

HARROGATE BOROUGH COUNCIL

PLANNING COMMITTEE

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

CASE NUMBER:	22/02553/LBDEM	WARD:	Falls Within 2 Or More
CASE OFFICER:	Aimée McKenzie	DATE VALID:	29.06.2022
GRID REF:	E 427898	TARGET DATE:	24.08.2022
	N 454234	REVISED TARGET:	05.10.2022
		DECISION DATE:	04.10.2022

APPLICATION NO: 6.79.1616.V.LBDEM

LOCATION:

The Harrogate Arms Crag Lane To Harrogate Arms Harrogate North Yorkshire HG3 1QA

PROPOSAL:

Listed building consent to form cafe and activities centre in connection with RHS Garden Harlow Carr. Works to include: demolition of extensions, partitions, boundary and low walls; erection of 3no single storey extensions and partition walls; rebuilding of boundary wall; reduction of floor levels; widening of entrance; formation of new openings and doors; infilling existing doors; installation of replacement doors, windows and fanlights; cosmetic restoration; removal of fire escape; formation and restoration of hard and soft landscaping.

APPLICANT:

Mr Paul Griffiths

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 04.10.2025.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:

Existing and Proposed Site Plan Dwg No: 3140 02 Rev G (dated received 27 September 2022)

Proposed New Doors within Listed Building Fabric Dwg No: 3140 19 Rev D

Proposed Sections Dwg No: 3140 16 Rev D

Proposed Elevations Dwg No: 3140 15 Rev E

Proposed Floor Plans Dwg No: 3140 14 Rev H

Proposed Demolition, Internal Alterations and New Built Form Dwg No: 3140 12 Rev K

Cornice Repairs Dwg No: 3140 20 Rev B

Proposed Floor Alterations and Repair Dwg No: 3140 27

Proposed Elevation Dwg No: 3140 15 Rev F
Record of Boundary Wall Dwg No: 3140 13
Location Plan Dwg No: 3140 01 Rev G
Heritage Statement (June 2022)
Planning Statement (June 2022)
Harrogate Arms Photographs

- 3 The development hereby approved shall be completed in line with the schedule of works approved under planning application reference: 22/00926/DISCON.
- 4 Prior to the commencement of works to the extension detailed construction drawings must be submitted for the prior approval of the local planning authority. Thereafter development must be carried out in accordance with the approved details.
- 5 Prior to the commencement of works to rebuild the boundary wall, the following information shall be submitted and approved by the local planning authority;
 - a) full details and a method statement setting out how the wall be taken down and the stone stored on site,
 - b) a sample panel to be erected on site to show lime mortar, details of coursing and coping, the panel shall remain on site throughout the duration of the build.

Thereafter development must be carried out in accordance with the approved details.

- 6 The materials approved in regards to the new glazed roof and proposed rooflights, the sample pallets (include details of finish and colours) of all the materials under application reference: 22/00926/DISCON shall be used as approved by the Local Planning Authority in the development hereby approved unless otherwise approved in writing.
- 7 Prior to works within the listed building required to meet Building Regulations, details of the works including those in relation to acoustic separation / fire regulations etc. must be submitted for the prior approval of the local planning authority. Thereafter development must be carried out in accordance with the approved details.
- 8 Prior to commencement of the building works for the extension details of the landscaping scheme between the main building and the existing baths building including details of replacement tree planting, new planting / landscaping around building including the planting of trees and or shrubs and external hard surfaces, must be submitted for the prior approval of the local planning authority. 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. Thereafter development must be carried out in accordance with the approved details.
- 9 Prior to the installation of the services to the building, full details of all the proposed flues and vents required for ventilation and / or extraction for heating/cooling systems, kitchens, w.c., café and visitor space etc. must be submitted for the prior approval of the local planning authority. Thereafter development must be carried out in accordance with the approved details.

- 10 Prior to the opening of the café and / or visitors centre details of interpretation boards, their position, design and information and timing of installation must be submitted for the prior approval of the local planning authority. Thereafter development must be carried out in accordance with the approved details.

Reasons for Conditions:-

- 1 To ensure compliance with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
- 2 For the avoidance of doubt.
- 3 In the interest of visual amenity and to protect the special character and appearance of the listed building and its setting; in accordance with policies HP2 and HP3 of the Harrogate District Local Plan.
- 4 In the interest of visual amenity and to protect the special character and appearance of the listed building and its setting; in accordance with policies HP2 and HP3 of the Harrogate District Local Plan.
- 5 In the interest of visual amenity and to protect the special character and appearance of the listed building and its setting; in accordance with policies HP2 and HP3 of the Harrogate District Local Plan.
- 6 In the interest of visual amenity and to protect the special character and appearance of the listed building and its setting; in accordance with policies HP2 and HP3 of the Harrogate District Local Plan.
- 7 In the interest of visual amenity and to protect the special character and appearance of the listed building and its setting; in accordance with policies HP2 and HP3 of the Harrogate District Local Plan.
- 8 In the interest of visual amenity and to protect the special character and appearance of the listed building and its setting; in accordance with policies HP2 and HP3 of the Harrogate District Local Plan.
- 9 In the interest of visual amenity and to protect the special character and appearance of the listed building and its setting; in accordance with policies HP2 and HP3 of the Harrogate District Local Plan.
- 10 In the interest of visual amenity and to protect the special character and appearance of the listed building and its setting; in accordance with policies HP2 and HP3 of the Harrogate District Local Plan.

CASE NUMBER:	22/02961/FUL	WARD:	Falls Within 2 Or More
CASE OFFICER:	Aimée McKenzie	DATE VALID:	29.07.2022
GRID REF:	E 427898	TARGET DATE:	23.09.2022
	N 454234	REVISED TARGET:	05.10.2022
		DECISION DATE:	05.10.2022

APPLICATION NO: 6.79.1616.X.FUL

LOCATION:

The Harrogate Arms Crag Lane Harrogate North Yorkshire HG3 1QA

PROPOSAL:

Formation of temporary (three years) external café terrace to the side of the existing building to be used in association with the approved café use at The Harrogate Arms.

APPLICANT:

Mr Paul Griffiths

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 05.10.2025.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:

Drawing references: P20960-00-001-GIL-001, 26454/6000 P03, P20960-00-001-GIL-0211, P20960-00-001-GIL-0212, P20960-00-001-GIL-0020, P20960-00-001-GIL-0213, 3140 02 Rev G (Amended Site Plan - dated received 27 September 2022) Planning Statement (July 2022); Planning Application Form.
- 3 The hours of operation of the external terrace café shall be restricted to 08:00 until 21:00 Mondays to Saturdays and 09:00 until 19:00 hours on Sundays.
- 4 There shall be no amplified music played on the terrace hereby approved.
- 5 Before any artificial lighting works are commenced, a scheme which indicates the measures to be taken for the control of any glare or stray light arising from the operation of artificial lighting shall be submitted to and approved in writing by the Local Planning Authority.

The artificial lighting scheme should include the following information:-

- a) The proposed design level of maintained average horizontal illuminance for the site.
- b) The predicted vertical illuminance that will be caused by lighting when measured at windows of any properties in the vicinity.
- c) The proposals to minimise or eliminate glare from the use of the lighting installation
- d) The proposed hours of operation of the lighting

Generally, to reduce problems of glare from floodlights and security lights, such lighting should be installed and maintained in accordance with the " Guidance Notes for the Reduction of Obtrusive Light" produced by the Institution of Lighting professionals (www.theilp.org.uk tel: 01788 576492).

Once the artificial lighting scheme has been approved in writing by the Local Planning Authority it shall be operated in accordance with the approved scheme 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.
- 3 In the interest of protecting general amenity of the area in line with policy HP4 of the Harrogate Local Plan and guidance in the NPPF.
- 4 In the interest of protecting general amenity of the area in line with policy HP4 of the Harrogate Local Plan and guidance in the NPPF.
- 5 In the interest of protecting general amenity of the area in line with policy HP4 of the Harrogate Local Plan and guidance in the NPPF.

INFORMATIVES

- 1 **ADJACENT PUBLIC RIGHTS OF WAY**
No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development.

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

- 2 **Electric vehicle charge points informative**
Minimum specification work place developments (e.g. offices, education, industrial)
 -
 - o Non-residential developments, one electric vehicle charging point should normally be provided for every 10 parking spaces. This may be reduced initially to 1 charging point for every 20 parking spaces with the remainder provided at an agreed trigger point.
 - o Mode 3 charging point with a type 2 outlet socket
 - o The cable and circuitry ratings for the charging points shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32 Amps

CASE NUMBER:	22/02671/FUL	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Kate Exley	DATE VALID:	29.07.2022
GRID REF:	E 432931	TARGET DATE:	23.09.2022
	N 466249	REVISED TARGET:	04.10.2022
		DECISION DATE:	04.10.2022

APPLICATION NO: 6.54.146.A.FUL

LOCATION:
Bridge End Cottage St Johns Road Bishop Monkton North Yorkshire HG3 3QU

PROPOSAL:

Erection of single storey extension with alterations to fenestration; external alterations to roof, rear balcony and staircase.

APPLICANT:

Mr J Sizer

4 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 04.10.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the following detail.

Amended - Proposed Floor Plans and Elevations. Drawing no. 03 Rev J dated 15.09.22. Received by the council on 16 September 2022.

- 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:	22/02833/TPO	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Chloe Temple	DATE VALID:	25.07.2022
GRID REF:	E 433779	TARGET DATE:	19.09.2022
	N 466810	REVISED TARGET:	
		DECISION DATE:	29.09.2022

APPLICATION NO: 6.54.104.C.TPO

LOCATION:

The Mill House Boroughbridge Road Bishop Monkton North Yorkshire HG3 3RQ

PROPOSAL:

Works to TPO 29/2015 T1 cprbeech - Lateral reduction from 6m to 5m on north canopy,

8m to 6m on east, 9m to 6m on south and 8m to 6m on west canopy. Crown lift from 2.5m to 3.5m above ground. Pruning to canopy immediately above building to provide a 1m clearance. Height reduction from 14m to 12.5m to 1no. Copper Beech. Works to TPO 29/2015 T2 syc - Prune first branch of west canopy from 11m to 5m and pruning to leading branch to south from 15m to 10m to 1no. Sycamore.

APPLICANT:

Jones

Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:

Works to TPO 29/2015 T2 syc - Prune first branch of west canopy from 11m to 5m and pruning to leading branch to south from 15m to 10m to 1no. Sycamore.

Subject to the following Conditions;

- 1 The works hereby approved shall be completed within two years of the date of this decision.
- 2 The proposed works shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.

Reasons for Conditions:

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to maintain the amenity of the locality.
- 3 In the interests of good arboricultural practice.

PART TO BE REFUSED:

Works to TPO 29/2015 T1 cprbeech-Lateral reduction from 6-5m of north canopy, 8-6m on east, 9-6 on south and 8-6m on west. Crown lift 2.5-3.5m. Pruning to canopy above building to provide 1m clearance. Height reduction from 14-12.5m.

Reasons for refusal:

- 1 The proposed works would significantly harm the health of the tree and visual amenity of the locality. This would conflict with guidance National Planning Policy Framework.

- 2 No technical justification which outweighs the amenity value of the tree has been submitted to justify the proposed works. This would conflict with guidance in the National Planning Policy Framework.

CASE NUMBER:	22/03074/FUL	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Jeremy Constable	DATE VALID:	05.08.2022
GRID REF:	E 435501	TARGET DATE:	30.09.2022
	N 466731	REVISED TARGET:	
		DECISION DATE:	29.09.2022

APPLICATION NO: 6.62.4.E.FUL

LOCATION:
Lock House Westwick York North Yorkshire YO51 9NH

PROPOSAL:
Alterations to existing house and erection of single and two storey extension.

APPLICANT:
Mr Mike Copnall

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 29.09.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
 - Location Plan: Drwg No.01 (Received 05.08.2022)
 - Site Plan: Drwg No.02 (Received 05.08.2022)
 - Ground Floor Plan: Drwg No.04 (Received 05.08.2022)
 - First Floor Plan: Drwg No.05 (Received 05.08.2022)
 - Elevations: Drwg No.06 (Received 05.08.2022)
 - Proposed 3D views: Drwg Nos. 07, 08 & 09 (Received 05.08.2022)
- 3 The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Lock House.

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 The formation of an additional separate residential unit would not be acceptable.

INFORMATIVES

- 1 The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:
- o on or within 8 metres of a main river (16 metres if tidal)
 - o on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
 - o on or within 16 metres of a sea defence
 - o involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
 - o in a floodplain more than 8 metres from the riverbank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission
- For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03708 506 506.
- The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

CASE NUMBER:	22/03131/FUL	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Chloe Temple	DATE VALID:	11.08.2022
GRID REF:	E 439575 N 467437	TARGET DATE:	06.10.2022
		REVISED TARGET:	
		DECISION DATE:	05.10.2022

APPLICATION NO: 6.57.66.E.FUL

LOCATION:

35 Hockley Crescent Langthorpe North Yorkshire YO51 9FN

PROPOSAL:

Erection of single storey rear extension and conversion of garage to gym and use for personal training

APPLICANT:

Mr And Mrs Morton

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 05.10.2025.

- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - o 'Site Plan - As Proposed' - Prepared by architecture: ab, drawing no. PL06 REV A, received by the council on 11/08/2022.
 - o 'Proposed - Ground Floor Plan' - Prepared by architecture: ab, drawing no. PL20 REV A, received by the council on 11/08/2022.
 - o 'Proposed - Roof Plan' - Prepared by architecture: ab, drawing no. PL22 REV A, received by the council on 11/08/2022.
 - o 'Proposed - Elevations' - Prepared by architecture: ab, drawing no. PL25 REV A, received by the council on 11/08/2022.
 - o 'Proposed - Garage Plans' - Prepared by architecture: ab, drawing no. PL26, received by the council on 11/08/2022.
 - o 'Proposed - Garage Elevations' - Prepared by architecture: ab, drawing no. PL27, received by the council on 11/08/2022.

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:	22/03134/TPO	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Amina Jones	DATE VALID:	11.08.2022
GRID REF:	E 432321	TARGET DATE:	06.10.2022
	N 466328	REVISED TARGET:	
		DECISION DATE:	26.09.2022

APPLICATION NO: 6.54.271.D.TPO

LOCATION:

1 Red House Gardens Moor Road Bishop Monkton North Yorkshire HG3 3QF

PROPOSAL:

Works to trees within Tree Preservation Order 35/2018 G1. Comprised of the following trees: T33 - Sycamore, Acer pseudoplatanus. T31 - Sycamore, Acer pseudoplatanus. T30 - Common Lime, Tilia X europaea. T29 - Common Lime, Tilia X europaea. T28 - Leyland Cypress, X Cupressocyparis leylandii. T27 - Norway Maple, Acer platanoides. Lateral reduction of 3m or 20% (whichever is lower) to 2 no. Sycamore, Acer pseudoplatanus (T33, T31) and 2 no. Common Lime, Tilia X europaea (T30 & T29), to the Eastern canopy (only). Crown lift to 3m to 1 no. Sycamore, Acer pseudoplatanus (T33). Fell 1 no. Leylandii (T28).

