbridge Harrogate North
Yorkshire HG3 4JS

PROPOSAL:

Prior notification for alterations to an existing building.

APPLICANT:
Robin Scott

Prior approval not required