APPLICANT:

Mr David Wilson

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:	22/03107/TPO	WARD:	Boroughbridge
CASE OFFICER:	Amina Jones	DATE VALID:	22.08.2022
GRID REF:	E 439317	TARGET DATE:	17.10.2022
	N 466365	REVISED TARGET:	
		DECISION DATE:	26.09.2022

APPLICATION NO: 6.64.471.A.TPO

LOCATION:

14 Mallard Walk Boroughbridge North Yorkshire YO51 9LQ

PROPOSAL:

Works to trees within Tree Preservation Order 49/1994 G3. Crown lift 2 no. Lime Trees by 2 metres to provide 4 metres of ground clearance (T1 and T2 on sketch plan). Crown lift 1 no. Sycamore tree by 2 metres to provide 4 metres of ground clearance (T3 on sketch plan).

APPLICANT:

Mr Clive O'Leary

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:	22/03153/ADV	WARD:	Boroughbridge
CASE OFFICER:	Chloe Temple	DATE VALID:	12.08.2022
GRID REF:	E 439606	TARGET DATE:	07.10.2022
	N 466873	REVISED TARGET:	
		DECISION DATE:	10.10.2022

APPLICATION NO: 6.64.69.U.ADV

LOCATION:

Crown Hotel Bridge Street Boroughbridge North Yorkshire YO51 9LB

PROPOSAL:

INSTALLATION OF REPLACEMENT/REFURBISHMENT SIGNS TO THE EXTERIOR OF THE BUILDING

APPLICANT:

Mr Devlin

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - Proposed Advert Signage with Existing/Proposed Elevations (file no. 169068, Prepared by Ashleigh Signs and submitted to the council on 12/08/2022)

Reasons for Conditions:-

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

CASE NUMBER:	22/03183/FUL	WARD:	Boroughbridge
CASE OFFICER:	Jeremy Constable	DATE VALID:	16.08.2022
GRID REF:	E 439591	TARGET DATE:	11.10.2022
	N 465419	REVISED TARGET:	
		DECISION DATE:	10.10.2022

APPLICATION NO: 6.64.131.H.FUL

LOCATION:

11 Ashbourne Close Boroughbridge York North Yorkshire YO51 9JJ

PROPOSAL:

Erection of two storey extension. (Revised Scheme)

APPLICANT:

Mr And Mrs Wood

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the application form and the following drawings submitted with the application;

Location Plan: (Received 16.08.2022)
Proposed Site Plan: (Received 16.08.2022)
Proposed Floor plans and Elevations: Drwg No.A.C.(11) / P102 Rev A
(Received 30.09.2022)
- 3 Except where explicitly stated otherwise within the application form 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 render to the development hereby approved shall be neutral in colour.
- 5 The windows in the first floor side elevations 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 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interest of visual amenity.
- 4 In the interest of visual amenity.
- 5 In the interest of privacy and to protect residential amenity.

CASE NUMBER:	22/03230/LB	WARD:	Boroughbridge
CASE OFFICER:	Chloe Temple	DATE VALID:	19.08.2022
GRID REF:	E 439606	TARGET DATE:	14.10.2022
	N 466873	REVISED TARGET:	
		DECISION DATE:	14.10.2022

APPLICATION NO: 6.64.69.V.LB

LOCATION:

Crown Hotel Bridge Street Boroughbridge North Yorkshire YO51 9LB

PROPOSAL:

Listed Building Consent for removal and replacement of illuminated and non-illuminated signs and repainting of the exterior.

APPLICANT:

The Coaching Inn Group

1 APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 14th October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - Proposed Advert Signage with Existing/Proposed Elevations (file no. 169068, Prepared by Ashleigh Signs and submitted to the council on 12/08/2022)

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: 22/03627/DISCON **WARD:** Boroughbridge
CASE OFFICER: Amy Benfold **DATE VALID:** 20.09.2022
GRID REF: E 439280 **TARGET DATE:** 15.11.2022
 N 466968 **REVISED TARGET:**
 DECISION DATE: 11.10.2022

APPLICATION NO: 6.64.57.X.DISCON

LOCATION:

Linden Homes Riverside Mills Residential Development Valuation Lane Boroughbridge
North Yorkshire

PROPOSAL:

Approval of details under Condition 13(C) (Soil Validation Report) of planning permission
17/04757/FULMAJ - Demolition of Existing Buildings and Erection of 87 dwellings,
associated access and associated works.

APPLICANT:

Vistry Homes Yorkshire

CONFIRMATION of discharge of condition(s)

- 1 Condition 13(C) - Soil Cover Validation Report - Reference no. 1865-4. Received
20.09.2022.

CASE NUMBER: 22/03628/DISCON **WARD:** Boroughbridge
CASE OFFICER: Amy Benfold **DATE VALID:** 20.09.2022
GRID REF: E 439280 **TARGET DATE:** 15.11.2022
 N 466968 **REVISED TARGET:**
 DECISION DATE: 11.10.2022

APPLICATION NO: 6.64.57.W.DISCON

LOCATION:

Linden Homes Riverside Mills Residential Development Valuation Lane Boroughbridge
North Yorkshire

PROPOSAL:

Approval of details under Condition 13(C) (Soil Validation Report) of planning permission 17/04133/DVCMAJ - Variation of Condition number 2 (Approved plans) of Permission 14/04315/FULMAJ to alter the housetypes of the first 8 plots ('Phase 1' of the development).

APPLICANT:

Vistry Homes Yorkshire

CONFIRMATION of discharge of condition(s)

- 1 Condition 13(C) - Soil Cover Validation Report - Reference no. 1865-4. Received 20.09.2022.

CASE NUMBER:	22/03629/DISCON	WARD:	Boroughbridge
CASE OFFICER:	Amy Benfold	DATE VALID:	20.09.2022
GRID REF:	E 439280	TARGET DATE:	15.11.2022
	N 466968	REVISED TARGET:	
		DECISION DATE:	11.10.2022

APPLICATION NO: 6.64.57.Z.DISCON

LOCATION:

Linden Homes Riverside Mills Residential Development Valuation Lane Boroughbridge North Yorkshire

PROPOSAL:

Approval of details under Condition 13(C) (Soil Validation Report) of planning permission 19/04383/FULMAJ - Residential Development for 46 dwellings, access and associated works.

APPLICANT:

Miss Jasmine Tubridy

CONFIRMATION of discharge of condition(s)

- 1 Condition 13(C) - Soil Cover Validation Report - Reference no. 1865-4. Received 20.09.2022.

CASE NUMBER:	22/02949/TPO	WARD:	Claro
CASE OFFICER:	Connor Williams	DATE VALID:	28.07.2022
GRID REF:	E 432730	TARGET DATE:	22.09.2022
	N 459582	REVISED TARGET:	
		DECISION DATE:	26.09.2022

APPLICATION NO: 6.83.142.E.TPO

LOCATION:

2 Beechwood Court Main Street Scotton North Yorkshire HG5 9DB

PROPOSAL:

Felling of 1 no. Ash (T1) within Tree Preservation Order 01/2002

APPLICANT:

Mr Richard Tallis

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 Sycamore. Tree(s) 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 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 2 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 the interests of good arboricultural practice.

CASE NUMBER:	22/02950/TPO	WARD:	Claro
CASE OFFICER:	Connor Williams	DATE VALID:	28.07.2022
GRID REF:	E 432435	TARGET DATE:	22.09.2022
	N 458966	REVISED TARGET:	
		DECISION DATE:	23.09.2022

APPLICATION NO: 6.83.209.E.TPO

LOCATION:

Ar Dachaigh Mire Syke Lane Scotton North Yorkshire HG5 9HW

PROPOSAL:

Lateral reduction by up to 3m of 1 no. Oak (T1) within Tree Preservation Order 02/2016

APPLICANT:

Carolyn Righ

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:	22/03059/FUL	WARD:	Claro
CASE OFFICER:	Jeremy Constable	DATE VALID:	04.08.2022
GRID REF:	E 439506	TARGET DATE:	29.09.2022
	N 459308	REVISED TARGET:	
		DECISION DATE:	26.09.2022

APPLICATION NO: 6.87.16.N.FUL

LOCATION:

Clareton Farm Clareton Lane Coneythorpe Knaresborough North Yorkshire HG5 0SA

PROPOSAL:

Change of Use: Lamb Housing Agricultural Building and Domestic Horse Keeping and Riding Facilities (mixed use)

APPLICANT:

Ms Annabel Makin-Jones

APPROVED subject to the following conditions:-

- 1 The change of use of the building and land hereby permitted shall not be carried out otherwise than in strict accordance with the details within the application form and the following submitted plans and drawings:
Location Plan: Drwg No.2123/001 Rev C (Received 04.08.2022)
Site Plan: Drwg No.2123/003 Rev C (Received 04.08.2022)
Building and fencing plans and elevations: Drwg No. 2123/004 Rev C (Received 04.08.2022)
- 2 The external materials of the development hereby approved shall be as set out in the application form, plans and details provided.
- 3 No flood lighting or other illumination associated with the arena hereby permitted shall be installed on site at any time, unless otherwise approved in writing by the Local Planning Authority.

- 4 The horse riding arena hereby approved shall at no time be used for commercial equestrian business use or public events, such as gymkhanas, which will require planning permission to be granted by the Local Planning Authority.

Reasons for Conditions:-

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 In the interests of visual amenity.
- 3 In the interests of residential amenity.
- 4 Having regard to the location of the site, consequent issues of amenity, highway safety and possible conflict with policies relating to residential amenity.

CASE NUMBER:	22/03090/DVCON	WARD:	Claro
CASE OFFICER:	Jeremy Constable	DATE VALID:	08.08.2022
GRID REF:	E 437047	TARGET DATE:	03.10.2022
	N 463032	REVISED TARGET:	
		DECISION DATE:	03.10.2022

APPLICATION NO: 6.70.103.C.DVCON

LOCATION:

Wayside Nurseries Minskip Road Staveley North Yorkshire HG5 9LQ

PROPOSAL:

Application to vary condition 5 (habitable accommodation occupation) of Planning Permission 19/04627/FUL.

APPLICANT:

Mrs F Hattersley

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.02.2023
- 2 The development hereby approved shall be carried out in strict accordance with the details contained within the application form received by Harrogate Borough Council on 4 November 2019, drawing reference: location plan received by Harrogate Borough Council on 11 November 2019 and drawing reference: WS/G/PL01 (B) received by Harrogate Borough Council on 18 February 2020 and as modified by this consent.
- 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 balcony hereby permitted being first brought into use, a glazed screen shall be erected in strict accordance with drawing reference: WS/G/PL01 (B). The glazed screen 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.
- 5 The garage conversion to habitable accommodation hereby approved shall only be lived in by relatives of the owner of Wayside Nurseries or paying guests staying on a short-term basis.

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 interest of visual amenity.
- 4 In the interest of protecting the neighbour's privacy and residential amenity in line with planning policy SG4 of the Harrogate Core Strategy and HP4 of the Emerging Local Plan.
- 5 A separate dwelling would not be appropriate.

CASE NUMBER:	22/03138/TPO	WARD:	Claro
CASE OFFICER:	Emily Brown	DATE VALID:	11.08.2022
GRID REF:	E 432597	TARGET DATE:	06.10.2022
	N 463454	REVISED TARGET:	
		DECISION DATE:	27.09.2022

APPLICATION NO: 6.68.51.T.TPO

LOCATION:

Land To The East Of Scarah Lane Burton Leonard HG3 3RS

PROPOSAL:

Fell 4 no. Larch of Tree Preservation Order No. 59/2015 A1 as they are dead or dying.

APPLICANT:

Mr Chris Morris

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 - 4 No. Scots pines. Trees to be nursery stock size 1.5/2metres in height at the point of planting. Trees to be planted in prepared pit, which is 50% larger than root ball of the tree to be planted. The sides of the planting to are to be forked over to help alleviate compaction and allow the tree roots to become established. Trees to be planted with the root collar at the same level as the surrounding soil levels. Trees to be anchored with a single stake and attached the trunk of the tree at approx.1 metre above ground level. Stakes to be driven into the ground clear of the root ball. Trees to be planted in the first planting season after the felling of the noted tree and between November and March within 1.5 metres of the felled tree. LPA to be informed in writing once the trees have been planted. 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 the interests of good arboricultural practice.

INFORMATIVES

- 1 Prior to works commencing on site the arboricultural contractor is reminded to inspect the trees for wild birds protected under the Wildlife and Countryside Act 1981. Additional protection applies to birds listed in schedule 1 of the Wildlife and Countryside Act 1981. It is an offence to intentionally or recklessly disturb a schedule 1 bird:
 - o on or near a nest containing eggs or young
 - o when it's building a nest
 - o or its dependent young

Some wild birds are listed as rare and most threatened species under Section 41 of the Natural Environment and Rural Communities Act (2006).

If in doubt the arboricultural contractor will seek the guidance of an Ecological specialist who will be conversant with the relative legislation.

CASE NUMBER:	22/03566/DISCON	WARD:	Claro
CASE OFFICER:	Emma Walsh	DATE VALID:	14.09.2022
GRID REF:	E 432669	TARGET DATE:	09.11.2022
	N 458850	REVISED TARGET:	
		DECISION DATE:	12.10.2022

APPLICATION NO: 6.83.122.G.DISCON

LOCATION:

West Winds New Road Scotton North Yorkshire HG5 9HR

PROPOSAL:

Approval of details required under condition 3 (materials), condition 8 (tree protection), condition 9 (drainage) and condition 10 (drainage) of planning permission 21/05441/FUL - Demolition of existing dormer bungalow and erection of four detached dwellings (1x 2 bed, 2 x 3 bed and 1 x 4 bed), with detached double garage to plot 1 and car port to plot 2. Plots 3 and 4 to be served by integral garages.

APPLICANT:

Ashfield Homes Ltd

1 CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 Condition 3: A sample of the stone to be utilised in the construction in the window surrounds, natural roofing slates, black windows, and black finished metal rainwater goods were viewed on site 10.10.2022. The details are considered to be acceptable. Condition 3 can be discharged, as the external stone works were permitted under application 22/02877/DISCON.
- 2 Condition 8: Details of the Root Protection fencing in place has been submitted, however this condition requires compliance and does not require formal approval.
- 3 Condition 9: Details of the drainage strategy have been submitted, however this condition requires compliance and does not require formal approval.
- 4 Condition 10: The details of micro drainage calculations (compiled by Toppings

Engineers), percolation testing (complied by Solmek), a drainage details plan (drwg DR-C-0103 P1), and detailed design plan (drwg DR-C-0101 P3) were submitted 14.09.2022. The details are considered to be acceptable.

CASE NUMBER:	22/03571/AMENDS	WARD:	Claro
CASE OFFICER:	Lisa Alder	DATE VALID:	23.09.2022
GRID REF:	E 436936	TARGET DATE:	21.10.2022
	N 462213	REVISED TARGET:	
		DECISION DATE:	27.09.2022

APPLICATION NO: 6.70.59.A.AMENDS

LOCATION:

West View Barn Arkendale Road Staveley North Yorkshire HG5 9JU

PROPOSAL:

Non material amendment of Planning Permission 20/01607/FUL to change the flat roof finish using artificial grass.

APPLICANT:

Mr And Mrs Stephen And Ann Arnold

APPROVED

CASE NUMBER:	22/02196/FUL	WARD:	Fountains & Ripley
CASE OFFICER:	Josh Arthur	DATE VALID:	20.06.2022
GRID REF:	E 423579	TARGET DATE:	15.08.2022
	N 468548	REVISED TARGET:	05.10.2022
		DECISION DATE:	03.10.2022

APPLICATION NO: 6.51.65.D.FUL

LOCATION:

Birka Carr Farm Risplith Ripon North Yorkshire HG4 3EY

PROPOSAL:

Conversion of outbuilding to form overflow accommodation ancillary to main house, installation of solar panels to shed roof to the South of Birka Carr Farmhouse and existing septic tank replaced with sewage treatment plant.

APPLICANT:

Justine Jones and Nick Thody

1

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 03.10.2025.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details as set out below:
Proposed Elevations DWG No. J 19 04 EG22 Rev. D Received 26.09.2022
Existing and Proposed Plans DWG No. J 19 05 EG22 Rev. D Received 26.09.2022
Proposed Site Plan DWG No. J 19 02 EG22 Rev. B Received 26.09.2022
Existing and Proposed Plans and Elevations DWG No. J 19 06 EG22 Rev. B Received 20.06.2022
Existing and Proposed Sewage Treatment DWG No. J 19 07 EG22 Rev. A Received 20.06.2022
Vortex PE4, 6,9 and 12 - Standard Inlet Valve DWG No. 1217F-SA-1010-00 Rev. F received 20.06.2022
Solar Panel Details Received 20.06.2022
- 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.
- 4 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.
- 5 Notwithstanding the submitted plans and details on drawing no. J 19 04 EG22 Rev. D ,details of replacement timber windows shall be submitted to and approved in writing prior to the removal of the existing windows. Thereafter the replacement windows shall be constructed and inserted into the window opening in accordance with the approved details. The following information will be required in such circumstances: Scale drawings of the replacement windows - to include an elevation drawing, horizontal and vertical sections (at a scale of 1:10 or 1:5, as appropriate). The drawings shall make clear the relationship of the window to the window opening (to show the proposed reveal).
- 6 Notwithstanding the submitted plans and details on drawing no. J 19 04 EG22 Rev. D, details of the glazed doors shall be submitted to and approved in writing prior to the removal of the existing windows and doors. Thereafter the replacement doors shall be constructed and inserted into the opening in accordance with the approved details. The following information will be required in such circumstances: Scale elevation drawing of the replacement doors (at a scale of 1:20, as appropriate).
- 7 The rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central lead 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 and the flashing of the opening shall be carried out in traditional leadwork.
- 8 All new doors and windows shall be set back from the external face of the walls to form reveals to match that of the existing openings.

- 9 Prior to the commencement of the development hereby permitted, details of the internal wall lining shall be submitted for the written approval of the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 10 The residential annex hereby permitted shall be used wholly in conjunction with and in addition to the existing living accommodation at the dwelling known as Birka Carr Farm, Risplith, HG4 3EY and shall not be let or sold independently of the main dwelling.
- 11 Works must be commenced outside the main swallows nesting season (i.e. not April to September inclusively) unless a precommencement check by a suitably experienced ecologist demonstrates that no actively nesting birds would be disturbed by the works. Compensatory provision for nesting swallows must be made in accordance with the recommendations of section 6.2 of the report, prior to the commencement of works to the stone barn. A durable bat box must be secured on one of the buildings on site, away from sources of artificial light, prior to the first occupation of the converted barn.

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.
- 5 In the interests of the Curtilage Listed Building.
- 6 In the interests of the Curtilage Listed Building.
- 7 In the interests of the Curtilage Listed Building.
- 8 In the interests of the Curtilage Listed Building.
- 9 In the interests of the Curtilage Listed Building.
- 10 In the interest of residential amenity.
- 11 To avoid harm to nesting swallows during the course of works and to provide an alternative nest site for them to continue to be able to utilise the site post-development and to enhance bat rooting opportunities at the site, in keeping with NPPF paragraph 180(d).

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 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.
- 3 If any topsoil is taken onto site for the formation of a domestic garden it should be certified as suitable for a domestic garden. This should be validated through sampling once on site.

CASE NUMBER: 22/02197/LB
CASE OFFICER: Josh Arthur
GRID REF: E 423579
N 468548

WARD: Fountains & Ripley
DATE VALID: 20.06.2022
TARGET DATE: 15.08.2022
REVISED TARGET: 05.10.2022
DECISION DATE: 03.10.2022

APPLICATION NO: 6.51.65.E.LB

LOCATION:

Birka Carr Farm Risplith Ripon North Yorkshire HG4 3EY

PROPOSAL:

Conversion of outbuilding to form overflow accommodation ancillary to main house, installation of solar panels to shed roof to the South of Birka Carr Farmhouse and existing septic tank replaced with sewage treatment plant.

APPLICANT:

Justine Jones and Nick Thody

3 APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 03.10.2025.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details as set out below:
Proposed Elevations DWG No. J 19 04 EG22 Rev. D Received 26.09.2022
Existing and Proposed Plans DWG No. J 19 05 EG22 Rev. D Received 26.09.2022
Proposed Site Plan DWG No. J 19 02 EG22 Rev. B Received 26.09.2022
Existing and Proposed Plans and Elevations DWG No. J 19 06 EG22 Rev. B Received 20.06.2022
Existing and Proposed Sewage Treatment DWG No. J 19 07 EG22 Rev. A Received 20.06.2022
Vortex PE4, 6,9 and 12 - Standard Inlet Valve DWG No. 1217F-SA-1010-00 Rev. F received 20.06.2022
Solar Panel Details Received 20.06.2022
- 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.
- 4 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.
- 5 Notwithstanding the submitted plans and details on drawing no. J 19 04 EG22 Rev. D ,details of replacement timber windows shall be submitted to and approved in writing prior to the removal of the existing windows. Thereafter the replacement windows shall be constructed and inserted into the window opening in accordance with the approved details. The following information will be required in such circumstances: Scale drawings of the replacement windows - to include an elevation drawing, horizontal and vertical sections (at a scale of 1:10 or 1:5, as appropriate). The drawings shall make clear the relationship of the window to the window opening (to show the proposed reveal).

- 6 Notwithstanding the submitted plans and details on drawing no. J 19 04 EG22 Rev. D, details of the glazed doors shall be submitted to and approved in writing prior to the removal of the existing windows and doors. Thereafter the replacement doors shall be constructed and inserted into the opening in accordance with the approved details. The following information will be required in such circumstances: Scale elevation drawing of the replacement doors (at a scale of 1:20, as appropriate).
- 7 The rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central lead 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 and the flashing of the opening shall be carried out in traditional leadwork.
- 8 All new doors and windows shall be set back from the external face of the walls to form reveals to match that of the existing openings.
- 9 Prior to the commencement of the development hereby permitted, details of the internal wall lining shall be submitted for the written approval of the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.

Reasons for Conditions:-

- 1 To ensure compliance with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.
- 4 In the interests of visual amenity.
- 5 In the interests of the Curtilage Listed Building.
- 6 In the interests of the Curtilage Listed Building.
- 7 In the interests of the Curtilage Listed Building.
- 8 In the interests of the Curtilage Listed Building.
- 9 In the interests of the Curtilage Listed Building.

CASE NUMBER:	22/02677/FUL	WARD:	Fountains & Ripley
CASE OFFICER:	Emma Walsh	DATE VALID:	03.08.2022
GRID REF:	E 431867	TARGET DATE:	28.09.2022
	N 467824	REVISED TARGET:	
		DECISION DATE:	27.09.2022

APPLICATION NO: 6.44.105.M.FUL

LOCATION:

Moor End Farm Knaresborough Road To Moor End Farm Littlethorpe North Yorkshire HG4 3LU

PROPOSAL:

Conversion of agricultural storage building to 2no. holiday lets.

APPLICANT:

Miss G Totty

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 27.09.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the application form and the following revised drawings submitted with the application;

Location Plan; drwg 468/ LP4, submitted 10.08.2022
Proposed Site Plan with parking arrangement; drwg 468/ LP4, submitted 10.08.2022
Proposed Elevations and Floor Plans; drwg 468/ P1, received 06.07.2022.
- 3 The development hereby permitted shall be used for short term holiday lettings only. The duration of any stay shall not exceed one month and the operator shall maintain an up to date record of the home addresses of occupiers which shall be made available on request to the local planning authority.
- 4 Notwithstanding the provisions of The Town and Country Planning General Permitted Development Order 2015 (or any order revoking and re-enacting that Order with or without modification), no further openings shall be inserted in any elevation of the development hereby approved, without the prior written approval 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 with or without modification), no extensions, porches, roof or dormer windows other than any expressly authorised by this permission shall be erected to the development without the grant of further specific planning permission from the local planning authority.
- 6 No part of the development must be brought into use until the access, parking, manoeuvring and turning areas for all users at the proposed development 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.

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 The site is not located in an area considered suitable for housing development, and it is not considered that the property could provide a suitable level of amenity for permanent residential accommodation or that such a use could be undertaken without adverse impact to the setting of the landscape.
- 4 In the interests of visual amenity and to protect the character of the building in line with policy HP3 and the NPPF.
- 5 In the interests of visual amenity and to protect the character of the building in line with policy HP3 and the NPPF.
- 6 To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.

INFORMATIVES

- 1 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 (1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in an lawful manner. Natural England can be contacted at consultations@naturalengland.org.uk, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.
- 2 The 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:	22/02847/FUL	WARD:	Fountains & Ripley
CASE OFFICER:	Kate Exley	DATE VALID:	05.08.2022
GRID REF:	E 430591	TARGET DATE:	30.09.2022
	N 464038	REVISED TARGET:	
		DECISION DATE:	29.09.2022
APPLICATION NO:	6.67.1.M.FUL		

LOCATION:

Rice House Farm Ripon Road South Stainley North Yorkshire HG3 3NG

PROPOSAL:

Erection of double garage with first floor office and single storey link extension to main dwelling; Erection of single storey rear extension.

APPLICANT:

Mr Alex Chalmers

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 29.09.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan: Rice House Farm PP07

Proposed Plans: Rice House Farm PP03

Proposed Plans: Rice House Farm PP04

Proposed Elevations: Rice House Farm PP05

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:	22/03006/CLEUD	WARD:	Fountains & Ripley
CASE OFFICER:	Mike Parkes	DATE VALID:	12.08.2022
GRID REF:	E 428613	TARGET DATE:	07.10.2022
	N 465767	REVISED TARGET:	
		DECISION DATE:	07.10.2022

APPLICATION NO: 6.52.14.L.CLEUD

LOCATION:

Barolin Farm Markington Harrogate North Yorkshire HG3 3PE

PROPOSAL:

The hosting of occasional functions and the provision of marquee accommodation.

APPLICANT:

REFUSED

- 1 It is considered the marquee is development without planning permission for which no rights pertain under the terms of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) which would otherwise offset the need for planning permission, and the use of land fails to demonstrate such as existing for 10 years. The evidence supporting the application consequently is not sufficiently robust, precise and unambiguous to justify issuing a Certificate. Section 191 of The Town and Country Planning Act 1990 has not therefore been fulfilled sufficiently to justify granting a Certificate.

CASE NUMBER:	22/03258/FUL	WARD:	Fountains & Ripley
CASE OFFICER:	Sam Witham	DATE VALID:	22.08.2022
GRID REF:	E 425231	TARGET DATE:	17.10.2022
	N 468377	REVISED TARGET:	
		DECISION DATE:	12.10.2022

APPLICATION NO: 6.51.125.FUL

LOCATION:

Hind House Green Lane Risplith North Yorkshire HG4 3ER

PROPOSAL:

Creation of a pond complex consisting of 4 No. interconnecting ponds including excavation of pond area and associated landscaping to retain the arising spoil on site for natural flood management to protect the Studley Royal Park including the ruins of Fountains Abbey World Heritage Site.

APPLICANT:

National Trust

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 13th October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

'PROPOSED PLAN', 'PROPOSED PLAN PART 1 - AREA 2 WEST HIND HOUSE FARM', 'D10 27 05 22 WILLOW DAM 30CM DETAIL' as received by the council on

the 22nd August 2022.

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
 - 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.

CASE NUMBER:	22/03318/FUL	WARD:	Fountains & Ripley
CASE OFFICER:	Chloe Temple	DATE VALID:	25.08.2022
GRID REF:	E 429001	TARGET DATE:	20.10.2022

N 470143

REVISED TARGET:

DECISION DATE: 14.10.2022

APPLICATION NO: 6.39.9.E.FUL

LOCATION:

Paddock House Studley Roger Village Track Studley Roger North Yorkshire HG4 3AY

PROPOSAL:

Demolition of existing brick gateposts. Removal and replacement of existing driveway gates.

APPLICANT:

Mr And Mrs Wade

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 14th October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - o 'Proposed - Elevations' - Prepared by architecture: a b, drawing no. PL25 REV A (undated) and received by the council on 11/10/2022.
 - o 'Site Plan - As Proposed' - Prepared by architecture: a b, drawing no. PL06 REV A (undated) and received by the council on 11/10/2022.

Reasons for Conditions:-

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

CASE NUMBER: 22/03480/PNA
CASE OFFICER: Josh Arthur
GRID REF: E 423749
N 469773

WARD: Fountains & Ripley
DATE VALID: 08.09.2022
TARGET DATE: 03.11.2022
REVISED TARGET:
DECISION DATE: 29.09.2022

APPLICATION NO: 6.42.12.U.PNA

LOCATION:

Old Home Farm Grantley Ripon North Yorkshire HG4 3PJ

PROPOSAL:

Agricultural Building used for the storage of machinery and straw

APPLICANT:

C/o Agent

Prior approval not required

CASE NUMBER:	22/03621/PNA	WARD:	Fountains & Ripley
CASE OFFICER:	Amy Benfold	DATE VALID:	19.09.2022
GRID REF:	E 422815	TARGET DATE:	14.11.2022
	N 467626	REVISED TARGET:	
		DECISION DATE:	26.09.2022

APPLICATION NO: 6.51.16.G.PNA

LOCATION:

Yaudhouse Head Farm Yaudhouse Head Track Eavestone North Yorkshire HG4 3HA

PROPOSAL:

Prior Notification for the erection of an Agricultural Building for the purposes of storage.

APPLICANT:

PJG And CM Irish

Prior approval not required

CASE NUMBER:	22/03836/PNA	WARD:	Fountains & Ripley
CASE OFFICER:	Emily Brown	DATE VALID:	04.10.2022
GRID REF:	E 426669	TARGET DATE:	29.11.2022
	N 467663	REVISED TARGET:	
		DECISION DATE:	13.10.2022

APPLICATION NO: 6.52.15.I.PNA

LOCATION:

Park House Farm Sawley Hall Fountains Sawley North Yorkshire HG4 3EA

PROPOSAL:

New track to move livestock between farm buildings to the pastures, avoiding soil compaction and erosion, particularly during the winter when this land is prone to waterlogging.

APPLICANT:
National Trust

Prior approval not required

CASE NUMBER:	22/03091/FUL	WARD:	Harrogate Bilton Woodfield
CASE OFFICER:	Josh Arthur	DATE VALID:	17.08.2022
GRID REF:	E 431005	TARGET DATE:	12.10.2022
	N 456395	REVISED TARGET:	
		DECISION DATE:	23.09.2022

APPLICATION NO: 6.79.10402.A.FUL

LOCATION:
9 Woodfield View Harrogate North Yorkshire HG1 4NB

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

APPLICANT:
Mr D Mead

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.09.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following details:

Proposed Plans and Elevations Rev. A Received 08.08.2022
Proposed Block Plan Received 08.08.2022
Sample Photograph of Ecorend MR1 25KG 'Moon Stone' Render Received 21.09.2022
- 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:	22/03259/FUL	WARD:	Harrogate Bilton Woodfield
CASE OFFICER:	Lisa Alder	DATE VALID:	22.08.2022
GRID REF:	E 430986	TARGET DATE:	17.10.2022
	N 457086	REVISED TARGET:	
		DECISION DATE:	06.10.2022

APPLICATION NO: 6.79.11639.A.FUL

LOCATION:

9 Laburnum Grove Harrogate North Yorkshire HG1 4EH

PROPOSAL:

Proposed single storey extension to existing front porch to provide a Ground Floor WC.

APPLICANT:

Mr And Mrs Peter Philpott

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following documents:

'Proposed Front extension to existing Porch' DWG: 2022-33/02 dated August 2022.

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: 22/00462/FUL
CASE OFFICER: Jeremy Constable
GRID REF: E 430423
N 454966

WARD: Harrogate Central
DATE VALID: 07.02.2022
TARGET DATE: 04.04.2022
REVISED TARGET: 14.10.2022
DECISION DATE: 12.10.2022

APPLICATION NO: 6.79.9706.D.FUL

LOCATION:

1 Albert Terrace Harrogate North Yorkshire HG1 1HY

PROPOSAL:

Demolition of external walls, erection of single storey extension, installation of rooflights, replacement windows and alterations to the internal layout.

APPLICANT:

Anna Hladkyj

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the application form and the following drawings submitted with the application;

Location Plan: Drwg No.120_0000 (Received 07.02.2022)
Ground & First Floor Plans: Drwg No.120_1001 Rev B (Received
26.09.2022)
Loft & Roof Plans: Drwg No.120_1002 Rev B (Received 26.09.2022)
Sections AA & BB: Drwg No.120_1100 Rev B (Received 26.09.2022)
Front & Rear Elevations: Drwg No.120_1200 Rev B (Received 26.09.2022)
Side Elevation & Sections: Drwg No.120_1201 Rev B (Received 26.09.2022)

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: 22/00463/LB
CASE OFFICER: Jeremy Constable
GRID REF: E 430423

WARD: Harrogate Central
DATE VALID: 07.02.2022
TARGET DATE: 04.04.2022

N 454966

REVISED TARGET: 14.10.2022
DECISION DATE: 12.10.2022

APPLICATION NO: 6.79.9706.E.LB

LOCATION:

1 Albert Terrace Harrogate North Yorkshire HG1 1HY

PROPOSAL:

Listed building consent for the demolition of external walls, erection of single storey extension, installation of rooflights, replacement windows and alterations to the internal layout.

APPLICANT:

Anna Hladkyj

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 12.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the application form and the following drawings submitted with the application;
 - Location Plan: Drwg No.120_0000 (Received 07.02.2022)
 - Ground & First Floor Plans: Drwg No.120_1001 Rev B (Received 26.09.2022)
 - Loft & Roof Plans: Drwg No.120_1002 Rev B (Received 26.09.2022)
 - Sections AA & BB: Drwg No.120_1100 Rev B (Received 26.09.2022)
 - Front & Rear Elevations: Drwg No.120_1200 Rev B (Received 26.09.2022)
 - Side Elevation & Sections: Drwg No.120_1201 Rev B (Received 26.09.2022)
- 3 Before the first use of any materials in the external construction of the development hereby approved, samples of those materials, including mortar type, 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 installation of the extension, drawings indicating the eaves, verge and ridge details to a scale of not less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority. The details which are approved shall be carried out in full and shall be retained in accordance with the approved details thereafter.
- 5 Notwithstanding the submitted details, prior to their installation, scale joinery detail drawings of all openings associated with the extension (elevations and sections), to a scale of not less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority. The details shall confirm glazing, reveals and finishes. The works shall be carried out in accordance with the approved details.

- 6 Notwithstanding the submitted details, prior to the installation of the replacement dormer windows, drawings indicating joinery details to a scale of not less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority. The details which are approved shall be carried out in full and shall be retained in accordance with the approved details thereafter.
- 7 Notwithstanding the submitted details, prior to their installation, scale detailed drawings of the rooflights hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and shall be retained in accordance with the approved details thereafter.
- 8 The external flue hereby permitted shall be finished in black metal and shall be retained in accordance with the approved details.
- 9 Notwithstanding the submitted details, prior to its installation, details of the replacement fireplace in the kitchen shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and shall be retained in accordance with the approved details thereafter.

Reasons for Conditions:-

- 1 To ensure compliance with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To protect the character, appearance and setting of the application property.
- 4 To protect the character, appearance and setting of the application property.
- 5 To protect the character, appearance and setting of the application property.
- 6 To protect the character, appearance and setting of the application property.
- 7 To protect the character, appearance and setting of the application property.
- 8 To protect the character, appearance and setting of the application property.

CASE NUMBER:	22/02321/FUL	WARD:	Harrogate Central
CASE OFFICER:	Amy Benfold	DATE VALID:	20.06.2022
GRID REF:	E 430351	TARGET DATE:	15.08.2022
	N 454977	REVISED TARGET:	21.10.2022
		DECISION DATE:	05.10.2022

APPLICATION NO: 6.79.10428.D.FUL

LOCATION:

St Peters Church Of England Primary School Belford Road Harrogate North Yorkshire HG1 1JA

PROPOSAL:

The installation of 1.8m high mesh-panel fencing and associated gates. Painting of the existing fencing along Belford Road.

APPLICANT:

Yorkshire Causeway School Trust

3 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 05.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

(Amended) Proposed Site Plan - Drawing No. Y-BSP-10138-22-103, rev.A. Received 20.09.2022.

(Amended) Proposed Elevations and Street View - Drawing No. Y-BSB-10134-22-105. Received 04.10.2022.

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:	22/02397/FUL	WARD:	Harrogate Central
CASE OFFICER:	Emma Walsh	DATE VALID:	24.06.2022
GRID REF:	E 430497	TARGET DATE:	19.08.2022
	N 454875	REVISED TARGET:	07.10.2022
		DECISION DATE:	06.10.2022

APPLICATION NO: 6.79.8489.A.FUL

LOCATION:

106 Station Parade Harrogate North Yorkshire HG1 1HQ

PROPOSAL:

Erection of one. no dwelling, with ground floor parking area.

APPLICANT:

Anita Appleby

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.10.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
Location Plan; drwg no. 02155-100 Rev A, received 05.08.2022.
Proposed Site Plan; drwg no. 02155-111 Rev A, received 26.09.2022
Propose Ground Floor and Roof Plan; drwg no. 02155-210 Rev B, received 26.09.2022
Proposed Upper Floor Plans; drwg no. 02155-211 Rev B, received 26.09.2022
Proposed Elevations; drwg no. 02155-215 Rev B, received 26.09.2022
- 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. The material samples will include a sample panel wall of the stonework measuring approximately 1m x 1m and displaying the coursing, mortar and colour. Thereafter, the development shall be carried out in strict accordance with the approved details.
- 4 The rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.
- 5 No dwelling must be occupied until the related parking facilities have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.
LHA guidance indicates that a minimum space of 4.8m x 2.4m is required for the hard standings, car ports and the internal dimensions of garages. From MfS the minimum garage size for it to be counted as a parking space is 3m x 6m. Vehicles must be able to enter and exit the parking spaces provided in forward gear.
- 6 No development must commence until a Construction Management Plan 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 plan. The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:
 - i) details of any temporary construction access to the site including measures for removal following completion of construction works;
 - ii). restriction on the use of Back York Place access for construction purposes (access must be maintained at all times);
 - iii). the parking of contractors' site operatives and visitor's vehicles;
 - iv). areas for storage of plant and materials used in constructing the development clear of the highway;
 - v). details of site working hours; and
 - vi). contact details for the responsible person (site manager/office) who can be

contacted in the event of any issue.

- 7 Prior to the occupation of the first dwelling of the development hereby permitted, details of the number, siting and specification of the electric vehicle charging points are to be submitted and approved in writing by the Local Planning Authority. The charge points should be Mode 3 Charging with a minimum 16amp rating. Thereafter, the development will be carried out in accordance with the approved details.
- 8 In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all groundworks in the affected area (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Groundworks in the affected area shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

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

- 9 No development shall take place until details of the proposed means of disposal of foul water drainage for the site, including details of the method of connection to the public sewer network, have been submitted to and approved by the Local Planning Authority in consultation with the statutory sewerage undertaker. Furthermore, unless otherwise approved in writing by the Local Planning Authority, the buildings within this development shall not be occupied or brought into use prior to completion of the approved foul drainage works.
- 10 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.
- 11 Notwithstanding the provisions of The Town and Country Planning General Permitted Development Order 2015 (or any order revoking and re-enacting that Order with or without modification), no further openings shall be inserted in to the side elevations of the dwellings hereby approved, without the prior written approval of the Local Planning Authority.
- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, porches, roof or dormer windows other than any expressly authorised by this permission shall be erected to the

development hereby permitted without the grant of further specific planning permission from the local planning authority.

- 13 A detailed scheme for landscaping, including the planting of shrubs to the terrace area of the development hereby approved, shall be submitted to the Local Planning Authority (LPA) and the first occupation of the development hereby approved shall not occur until the LPA have approved such a scheme: 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 and maintenance of plants.
- 14 Should any planting within the Landscaping scheme permitted under condition 13, fail or otherwise be removed or destroyed within 5 years of its planting, the plant shall be replaced with the same species to the satisfaction of the Local Planning Authority
- 15 Prior to their installation, joinery details of the new double doors for the rear elevation shall be submitted in writing at a scale of 1:20 for the approval of the Local Planning Authority. Unless agreed in writing, the details shall include a painted timber finish to the doors.
- 16 The windows in the rear first floor window, within the dressing area of the bedroom, 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 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interest of safeguarding the special character of the Conservation Area.
- 4 In the interest of safeguarding the special character of the Conservation Area.
- 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 In the interest of public safety and amenity
- 7 In the interest of supporting sustainable transport.
- 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 the interest of satisfactory and sustainable drainage in line with policy CC1 and the NPPF.
- 10 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 in line with policy CC1 and the NPPF.
- 11 In the interests of visual amenity and to safeguard residential amenity.
- 12 In the interests of visual amenity and to safeguard residential amenity.
- 13 In the interests of visual amenity and to safeguard residential amenity.

- 14 In the interests of visual amenity and to safeguard residential amenity.
- 15 In the interests of visual amenity and to safeguard residential amenity.
- 16 In the interests of safeguarding residential amenity.

INFORMATIVES

- 1 The developer's attention is drawn to the comments received from the Environmental Health Officer, dated 30 June 2022 with regards approval required under Building Regulations, specifically noting requirements in relation to noise levels in line with BS8233.
- 2 If any topsoil is taken onto site for the formation of a domestic garden it should be certified as suitable for a domestic garden. This should be validated through sampling once on site.

CASE NUMBER:	22/02728/FUL	WARD:	Harrogate Central
CASE OFFICER:	Kate Exley	DATE VALID:	26.07.2022
GRID REF:	E 430995	TARGET DATE:	20.09.2022
	N 455223	REVISED TARGET:	23.09.2022
		DECISION DATE:	23.09.2022

APPLICATION NO: 6.79.12889.F.FUL

LOCATION:

1 Park Parade Harrogate North Yorkshire HG1 5AE

PROPOSAL:

Proposed hard and soft landscaping scheme to rear including; Erection of garden boundary walls and gates; raised terrace, paving, external lighting and built-in seating/planters; realignment and resurfacing of driveway and installation of vehicular access gate; timber refuse storage; installation of replacement fence and gates on western boundary.

APPLICANT:

Mr John Dixon

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.09.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following detail.

Proposed Elevations. Drawing no. LB002 Revision B dated July 2022. Received by the council 26 July 2022.

Proposed Elevations - fence and refuse storage. Drawing no. LB006 Rev A.
Received by the council 26 July 2022.

Proposed Site Plan. Drawing no. LB004 Rev A. Received by the council 26 July 2022.

Proposed Sectional Detail. Drawing no. LB007 Rev -. Received by the council 21 September 2022.

- 3 Prior to the commencement of the external construction of the walls of the development hereby approved, a sample panel of the type of stone to be used showing the proposed coursing and pointing shall be erected on the site for the written approval of the Local Planning Authority. Detail should also include size, texture and type of stone, mortar mix, profile and finish, thickness of joints and details of coping stone. Development shall be carried out in strict accordance with the approved details.
- 4 Prior to construction of the proposed fence (as detailed in Proposed Elevations - fence and refuse storage. Drawing no. LB006 Rev A) details of the following shall be approved in writing by the Local Planning Authority:
 - Detailed drawings of the new boundary fencing (at a scale of 1:20) including how it will join to stone wall;The work shall be carried out in full in accordance with such approved details and retained thereafter.
- 5 In compliance with Proposed Elevations Drawing no. LB002 Revision B dated July 2022, the timber cladding used for construction of the refuse storage shall match that of the timber boundary fence 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 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.
- 5 In the interests of visual amenity.

CASE NUMBER:	22/02729/LB	WARD:	Harrogate Central
CASE OFFICER:	Kate Exley	DATE VALID:	26.07.2022
GRID REF:	E 430995	TARGET DATE:	20.09.2022
	N 455223	REVISED TARGET:	23.09.2022
		DECISION DATE:	23.09.2022

APPLICATION NO: 6.79.12889.G.LB

LOCATION:

1 Park Parade Harrogate North Yorkshire HG1 5AE

PROPOSAL:

Listed building consent for proposed hard and soft landscaping scheme to rear including; Erection of garden boundary walls and gates; raised terrace, paving, external lighting and built-in seating/planters; realignment and resurfacing of driveway and installation of vehicular access gate; installation of replacement fence and gates on western boundary.

APPLICANT:

Mr John Dixon

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 23.09.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following detail.

Proposed Elevations. Drawing no. LB002 Revision B dated July 2022. Received by the council 26 July 2022.
Proposed Elevations - fence and refuse storage. Drawing no. LB006 Rev A. Received by the council 26 July 2022.
Proposed Site Plan. Drawing no. LB004 Rev A. Received by the council 26 July 2022.
Proposed Sectional Detail. Drawing no. LB007 Rev -. Received by the council 21 September 2022.
- 3 Prior to the commencement of the external construction of the walls of the development hereby approved, a sample panel of the type of stone to be used showing the proposed coursing and pointing shall be erected on the site for the written approval of the Local Planning Authority. Detail should also include size, texture and type of stone, mortar mix, profile and finish, thickness of joints and details of coping stone. Development shall be carried out in strict accordance with the approved details.
- 4 Prior to construction of the proposed fence (as detailed in Proposed Elevations - fence and refuse storage. Drawing no. LB006 Rev A) details of the following shall be approved in writing by the Local Planning Authority:
- Detailed drawings of the new boundary fencing (at a scale of 1:20) including how it will join to stone wall;
The work shall be carried out in full in accordance with such approved details and retained thereafter.
- 5 In compliance with Proposed Elevations Drawing no. LB002 Revision B dated July 2022, the timber cladding used for construction of the refuse storage shall match that of the timber boundary fence to the satisfaction 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 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.
- 5 In the interests of visual amenity.

CASE NUMBER:	22/02898/DVCPN	WARD:	Harrogate Central
CASE OFFICER:	Emma Walsh	DATE VALID:	25.07.2022
GRID REF:	E 430353	TARGET DATE:	19.09.2022
	N 455134	REVISED TARGET:	
		DECISION DATE:	29.09.2022

APPLICATION NO: 6.79.621.J.DVCPN

LOCATION:

The Old Court House Raglan Street Harrogate North Yorkshire HG1 1LE

PROPOSAL:

Application to vary conditions 1 and 3 of planning permission 22/01918/PCBSR: Change of Use from Offices (Use Class E) to 3 Residential dwellings (Use Class C3).

APPLICANT:

PARKdesignated Architects

1 APPROVED subject to the following conditions:-

- 1 The development to which this consent relates must be completed on or before 21.06.2025.
- 2 The development shall be carried out in accordance with the following approved plans:

Location Plan, drawing number: 100, received 13.05.2022
Proposed Site Plan drawing number: 102, Rev B, received 13.09.2022
Proposed Floor Plans, drawing number: 204, Rev A, received 13.09.2022
Existing and Proposed Elevations, drawing number: 401, received 13.05.2022.
- 3 If any unforeseen contamination is encountered during the development, the Local Planning Authority (LPA) should be informed immediately. Any investigation, remedial or 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.

- 4 No dwelling must be occupied until the related parking facilities have been constructed in accordance with the details approved in writing by the Local Planning Authority on site plan drawing number: 102, Rev B, received 13.09.2022. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.
- 5 No development must commence until a Construction Management Plan 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 plan. The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:
 - i) The parking of contractors' site operatives and visitor's vehicles.
 - ii) Areas for storage of plant and materials used in constructing the development clear of the highway.
 - iii) Contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

Reasons for Conditions:-

- 1 To ensure compliance with the Town and Country Planning (General Permitted Development) (England) Order, 2015 (as amended), Schedule 2, Part 3, Class MA.
- 2 For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved drawings.
- 3 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy HP4 of the Harrogate District Local Plan and the NPPF.
- 4 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.
- 5 In the interest of public safety and amenity.

INFORMATIVES

- 1 The developer's attention is drawn to the comments received from the Environmental Health Officer, dated 18 May 2022 with regards approval required under Building Regulations, specifically noting requirements in relation to noise levels.

- 2 For the avoidance of doubt, this approval relates solely to the proposed change of use of the building to 3 residential dwellings. It does not include any approval for any operational development, or building or other operations.
- 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 and the current Building Control Regulations with regards to contaminated land.

CASE NUMBER:	22/03040/LB	WARD:	Harrogate Central
CASE OFFICER:	Emma Gibbens	DATE VALID:	03.08.2022
GRID REF:	E 431017	TARGET DATE:	28.09.2022
	N 455380	REVISED TARGET:	
		DECISION DATE:	28.09.2022

APPLICATION NO: 6.79.6964.K.LB

LOCATION:

9 Park Parade Harrogate North Yorkshire HG1 5AF

PROPOSAL:

Changes to internal layout.

APPLICANT:

SJ Properties Ltd

4 APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 28.09.2025.
- 2 The works hereby permitted shall be carried out in accordance with the following Approved plans, reports and drawings:

Proposed Internal Layout ref. 4165/102 Rev A, received 28th September 2022
- 3 The doors to be installed between hallway and the two front rooms will be painted timber panelled doors to match existing.

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.
- 3 In the interests of preserving the character and appearance of the listed building and its setting.

CASE NUMBER:	22/03088/FUL	WARD:	Harrogate Central
CASE OFFICER:	Amy Benfold	DATE VALID:	25.08.2022
GRID REF:	E 430186	TARGET DATE:	20.10.2022
	N 455306	REVISED TARGET:	
		DECISION DATE:	12.10.2022

APPLICATION NO: 6.79.3978.AT.FUL

LOCATION:

7 Prospect Crescent Harrogate North Yorkshire HG1 1RN

PROPOSAL:

Installation of CCTV camera.

APPLICANT:

Corporate Real Estate

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12th October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Front Elevation - Drawing No. 27438-230-E1-PL1. Received 08.08.2022.

Proposed Side Elevation - Drawing No. 27438-230-E2-PL1. Received 08.08.2022.

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:	22/03089/LB	WARD:	Harrogate Central
CASE OFFICER:	Amy Benfold	DATE VALID:	25.08.2022
GRID REF:	E 430186	TARGET DATE:	20.10.2022

N 455306

REVISED TARGET:

DECISION DATE: 12.10.2022

APPLICATION NO: 6.79.3978.AU.LB

LOCATION:

7 Prospect Crescent Harrogate North Yorkshire HG1 1RN

PROPOSAL:

Listed Building Consent for the installation of CCTV camera.

APPLICANT:

Corporate Real Estate

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 12th October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Front Elevation - Drawing No. 27438-230-E1-PL1. Received 08.08.2022.

Proposed Side Elevation - Drawing No. 27438-230-E2-PL1. Received 08.08.2022.

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: 22/03154/FUL

CASE OFFICER: Sam Witham

GRID REF: E 431010

N 455366

WARD:

Harrogate Central

DATE VALID:

12.08.2022

TARGET DATE:

07.10.2022

REVISED TARGET:

DECISION DATE:

05.10.2022

APPLICATION NO: 6.79.14743.E.FUL

LOCATION:

8 Park Parade Harrogate North Yorkshire HG1 5AF

PROPOSAL:

Removal of existing external staircase and installation of external lift enclosure with associated decking platforms and frosted glazed balustrades.

APPLICANT:

Mr James Nimmo

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 5th October 2025.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:

2721-802
2721-803
2721-804
2721-805
2721-806
2721-807
2721-810
2721-811

As received by the council on the 12th August 2022

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:	22/03155/LB	WARD:	Harrogate Central
CASE OFFICER:	Sam Witham	DATE VALID:	12.08.2022
GRID REF:	E 431010	TARGET DATE:	07.10.2022
	N 455366	REVISED TARGET:	
		DECISION DATE:	05.10.2022

APPLICATION NO: 6.79.14743.F.LB

LOCATION:

8 Park Parade Harrogate North Yorkshire HG1 5AF

PROPOSAL:

Removal of existing external staircase and installation of external lift enclosure with

associated decking platforms and frosted glazed balustrades.

APPLICANT:

Mr James Nimmo

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 5th October 2022.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:

2721-802
2721-803
2721-804
2721-805
2721-806
2721-807
2721-810
2721-811

As received by the council on the 12th August 2022

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:	22/03239/FUL	WARD:	Harrogate Central
CASE OFFICER:	Chloe Temple	DATE VALID:	23.08.2022
GRID REF:	E 430582	TARGET DATE:	18.10.2022
	N 455294	REVISED TARGET:	
		DECISION DATE:	11.10.2022

APPLICATION NO: 6.79.7337.FUL

LOCATION:

10 The Parade Harrogate North Yorkshire HG1 5ND

PROPOSAL:

Demolition of existing single-storey side extension, erection of replacement single-storey

side extension and changes to fenestration and installation of rooflights to existing rear extension

APPLICANT:

Mr Alex Parkman

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11th October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - o 'Proposed Side Extension Elevations - As Proposed' - Prepared by MESH Architects, drawing no. (P)003, dated Aug 2022 and received by the council on 19/08/2022.
 - o 'Proposed Side Extension Floor Plans - As Proposed' - Prepared by MESH Architects, drawing no. (P)002, dated Aug 2022 and received by the council on 19/08/2022.

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:	22/03280/DVCON	WARD:	Harrogate Central
CASE OFFICER:	Lisa Alder	DATE VALID:	23.08.2022
GRID REF:	E 430266	TARGET DATE:	18.10.2022
	N 455111	REVISED TARGET:	
		DECISION DATE:	29.09.2022

APPLICATION NO: 6.79.14373.B.DVCON

LOCATION:

Temple House Raglan Street Harrogate North Yorkshire HG1 1LE

PROPOSAL:

Variation of condition 2 (Approved Drawings) of Planning Permission 20/02490/FUL - Alteration to front step and access into building to provide for a disabled access, the addition of 1 no. window and 4 no. air conditioning evaporator units and re-rendering of the building and replacement of existing front glazed cladding.

APPLICANT:
Mrs D Saville

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 19.11.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawing:

Proposed plans; drawing number P001 Rev A, project number H-21032, dated 22.08.2022

- 3 The rating level of sound emitted from any fixed external plant and 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.

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 minimise noise disturbance in the interests of amenity.

CASE NUMBER:	22/03294/COU	WARD:	Harrogate Central
CASE OFFICER:	Mike Parkes	DATE VALID:	24.08.2022
GRID REF:	E 430128	TARGET DATE:	19.10.2022
	N 455612	REVISED TARGET:	
		DECISION DATE:	11.10.2022
APPLICATION NO:	6.79.8611.A.COU		

LOCATION:

34 Kings Road Harrogate North Yorkshire HG1 5JW

PROPOSAL:

Retrospective change of use from single dwellinghouse to five no. holiday lets

APPLICANT:

Mrs Sinead Watts

1 APPROVED subject to the following conditions:-

- 1 No amplified music to be played between the hours of 11pm and 9am daily.
- 2 Prior to the any recommencement of the use hereby permitted 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. Such a scheme shall provide for suitable and sufficient waste storage facilities on site for the safe and secure storage of waste derived from the holiday lets.

Reasons for Conditions:-

- 1 In the interests of amenity.
- 2 To ensure that no detriment to amenity from smell, flies or vermin arises.

INFORMATIVES

- 1 The operator of the permitted holiday lets is advised to seek advice from the Environmental Protection section of the Local Council as to any other noise limitations that would be appropriate further to condition 1 and include reference to all on the booking form for each occupancy of one (or more) of the holiday lets.

CASE NUMBER:	22/02683/FUL	WARD:	Harrogate Coppice Valley
CASE OFFICER:	Izabelle Waddington	DATE VALID:	06.07.2022
GRID REF:	E 430142	TARGET DATE:	31.08.2022
	N 455991	REVISED TARGET:	30.09.2022
		DECISION DATE:	04.10.2022

APPLICATION NO: 6.79.13172.C.FUL

LOCATION:

Street Record Coppice Beck Court Harrogate North Yorkshire HG1 2LB

PROPOSAL:

Erection of retaining wall and formation of 2 car parking spaces using grasscrete or similar

infilled with gravel.

APPLICANT:

CBCF Limited

2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 04.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - External Plan REV C - 15/09/2022
 - External North West Elevation REV A - 15/09/2022
- 3 Prior to the first use of the development hereby approved details of the installation of 2 no. charging points for electric cars shall be submitted to and approved in writing by the local planning authority, and thereafter shall be provided and maintained in accordance with the approved details.

Reasons for Conditions:-

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

CASE NUMBER:	22/02718/FUL	WARD:	Harrogate Duchy
CASE OFFICER:	Amy Benfold	DATE VALID:	25.07.2022
GRID REF:	E 428895	TARGET DATE:	19.09.2022
	N 455489	REVISED TARGET:	07.10.2022
		DECISION DATE:	04.10.2022

APPLICATION NO: 6.79.14737.A.FUL

LOCATION:

62 Wimborne, Apartment 2 Kent Road Harrogate North Yorkshire HG1 2NL

PROPOSAL:

Retrospective application for a patio and a pergola.

APPLICANT:

Mr Graham Burgess

1 REFUSED. Reason(s) for refusal:-

1 The patio and pergola adversely affects neighbouring amenity with regards to an unacceptable level of overlooking into the neighbour's primary lounge window. Moreover, given the close proximity of the pergola which also sits at a higher ground level to that of the neighbouring property, the pergola appears visually dominant from the neighbour's primary lounge window and two bedroom windows to the front elevation. The pergola is therefore considered to appear visually dominant and as such detrimentally affect the neighbour's outlook which has an adverse effect the neighbour's living conditions.

Furthermore, the patio and pergola is located within close proximity to the neighbour's single storey side/rear extension at 64 Kent Road which incorporates 2no. windows to the side elevation wall. The proximity of the patio and pergola to the neighbour's extension, and lack of screening along the boundary would result in an overlooking impact and therefore fail to safeguard neighbouring amenity.

The proposal is therefore contrary to Local Plan policy HP4 which seeks to achieve development that does not adversely affect neighbouring residential amenity.

CASE NUMBER:	22/03019/TPO	WARD:	Harrogate Duchy
CASE OFFICER:	Connor Williams	DATE VALID:	02.08.2022
GRID REF:	E 428898	TARGET DATE:	27.09.2022
	N 455258	REVISED TARGET:	
		DECISION DATE:	28.09.2022

APPLICATION NO: 6.79.11350.B.TPO

LOCATION:

51 The Pantiles, Apartment 9 Duchy Road Harrogate North Yorkshire HG1 2HB

PROPOSAL:

Crown to 3m above footpath of 3 no. Cypress (T1, T2, T4) and crown lift to 5.5m above road of 1 no. Beech (T3) within Tree preservation order 15/2018.

APPLICANT:

Mrs Janet Henry

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:	22/03033/DVCON	WARD:	Harrogate Duchy
CASE OFFICER:	Jeremy Constable	DATE VALID:	03.08.2022
GRID REF:	E 429165	TARGET DATE:	28.09.2022
	N 455273	REVISED TARGET:	
		DECISION DATE:	23.09.2022

APPLICATION NO: 6.79.9643.D.DVCON

LOCATION:

The Keys 14 Rutland Road Harrogate North Yorkshire HG1 2PY

PROPOSAL:

Application to vary condition 2 (approved plans) of Planning Permission 22/00331/FUL.

APPLICANT:

Helena Linksy

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.04.2025
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
 - Location Plan: Drwg No.2736 (PL)001 (Received 27.01.2022)
 - Ground Floor Plan: Drwg No. 2736 (PL) 010 Rev C (Received 03.08.2022)
 - First Floor Plan: Drwg No. 2736 (PL) 011 Rev C (Received 03.08.2022)
 - Second Floor Plan: Drwg No. 2736 (PL) 012 Rev C (Received 03.08.2022)
 - Roof Plan: Drwg No. 2736 (PL) 013 Rev A (Received 03.08.2022)
 - Elevations: Drwg No. 2736 (PL) 020 Rev B (Received 03.08.2022)

- 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 The rooflight(s) hereby permitted shall be of the conservation type, with 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.
- 4 In the interests of visual amenity.

CASE NUMBER:	22/03244/FUL	WARD:	Harrogate Duchy
CASE OFFICER:	Josh Arthur	DATE VALID:	20.08.2022
GRID REF:	E 429694	TARGET DATE:	15.10.2022
	N 455470	REVISED TARGET:	
		DECISION DATE:	05.10.2022

APPLICATION NO: 6.79.11756.C.FUL

LOCATION:

3 York Road Harrogate North Yorkshire HG1 2QA

PROPOSAL:

Alteration to existing rear outbuilding involving removal of upper gable structure and reforming gable on boundary.

APPLICANT:

Mr Siddall

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 05.10.2025.
- 2 Proposed Plans, Sections and Elevations DWG No. C95-1-PLG1 Received 20.08.2022
Proposed Block Plan DWG No. C95-1-PLG2 Received 20.08.2022

- 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:	22/03276/TPO	WARD:	Harrogate Duchy
CASE OFFICER:	Amina Jones	DATE VALID:	23.08.2022
GRID REF:	E 429602	TARGET DATE:	18.10.2022
	N 455340	REVISED TARGET:	
		DECISION DATE:	28.09.2022

APPLICATION NO: 6.79.6022.R.TPO

LOCATION:

Windsor Court Clarence Drive Harrogate North Yorkshire HG1 2PE

PROPOSAL:

Works to tree within Tree preservation Order R37/2022. T1- lime- lateral reduction, to the red lines in the photograph provided with application, to clear the property by 3m and round the top edge over, maximum pruning cuts 65mm.

APPLICANT:

Mr Andy Cowther

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:	22/03370/TPO	WARD:	Harrogate Duchy
CASE OFFICER:	Amina Jones	DATE VALID:	30.08.2022
GRID REF:	E 429530	TARGET DATE:	25.10.2022
	N 455660	REVISED TARGET:	
		DECISION DATE:	04.10.2022

APPLICATION NO: 6.79.3449.AC.TPO

LOCATION:

Harrogate Ladies College 24 Clarence Drive Harrogate North Yorkshire HG1 2QG

PROPOSAL:

Proposed works to tree subject to Tree Preservation Order R41/2022 P T1. 1 no. Willow (T1) - Lateral Reduction of branches from building by approximately 2-3 metres and crown thin by 5% to balance crown on car park side

APPLICANT:

Mr Matthew Atkin

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:	22/03377/TPO	WARD:	Harrogate Duchy
CASE OFFICER:	Connor Williams	DATE VALID:	30.08.2022
GRID REF:	E 427914	TARGET DATE:	25.10.2022
	N 455559	REVISED TARGET:	
		DECISION DATE:	13.10.2022

APPLICATION NO: 6.79.10784.E.TPO

LOCATION:

5 Old Chapel Close Harrogate North Yorkshire HG3 2GG

PROPOSAL:

Remove deadwood, crown lift to 3m and lateral reduction by 3m of lower canopy on neighbours side of 1 no. Oak (T9) within Tree Preservation Order 13/1994

APPLICANT:

Mrs Robinson

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:	22/03380/TPO	WARD:	Harrogate Duchy
---------------------	--------------	--------------	-----------------

CASE OFFICER: Connor Williams
GRID REF: E 429324
N 455699

DATE VALID: 30.08.2022
TARGET DATE: 25.10.2022
REVISED TARGET:
DECISION DATE: 12.10.2022

APPLICATION NO: 6.79.5111.C.TPO

LOCATION:

Greylands 35 Kent Road Harrogate North Yorkshire HG1 2LJ

PROPOSAL:

Felling of 1 no. Ash (T1) within Tree Preservation Order 07/2005

APPLICANT:

Briggs

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 Sycamore. Tree(s) 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 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 2 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 the interests of good arboricultural practice.

CASE NUMBER:	22/03489/TPO	WARD:	Harrogate Duchy
CASE OFFICER:	Emily Brown	DATE VALID:	08.09.2022
GRID REF:	E 429407	TARGET DATE:	03.11.2022
	N 455055	REVISED TARGET:	
		DECISION DATE:	12.10.2022

APPLICATION NO: 6.79.14181.D.TPO

LOCATION:

1 Sovereign House Sovereign Park Harrogate North Yorkshire HG1 2SF

PROPOSAL:

Works to Horsechestnuts subject to Tree Preservation Order No. 14/2012 G1 Laterally reduce crowns from building side by 1 metre. Residents feel the trees are slowly encroaching and taking light and would like to maintain them so the encroachment is held at bay.

APPLICANT:

Mrs Hall

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 with no pruning wounds in excess of 40mm diameter.

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:	22/03000/FUL	WARD:	Harrogate Fairfax
CASE OFFICER:	Amy Benfold	DATE VALID:	17.08.2022
GRID REF:	E 431726	TARGET DATE:	12.10.2022
	N 455415	REVISED TARGET:	
		DECISION DATE:	26.09.2022

APPLICATION NO: 6.79.5468.AU.FUL

LOCATION:

Harrogate District Hospital Lancaster Park Road Harrogate North Yorkshire HG2 7SX

PROPOSAL:

Installation of heat pumps, a borehole and associated plant adjacent to the existing Energy Centre and alongside existing dry coolers and buffer tanks. Revised scheme to include relocation of shipping container within the Estates yard to house water treatment equipment for the borehole system.

APPLICANT:

Harrogate District Hospital

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.09.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Water Treatment Plant Slab - Drawing No. TS0299-GA-005-REV P2. Received 01.08.2022.

Proposed North Elevation - Drawing No. 1544 EL L01 REV B . Received 01.08.2022.

Proposed East Elevation - Drawing No. 1544 EL L12 REV B. Received 01.08.2022.

Proposed West Elevation - Drawing No. 1544 EL L13 REV B. Received 01.08.2022.

Proposed Site Layout - Drawing No. 1544 GA L11 REV B. Received 01.08.2022.

Proposed Area Layout - Drawing No. 1544 GA L12 REV B. Received 01.08.2022.

- 3 The rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed the background sound level between the hours of 0700-2300 (taken as a one hour LA90) and between 2300-0700 (taken as a 15 minute LA90) at any sound sensitive premises. All measurements shall be made in accordance with the methodology of BS 4142:2014+A1:2019 (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

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

Any deviations from the LA90 time interval stipulated above shall be agreed in writing with 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 safeguard residential amenity.

CASE NUMBER:	22/03246/FUL	WARD:	Harrogate Fairfax
CASE OFFICER:	Emily Brown	DATE VALID:	24.08.2022
GRID REF:	E 432491	TARGET DATE:	19.10.2022
	N 454991	REVISED TARGET:	
		DECISION DATE:	05.10.2022

APPLICATION NO: 6.79.14886.A.FUL

LOCATION:

17 Woodlands Drive Harrogate North Yorkshire HG2 7AT

PROPOSAL:

Single storey rear extension.

APPLICANT:

Mr Dean Barber

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 5th October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
.Proposed 2022/08 002 Revision A (received 04/10/2022)
.Existing and Proposed Site Plan 003 Revision A (received 04/10/2022)

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:	21/04473/FUL	WARD:	Harrogate Harlow
CASE OFFICER:	Mike Parkes	DATE VALID:	12.10.2021
GRID REF:	E 428397	TARGET DATE:	07.12.2021
	N 453941	REVISED TARGET:	03.10.2022
		DECISION DATE:	03.10.2022

APPLICATION NO: 6.79.13989.A.FUL

LOCATION:

Harlow Grange Farm Otley Road Harrogate North Yorkshire HG3 1PT

PROPOSAL:

Proposed demolition of the existing dwelling and redevelopment of the site to provide 3 detached dwellings, one served from Otley Road and two from Snapdragon Way.

APPLICANT:

Arncliffe Homes Ltd

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 03.10.2025.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the Energy Efficiency email from Alistair Flatman (dated 27 September 2022 timed at 14:31) following drawings:

Drg. No. ARN_HG_PLGH_953 Rev J Site Plan dated 24/08/2022

Drg. No. 295/1/PL Rev B Plot 1 Planning Drawing dated 25/08/22

Drg. No. 295/2/PL Rev A Plot 2 Planning Drawing dated 05/10/21

Drg. No. 295/3/PL Plot 3 Planning Drawing dated 16/08/2021

- 3 Construction hours for the development hereby permitted shall be strictly limited to 08:00 until 18:00 on Mondays to Fridays, and 08:00 until 13:00 on Saturdays with no work on Sundays or Bank Holidays.
- 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 works required by the AWA Arboricultural Method Statement dated August 202 including the provision in place of:

a) root protection area 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 site plan approved under condition 2 above, and

b) ground protection detail (no dig),

The level of the land within the fenced areas shall not be altered.

The developer shall maintain such fences until all development subject of this permission is completed.

- 5 No construction works in the relevant area(s) of the site shall commence until measures to protect the water supply infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipes for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. If the required stand-off or protection measures are to be achieved via diversion or closure of the sewer or water main, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that, prior to construction in the affected area, the approved works have been undertaken.
- 6 No construction works in the relevant area(s) of the site shall commence until measures to protect the public sewerage infrastructure that is laid adjacent to the southern site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. If the required stand-off or protection measures are to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that, prior to construction in the affected area, the approved works have been undertaken.

- 7 No building or other obstruction including landscape features shall be located over or within 3 metres either side of the centre line of the public sewer (i.e. a protected strip width of 6 metres) that crosses the site. Furthermore, no construction works in the relevant area(s) of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. If the required stand-off or protection measures are to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that, prior to construction in the affected area, the approved works have been undertaken.
- 8 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.
- 9 Before any vehicular movements of any access commence, in connection with the demolition and/or construction works hereby approved, details of the measures to be employed to ensure the safe passage of users of the footway crossed by that access and any periods such use of the footway may be restricted shall be submitted to and approved in writing by Local Planning Authority.
- 10 Before any vehicular movements commence in connection with demolition and/or construction works hereby approved wheel washing facilities shall be provided on site to ensure that mud and debris is not spread onto the adjacent public highway in strict accordance with details that first shall have been submitted to and approved in writing by the Local Planning Authority. The approved wheel washing facilities shall be retained until completion of construction and landscaping works.
- 11 Upon commencement of the development including demolition hereby approved notice shall be given to the Local Planning Authority of the contact details for the responsible person (site manager/office) who can be contacted in the event of any issue and updated notices given at all times of a change in that responsible person.
- 12 Contractors site operatives and visitors vehicles shall be parked at all times in strict accordance with details that first shall have been submitted to and approved in writing by the Local Planning Authority. The contractors and visitors parking shall be retained until completion of construction and landscaping works.
- 13 Areas for storage of plant and materials used in constructing the development shall be provided clear of the highway in strict accordance with details that first shall have been submitted to and approved in writing by the Local Planning Authority. Those storage areas shall be retained until storage of plant and materials in association with the construction of the development is no longer necessary.
- 14 Details of any temporary construction access to the application site including measures for removal following completion of construction work shall be submitted to

and approved in writing by the Local Planning Authority prior to the first provision of such an access.

- 15 The development hereby permitted shall be carried out in strict accordance with the mitigation measures set out in section 5 of the submitted Ecological Impact Assessment, as summarised in Table 5.8, of that Assessment and the enhancement measures in sections 7.2, 7.3 and 7.4. of that Assessment. The provided mitigation/enhancement measures thereafter shall be maintained.
- 16 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. Thereafter, the development shall be carried out in strict accordance with the approved details.
- 17 Prior to the completion of the external walling and roofing of any of dwellings hereby approved a detailed landscaping scheme shall be submitted and approved in writing by the Local Planning Authority which provides for compensatory planting for the trees that are to be felled to implement this permission. The details shall include species, location and the time of planting.
- 18 Should any planting within the Landscaping scheme approved under condition 17 above fail or otherwise be removed or destroyed within 5 years of its planting, the plant shall be replaced with the same species to the satisfaction of the Local Planning Authority.
- 19 The development must not be brought into use until the access to the site at Snapdragon Way 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 with the crossing of the highway verge and/or footway constructed in accordance with the approved details and/or Standard Detail number E50 Rev.G of the Local Highway Authority and the following requirements:
 - a) That part of the access extending 15 metres into the site from the carriageway of the existing highway must be at a gradient not exceeding 1:30.
 - b) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway.
 - c) The final surfacing of any private access within 10 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.
 - d) Measures to enable vehicles to enter and leave the site in a forward gear.

All works must accord with the approved details.

- 20 No dwelling must be occupied until the related parking facilities have been constructed in accordance with the details approved under condition 2 above and at

least one parking space to each dwelling shall be equipped with a Mode 3 electric vehicle charging point with a minimum 16amp rating. The electric vehicle charging points shall be maintained until superseded by any advanced technology and the parking facilities shall be maintained clear of any obstruction and retained for their intended purpose at all times.

- 21 The dwellings hereby allowed shall be installed with Fibre to the Premises (FTTP) broadband infrastructure capable of Next Generation Access speeds unless details are submitted to and approved in writing by the Local Planning Authority that demonstrate the provision of FTTP is not viable and alternatively provides for a 30Mbps download connection and makes provision through the provision of ducting capable of carrying fibre cables from multiple providers for the suitable delivery of FTTP broadband at a future date.
- 22 Prior to the first occupation of any of the dwellings hereby permitted, suitable and sufficient provision shall be made for the storage and containment of refuse prior to collection and access for the collection of refuse.
- 23 Notwithstanding the provisions of The Town and Country Planning General Permitted Development Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions shall be carried to any of the dwellings hereby approved nor any additional rooflights or dormers to those approved under condition 2 to the dwelling on Plot 1, as hereby approved, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 In the interest of protection residential amenity in line with policy HP4 and the NPPF.
- 4 In the interest of protecting the amenity of trees on site.
- 5 In the interest of public health and maintaining the public sewerage and water supply networks.
- 6 In the interest of public health and maintaining the public sewer network.
- 7 In the interest of public health and maintaining the public sewer network
- 8 To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network.
- 9 to 14. In the interest of public safety and amenity
- 15 In the interests of ecology.
- 16 In the interests of visual amenity.
- 17 In the interests of amenity and to compensate for the loss of trees.
- 18 In the interests of visual amenity and to safeguard residential amenity.
- 19 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.
- 20 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, and in

the interest of supporting sustainable transport.

- 21 To ensure broadband access is provided in accordance with Harrogate District Local Plan Policy TI5.
- 22 In the interest residential amenity.
- 23 To ensure the surrounding trees are not unduly compromised by development.

INFORMATIVES

- 1 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.
- 2 If any topsoil is taken onto site for the formation of a domestic garden it shall be certified as suitable for a domestic garden in accordance with the YALPAG guidance on Verification of Cover Systems. This should be validated through sampling on site
- 3 In respect of condition 5 Yorkshire Water Services Limited advise that on the statutory records, a 110 mm diameter clean water main may be affected by the proposed northern site entrance to proposed works. During the construction phase of the development, adequate protective measures must be implemented to ensure that the pipe is not affected by additional loading i.e. from plant machinery. Trial holes will be required to determine depth of main - please contact: tech.support.engineer.north@yorkshirewater.co.uk to arrange this.
- 4 In respect of condition 5 Yorkshire Water Services Limited advise that on the Statutory Sewer Map, there is a 225 mm diameter public foul sewer recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme. It may not be acceptable to raise or lower ground levels over the sewer and they will not accept any inspection chambers on the sewer to be built over. In this instance they look for this matter to be controlled by Requirement H4 of the Building Regulations 2000 although note the intent for the sewer to be diverted which will be subject to Yorkshire Water's requirements and formal procedure (in accordance with Section 185 Water Industry Act 1991).
- 5 In respect of condition 8 Yorkshire Water Services Limited endorse the use the watercourse identified in the ARP 'Foul and Surface water Drainage Strategy' (ref: 956/40r1b dated 26/04/2022) subject to any requirements of the Environment Agency and/or Local Land Drainage Authority.
- 6 In respect of condition 17 it would normally be expected that two trees are planted for each that has been felled.
- 7 The application details included an Ecological Impact Assessment was submitted with the application indicating an off-site biodiversity net gain offsite of 0.75 Biodiversity Units of neutral grassland would be looked for. Whilst noting the NPPF encourages net gain, Local Plan Policy NE3 only applies such to major

developments and hence this is not a matter to be addressed under the scope of this permission. Should the developer nevertheless wish to make such a contribution commercial facilities are understood to be available.

CASE NUMBER:	22/02594/DVCMAJ	WARD:	Harrogate Harlow
CASE OFFICER:	Aimée McKenzie	DATE VALID:	30.06.2022
GRID REF:	E 427898	TARGET DATE:	29.09.2022
	N 454234	REVISED TARGET:	05.10.2022
		DECISION DATE:	04.10.2022

APPLICATION NO: 6.79.1616.W.DVCMAJ

LOCATION:

The Harrogate Arms Crag Lane To Harrogate Arms Harrogate North Yorkshire HG3 1QA

PROPOSAL:

Application to vary Condition 2 (approved plans) of planning approval: 19/00595/FULMAJ- Change of Use from pub (Use class A4) to cafe (Use class A3) and activity centre (Sui generis) in connection with RHS Garden Harlow Carr.

APPLICANT:

Mr Paul Griffiths

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:

The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:

Existing and Proposed Site Plan Dwg No: 3140 02 Rev G (dated received 27 September 2022)

Proposed New Doors within Listed Building Fabric Dwg No: 3140 19 Rev D

Proposed Sections Dwg No: 3140 16 Rev D

Proposed Elevations Dwg No: 3140 15 Rev E

Proposed Floor Plans Dwg No: 3140 14 Rev H

Proposed Demolition, Internal Alterations and New Built Form Dwg No: 3140 12 Rev K

Cornice Repairs Dwg No: 3140 20 Rev B

Proposed Floor Alterations and Repair Dwg No: 3140 27

Proposed Elevation Dwg No: 3140 15 Rev F

Record of Boundary Wall Dwg No: 3140 13

Location Plan Dwg No: 3140 01 Rev G

Heritage Statement (June 2022)

Planning Statement (June 2022)

Harrogate Arms Photographs

Parking Plan Dwg No: 3140 18 Rev A
Proposed Drainage Strategy Dwg No: 26454-600 Ver. 1

- 2 The Demolition and Construction phase Plan approved under: application reference: 22/00927/DISCON shall be used as approved by the Local Planning Authority in the development hereby approved unless otherwise approved in writing.
- 3 Demolition and Construction phase: In order to control noise from the site the following hours shall apply:
 - o The hours of work on site shall be controlled and restricted to
 - o 08:00 until 18:00 Mondays to Fridays
 - o 08:00 until 13:00 Saturdays
 - o No work on Sundays or Bank Holidays
- 4 Prior to the commencement of excavation works for the extension, an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted for the prior approval of the local planning authority. Thereafter development must be carried out in accordance with the approved details.
- 5 Prior to commencement of excavation works for the extension details of the landscaping scheme between the main building and the existing baths building including details of replacement tree planting, new planting / landscaping around building including the planting of trees and or shrubs and details of all external hard surfaces, must be submitted for the prior approval of the local planning authority. 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. Thereafter development must be carried out in accordance with the approved details.
- 6 Replacement Tree:
 - o The tree shall be replaced with 1 tree, species to be agreed
 - o The tree shall be procured and planted in accordance with British Standards BS 8545:2014.
 - o The replacement tree shall be a minimum 12-14cm stem girth, 45-85 litre rootball at the time of planting.
 - o The replacement tree should be planted as close to the felled tree as is possible.
 - o The replacement tree shall be planted in a prepared pit, which is 50% larger than rootball of the tree itself.
 - o The sides of the planting pit are to be forked over to help alleviate compaction and allow for the tree roots to become established.
 - o The tree shall be planted with the root collar at the same level as the surrounding soil levels.
 - o The tree pit shall be backfilled with topsoil clean of building contaminants.
 - o The tree shall be staked, tied and mulched at the time of planting. The tree shall be anchored with a single stake angled at 45 degrees and attached the trunk of the tree with a tie at circa 1 metre above ground level. The stake shall be driven into the ground clear of the rootball.

- o The stake and tie shall be removed no sooner than following a minimum of 2 growing seasons.
 - o The tree shall be planted between the 1 October and the 31 March during that first period the tree is removed.
 - o Should the replacement tree fail or die within 5-years of its planting date then they should be replaced within an agreed species, of agreed dimensions and within an agreed location with the LPA.
 - o If necessary the TPO should be modified to reflect any changes to the circumstances or the Order.
- 7 Works must be undertaken strictly in accordance with the Total Ecology Report dated 02 May 2017 and the Addendum received 12 June 2019.
- 8 The Schedule of Works approved under: application reference: 22/00927/DISCON shall be used as approved by the Local Planning Authority in the development hereby approved unless otherwise approved in writing.
- 9 Prior to the commencement of works to the extension detailed construction drawings must be submitted for the prior approval of the local planning authority. Thereafter development must be carried out in accordance with the approved details.
- 10 Prior to the commencement of works to rebuild the boundary wall, the following information shall be submitted and approved by the local planning authority;
- a) full details and a method statement setting out how the wall be taken down and the stone stored on site,
 - b) a sample panel to be erected on site to show lime mortar, details of coursing and coping, the panel shall remain on site throughout the duration of the build.

Thereafter development must be carried out in accordance with the approved details.

- 11 The materials approved in regards to the new glazed roof and proposed rooflights, the sample pallets (include details of finish and colours) of all the materials under application reference: 22/00927/DISCON shall be used as approved by the Local Planning Authority in the development hereby approved unless otherwise approved in writing.
- 12 Prior to the installation of the services to the building, full details of all the proposed flues and vents required for ventilation and / or extraction for heating/cooling systems, kitchens, w.c., café and visitor space etc. must be submitted for the prior approval of the local planning authority. Thereafter development must be carried out in accordance with the approved details.
- 13 Prior to the opening of the café and / or visitors centre details of the replacement boundary treatment or enclosure to the current RHS garden boundary line including timing of works must be submitted for the prior approval of the local planning authority. Thereafter development must be carried out in accordance with the approved details.

- 14 Prior to the opening of the café and / or visitors centre details of interpretation boards, their position, design and information and timing of installation must be submitted for the prior approval of the local planning authority. Thereafter development must be carried out in accordance with the approved details.
- 15 The development hereby approved shall not be brought into use until full details of any intended mechanical extract ventilation system for that unit has been submitted for the written approval of the Local planning Authority. The details of the system to be submitted for the approval shall provide for:
 - o Effective odour filtration for the nature and type of the food and odours to be produced.
 - o Means to mitigate any extraneous noise and vibration from the system
 - o A point of exhaust / emission at such a height and in such a position and manner so as to avoid amenity loss.

Thereafter, any such system that may be approved by the Local planning Authority shall be implemented in full accordance with the details approved prior to the bringing into use of that unit and shall thereafter be retained and maintained in good working order at all times.
- 16 No activities shall be carried out of doors with amplified music.

Reasons for Conditions:-

- 1 For the avoidance of doubt.
- 2 In the interests of residential and general amenity; in accordance with HP4 of the Harrogate Local Plan.
- 3 In the interests of residential and general amenity; in accordance with HP4 of the Harrogate Local Plan.
- 4 In the interests of health and amenity of the trees on site which make a positive contribution to the character of the area; in accordance with policies NE4 and NE7 of the Harrogate Local Plan.
- 5 In the interests of visual amenity; in accordance with policies NE4 and NE7 of the Harrogate Local Plan.
- 6 To ensure the amenity of the area is retained following the loss of the tree; in accordance with policies NE4 and NE7 of the Harrogate Local Plan.
- 7 To safeguard protected species during the course of works and to ensure opportunities for their continued favourable conservation status on site, following redevelopment; in accordance with policies NE3 of the Harrogate Local Plan.
- 8 In the interest of visual amenity and to protect the special character and appearance of the listed building and its setting; in accordance with policies HP2 and HP3 of the Harrogate District Local Plan.
- 9 In the interest of visual amenity and to protect the special character and appearance of the listed building and its setting; in accordance with In the interest of visual amenity and to protect the special character and appearance of the listed building and its setting; in accordance with policies HP2 and HP3 of the Harrogate District Local Plan.

- 10 In the interest of visual amenity and to protect the special character and appearance of the listed building and its setting; in accordance with policies HP2 and HP3 of the Harrogate District Local Plan.
- 11 In the interest of visual amenity and to protect the special character and appearance of the listed building and its setting; in accordance with in accordance HP2 of the Harrogate Local Plan.
- 12 In the interest of visual amenity and to protect the special character and appearance of the listed building and its setting; in accordance with in accordance HP2 of the Harrogate Local Plan.
- 13 In the interest of visual amenity and to protect the special character and appearance of the listed building and its setting; in accordance HP2 of the Harrogate Local Plan.
- 14 In the interest of general amenity, allow visitors to understand the relationship and history of the buildings; in accordance with HP2 and HP4 of the Harrogate Local Plan.
- 15 In the interests of residential and general amenity; in accordance with HP4 of the Harrogate Local Plan.
- 16 In the interests of residential and general amenity; in accordance with HP4 of the Harrogate Local Plan.

INFORMATIVES

- 1 Electric vehicle charge points informative
Minimum specification work place developments (e.g. offices, education, industrial)
 -
 - o Non-residential developments, one electric vehicle charging point should normally be provided for every 10 parking spaces. This may be reduced initially to 1 charging point for every 20 parking spaces with the remainder provided at an agreed trigger point.
 - o Mode 3 charging point with a type 2 outlet socket
 - o The cable and circuitry ratings for the charging points shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32 Amps
- 2 European Protected Species Licence Informative Note
The ecological assessment which accompanies this application advises that a European Protected Species Mitigation Licence (EPSML) will be required to be obtained from Natural England in order for the works to be undertaken lawfully. Where required, it is the applicant's responsibility to engage a suitably qualified ecological consultant to apply for the appropriate licence to ensure that no breach of the relevant wildlife legislation occurs as a result of the proposed works
- 3 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.

4 ADJACENT PUBLIC RIGHTS OF WAY

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

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

CASE NUMBER:	22/03078/FUL	WARD:	Harrogate Harlow
CASE OFFICER:	Lisa Alder	DATE VALID:	06.08.2022
GRID REF:	E 429096	TARGET DATE:	01.10.2022
	N 453641	REVISED TARGET:	
		DECISION DATE:	23.09.2022

APPLICATION NO: 6.79.9780.B.FUL

LOCATION:

64 Beckwith Crescent Harrogate HG2 0BH

PROPOSAL:

New roof terrace on flat roof of extension previously approved under 21/03051/FUL

APPLICANT:

Mr And Mrs W Fitzmaurice

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.09.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawing:
'Proposed Roof Terrace' JOB: 2021.059 DWG: 004 dated: August 2022

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:	22/03156/FUL	WARD:	Harrogate Harlow
CASE OFFICER:	Emily Brown	DATE VALID:	30.08.2022
GRID REF:	E 429319	TARGET DATE:	25.10.2022
	N 454390	REVISED TARGET:	
		DECISION DATE:	12.10.2022

APPLICATION NO: 6.79.9750.C.FUL

LOCATION:

14 Harlow Oval Harrogate North Yorkshire HG2 0DS

PROPOSAL:

Erection of single storey rear extension, raised decking and new windows. Involves demolition of rear porch.

APPLICANT:

Mr And Mrs Clapperton

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - .Proposed Plans 2144.P01 Rev B October 21 (received 12th August 2022)
 - .Proposed Elevations 2144.P02 Rev B October 21 (received 12th August 2022)

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:	22/03158/FUL	WARD:	Harrogate Harlow
CASE OFFICER:	Chloe Temple	DATE VALID:	13.08.2022
GRID REF:	E 429374	TARGET DATE:	08.10.2022

N 453801

REVISED TARGET:

DECISION DATE: 10.10.2022

APPLICATION NO: 6.79.1064.B.FUL

LOCATION:

62 Pannal Ash Grove Harrogate North Yorkshire HG2 0HZ

PROPOSAL:

Erection of single storey rear extension

APPLICANT:

Ms Quinn

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - o 'Proposed Property - Prepared by Airedale Architects, drawing no. 2294/02, dated Aug 2022 and received by the council on 13/08/2022.

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: 22/03235/FUL

CASE OFFICER: Emily Brown

GRID REF: E 429087

N 453453

WARD:

Harrogate Harlow

DATE VALID:

19.08.2022

TARGET DATE:

14.10.2022

REVISED TARGET:

DECISION DATE:

28.09.2022

APPLICATION NO: 6.79.14917.FUL

LOCATION:

4 Beckwith Drive Harrogate North Yorkshire HG2 0BL

PROPOSAL:

Erection of single storey side extension.

APPLICANT:

Mr And Mrs Keith And Barbara Taylor

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 28th September 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - .As Proposed Ground Floor 022024-210 August 2022
 - .As Proposed Elevations 022024-216 August 2022
 - .As Proposed Roof Plan 022024-211 August 2022

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:	22/02905/FUL	WARD:	Harrogate High Harrogate
CASE OFFICER:	Aimée McKenzie	DATE VALID:	26.07.2022
GRID REF:	E 430811	TARGET DATE:	20.09.2022
	N 455961	REVISED TARGET:	14.10.2022
		DECISION DATE:	

APPLICATION NO: 6.79.4877.F.FUL

LOCATION:

65 Dragon Avenue Harrogate North Yorkshire HG1 5DS

PROPOSAL:

Change of use of hotel to 8 holiday lets, external alterations including replacement of conservatory with stone-walled structure.

APPLICANT:

Maison Parfaite

APPROVED subject to the following conditions:-

CASE NUMBER:	22/02922/FUL	WARD:	Harrogate High Harrogate
CASE OFFICER:	Jeremy Constable	DATE VALID:	01.08.2022
GRID REF:	E 430781	TARGET DATE:	26.09.2022
	N 455896	REVISED TARGET:	14.10.2022
		DECISION DATE:	11.10.2022

APPLICATION NO: 6.79.5242.A.FUL

LOCATION:

66 Dragon Avenue Harrogate North Yorkshire HG1 5DT

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mrs M Farrar

REFUSED. Reason(s) for refusal:-

- 1 By virtue of its siting, scale and design, the proposed extension would appear oppressive and overbearing, resulting in significant harm to the living conditions of occupiers of the adjoining dwelling contrary to the provisions of Policies HP4 and HS8 of the Harrogate District Local Plan and guidance within the Council's House Extensions and Garages Design Guide SPD and the National Planning Policy Framework.

CASE NUMBER:	22/03062/COU	WARD:	Harrogate High Harrogate
CASE OFFICER:	Emma Walsh	DATE VALID:	24.08.2022
GRID REF:	E 430888	TARGET DATE:	19.10.2022
	N 455631	REVISED TARGET:	
		DECISION DATE:	03.10.2022

APPLICATION NO: 6.79.1469.H.COU

LOCATION:

Harcourt Gardens Care Home 6 Harcourt Road Harrogate North Yorkshire HG1 5NL

PROPOSAL:

Change of use of 3 visitor bedrooms to resident rooms, creating a 105 bedroom care home inclusive of existing 102 resident rooms.

APPLICANT:

Springfield Healthcare Ltd

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 03.10.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
Location Plan; drwg no. A10-00-03 Rev C, received 22.08.2022
Proposed Ground Floor Care Home; drwg no. A20-00- 01 Rev Y, received 24.08.2022
Proposed First Floor Care Suite; drwg no. A20-01-101, Rev M, received 04.08.2022
Proposed Second Floor Car Suite; drwg no. A20-02-101, Rev N, received 04.08.2022
- 3 The development hereby permitted shall solely be utilised as residents accommodation in relation to Harcourt Gardens Care Home.

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 For the avoidance of doubt and to ensure the development is not utilised outside of the permitted use.

CASE NUMBER:	22/03616/CLOPUD	WARD:	Harrogate Hookstone
CASE OFFICER:	Connor Williams	DATE VALID:	18.09.2022
GRID REF:	E 432617	TARGET DATE:	13.11.2022
	N 455099	REVISED TARGET:	
		DECISION DATE:	30.09.2022

APPLICATION NO: 6.79.8788.D.CLOPUD**LOCATION:**

24 Woodlands Road Harrogate North Yorkshire HG2 7AY

PROPOSAL:

Loft conversion including hip to gable and rear dormer.

APPLICANT:

Mr Paul Mason

APPROVED

The proposed loft conversion with hip to gable extension and rear dormer is shown in the proposed plans titled DWG no. PCE-Mason-September-22-Planning which were submitted on 18th September 2022. These plans comply with Schedule 2, Part 1, Class B of the General Permitted Development Order 2015 (as amended).

Reasons for Conditions:-

INFORMATIVES

The proposed single loft conversion with hip to gable extension and rear dormer is shown in plans titled:

- Proposed loft conversion - DWG no. PCE-Mason-September-22-Planning

These plans comply with Schedule 2, Part 1, Class B of the General Permitted Development Order 2015 (as amended).

CASE NUMBER:	22/01717/FUL	WARD:	Harrogate Kingsley
CASE OFFICER:	Sam Witham	DATE VALID:	10.05.2022
GRID REF:	E 431677	TARGET DATE:	05.07.2022
	N 455895	REVISED TARGET:	17.10.2022
		DECISION DATE:	03.10.2022

APPLICATION NO: 6.79.10227.A.FUL

LOCATION:

56 Kingsley Drive Harrogate North Yorkshire HG1 4TH

PROPOSAL:

Two storey side extension to form living accommodation and new bedroom, loft conversion to provide master bedroom, rear single storey extension to form a larger kitchen and direct link to the rear garden.

APPLICANT:

Mr Andrew North

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 03.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

2022-06-07 A, 2022-06-10 A, 2022-06-11 A, 2022-06-12 A, 2022-06-13 A received by the council on 2nd September 2022.

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:	22/02993/FUL	WARD:	Harrogate Kingsley
CASE OFFICER:	Lisa Alder	DATE VALID:	16.08.2022
GRID REF:	E 431739	TARGET DATE:	11.10.2022
	N 455734	REVISED TARGET:	
		DECISION DATE:	23.09.2022

APPLICATION NO: 6.79.14903.FUL

LOCATION:

9 Lynton Gardens Harrogate North Yorkshire HG1 4TE

PROPOSAL:

Replacement of existing conservatory with single-storey flat roof extension with roof light. Installation of bi-fold doors and removal of walls between new extension and existing dining room/kitchen.

APPLICANT:

Andrew Clewes

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.09.2025.
- 2 The rear extension hereby permitted shall be carried out in strict accordance with the following drawings:

'Side (East) Elevations' dated August 2022.

'Ground Floor Plans' dated July 2022.

'Rear Elevations' and 'Side Elevations' dated July 2022.

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:	22/03122/FUL	WARD:	Harrogate Kingsley
CASE OFFICER:	Sam Witham	DATE VALID:	18.08.2022
GRID REF:	E 431581	TARGET DATE:	13.10.2022
	N 455576	REVISED TARGET:	
		DECISION DATE:	05.10.2022

APPLICATION NO: 6.79.6497.G.FUL

LOCATION:

1 Granby Road Harrogate North Yorkshire HG1 4ST

PROPOSAL:

2 new balconies to existing flats.

APPLICANT:

Andy Ip

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 05.10.2025.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:

410-10
410-11
410-14
410-15

As received by the council on the 19th August 2022

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:	22/01573/FUL	WARD:	Harrogate Oatlands
CASE OFFICER:	Jeremy Constable	DATE VALID:	26.05.2022
GRID REF:	E 430961	TARGET DATE:	21.07.2022
	N 453676	REVISED TARGET:	21.10.2022
		DECISION DATE:	14.10.2022

APPLICATION NO: 6.79.14834.FUL

LOCATION:

16 Mount Gardens Harrogate North Yorkshire HG2 8BS

PROPOSAL:

Erection of single storey side and rear extension and roof conversion, hip to gable and rear dormer extension.

APPLICANT:

Mrs Tamsin Barnes

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 14th October 2025.
- 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: Drwg No.TA-P1-XX-GA-A-0003 (Received 26.05.2022)
Site Plan: Drwg No.TA-P1-XX-GA-A-0005 Rev A (Received 13.10.2022)
Plans and elevations: Drwg No.TA-P1-XX-GA-A-0002 Rev A (Received 13.10.2022)
- 3 Except where explicitly stated otherwise within the application form and the approved drawings, the external materials of the development hereby approved shall match those of the existing building.
- 4 The crossing of the 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.
- 5 The side window serving the stairwell 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 To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.
- 5 In the interests of privacy.

CASE NUMBER:	22/02837/FUL	WARD:	Harrogate Oatlands
CASE OFFICER:	Chloe Temple	DATE VALID:	16.08.2022
GRID REF:	E 431157	TARGET DATE:	11.10.2022
	N 453181	REVISED TARGET:	
		DECISION DATE:	10.10.2022

APPLICATION NO: 6.79.14896.FUL

LOCATION:

49 Almsford Oval Harrogate North Yorkshire HG2 8EJ

PROPOSAL:

Demolition of existing conservatory and garage and erection of single storey rear extension and porch to front door.

APPLICANT:

Mr Paul Loughran

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - o 'Proposed Plan and Elevations' - Prepared by MAS Design Consultants, drawing no. 3760/04/100 REV B, dated 30 September 2022 and received by the council on 07/10/2022.

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:	22/02970/FUL	WARD:	Harrogate Oatlands
CASE OFFICER:	Amy Benfold	DATE VALID:	30.07.2022
GRID REF:	E 430534	TARGET DATE:	24.09.2022
	N 452955	REVISED TARGET:	
		DECISION DATE:	23.09.2022

APPLICATION NO: 6.79.1472.B.FUL

LOCATION:

3 Mallinson Oval Harrogate HG2 9HH

PROPOSAL:

Erection of a single-storey and two storey extension to the rear. Convert the rear half of the existing garage and infill between this and the main property. (Revised Scheme)

APPLICANT:

Mr And Mrs Walsh

REFUSED. Reason(s) for refusal:-

- 1 The part of the Mallinson Oval estate in which 3 Mallinson Oval is situated is characterised by gaps which exist between the dwellings which contribute to a sense of openness and is therefore considered a distinctive feature of the street which contributes to the spatial quality and character of the area. The proposed first floor extension, due to its size and scale, would substantially erode this sense of spaciousness and would be of harm to the character and appearance of the area, contrary to Local Plan Policies HP3 which seeks to safeguard the spatial quality and character of the area.

The two storey rear extension does not satisfy the recommendations forwarded in Appendix D of the Council's House Extensions and Garages Design Guide and would therefore forward amenity issues with regards to unacceptable levels of overshadowing/overbearing. The proposal would therefore be contrary to Local Plan Policies HP4 and HS8 which seeks to achieve development that does not adversely affect neighbouring residential amenity.

CASE NUMBER:	22/03041/FUL	WARD:	Harrogate Oatlands
CASE OFFICER:	Kate Exley	DATE VALID:	16.08.2022
GRID REF:	E 430944	TARGET DATE:	11.10.2022
	N 453154	REVISED TARGET:	
		DECISION DATE:	11.10.2022

APPLICATION NO: 6.79.9575.B.FUL

LOCATION:

79 Beech Road Harrogate North Yorkshire HG2 8DZ

PROPOSAL:

Erection of hip-to-gable roof extension and rear dormer; internal alterations and alterations to fenestration.

APPLICANT:

Mr Chris Ball

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.10.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the following detail.

Proposed Front and Left Elevations. PG-02.
Proposed Rear and Right Elevations. PG-03.
Proposed Floor Plans. PG-04.

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:	22/03042/FUL	WARD:	Harrogate Oatlands
CASE OFFICER:	Sam Witham	DATE VALID:	04.08.2022
GRID REF:	E 430712	TARGET DATE:	29.09.2022
	N 452871	REVISED TARGET:	
		DECISION DATE:	28.09.2022

APPLICATION NO: 6.79.14649.A.FUL

LOCATION:

17 Firs Crescent Harrogate North Yorkshire HG2 9HF

PROPOSAL:

Two storey side extension and front extension. Single storey rear extension. Application of render to existing dwelling.

APPLICANT:

Mr Webster And Ms Connelly

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 28.09.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

FC17/102 and Proposed Block Plan as received by the Council on the 4th August 2022

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:	22/03166/FUL	WARD:	Harrogate Oatlands
CASE OFFICER:	Connor Williams	DATE VALID:	15.08.2022
GRID REF:	E 431340	TARGET DATE:	10.10.2022
	N 452525	REVISED TARGET:	
		DECISION DATE:	10.10.2022

APPLICATION NO: 6.79.14911.FUL

LOCATION:

7 Fulwith Grove Harrogate North Yorkshire HG2 8HN

PROPOSAL:

Single storey rear extension and raised decking area

APPLICANT:

Mr Jim Atkinson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.10.22.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - PROPOSED SITE PLANS- No. 367.03.001 - July 2022
 - PROPOSED FLOOR PLANS - No. 367.03.101 - July 2022
 - PROPOSED FLOOR PLANS - No. 367.03.102 - July 2022
 - PROPOSED ELEVATIONS - No. 367.03.201 - July 2022
 - PROPOSED ELEVATIONS - No. 367.03.203 - July 2022

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:	22/03205/FUL	WARD:	Harrogate Oatlands
CASE OFFICER:	Jeremy Constable	DATE VALID:	17.08.2022
GRID REF:	E 430697	TARGET DATE:	12.10.2022
	N 452981	REVISED TARGET:	
		DECISION DATE:	10.10.2022

APPLICATION NO: 6.79.13550.B.FUL

LOCATION:

Restharrow 28 Firs Drive Harrogate North Yorkshire HG2 9HB

PROPOSAL:

Erection of single storey lean-to timber shelter and alterations to fenestration.

APPLICANT:

Mr And Mrs Macdonald

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.10.2025.

- 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.P001 (Received 17.08.2022)
Site Plan: Drwg No.P002 Rev A (Received 17.08.2022)
Plans and Elevations: Drwg No.P004 Rev B (Received 17.08.2022)

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:	22/03206/TPO	WARD:	Harrogate Old Bilton
CASE OFFICER:	Connor Williams	DATE VALID:	17.08.2022
GRID REF:	E 430512	TARGET DATE:	12.10.2022
	N 457725	REVISED TARGET:	
		DECISION DATE:	05.10.2022

APPLICATION NO: 6.79.11402.B.TPO

LOCATION:

25 Brooke Close Harrogate North Yorkshire HG1 3ND

PROPOSAL:

Lateral reduction by 1-1.5m on upper east canopy and north mid to upper canopy and crown lift to 5.2m over highway of 1 no. Sycamore (T1) within Tree Preservation Order 16/1993

APPLICANT:

Lindsey Earl

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:	22/02512/FUL	WARD:	Harrogate Pannal Ward
CASE OFFICER:	Jeremy Constable	DATE VALID:	16.08.2022
GRID REF:	E 430743	TARGET DATE:	11.10.2022
	N 451578	REVISED TARGET:	
		DECISION DATE:	10.10.2022

APPLICATION NO: 6.152.437.B.FUL

LOCATION:
5 Hillside Road Pannal North Yorkshire HG3 1JP

PROPOSAL:
Erection of two storey side extension and widening of dropped kerb crossing. (Revised scheme with amended external wall finish).

APPLICANT:
Mr and Mrs S Turner

- 1 REFUSED. Reason(s) for refusal:-
 - 1 By virtue of the material finish and appearance, the proposed two storey side extension would be a prominent, visually incongruous feature, considered to be detrimental to the character and appearance of the original property and the adjoining property, in a row of similar, brick built, semi-detached properties. The proposal is therefore contrary to guidance in the National Planning Policy Framework, Policies HP3 and HS8 of the Harrogate District Local Plan and guidance in the House Extensions and Garages Design Guide SPD.

CASE NUMBER:	22/02828/FUL	WARD:	Harrogate Pannal Ward
CASE OFFICER:	Josh Arthur	DATE VALID:	19.07.2022
GRID REF:	E 429927	TARGET DATE:	13.09.2022
	N 453110	REVISED TARGET:	28.09.2022

DECISION DATE: 26.09.2022

APPLICATION NO: 6.79.2602.A.FUL

LOCATION:

8 Leadhall Way Harrogate North Yorkshire HG2 9PG

PROPOSAL:

Demolition of conservatory; Formation of new roof with Hip to Gable extension; Erection of Single Storey and Two Storey rear extensions; Alterations to fenestration and render.

APPLICANT:

Mr John Reah

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.09.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Floor Plans and Elevations Proposed Site Plan DWG No. 02 Rev. D
Received 21.09.2022
- 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.
- 4 Prior to the first occupation of the development hereby permitted, the stairwell window sited on the north eastern side elevation at first floor level shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and be either fixed or top opening above 1.7m from internal floor level, in strict accordance with Drawing Number 02 Rev. D The glazing shall thereafter be retained as such for the lifetime of the development.

Reasons for Conditions:-

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

CASE NUMBER: 22/03815/AMENDS **WARD:** Harrogate Saltergate
CASE OFFICER: Amy Benfold **DATE VALID:** 03.10.2022
GRID REF: E 427681 **TARGET DATE:** 31.10.2022
N 456279 **REVISED TARGET:**
DECISION DATE: 06.10.2022

APPLICATION NO: 6.93.746.AMENDS

LOCATION:

Dunholme 11 Stonecrop Avenue Killinghall North Yorkshire HG3 2WS

PROPOSAL:

Removal of part of rear extension which would have extended the kitchen and study.

APPLICANT:

Mr N Revely

1 APPROVED

CASE NUMBER: 20/03088/DISCON **WARD:** Harrogate St Georges
CASE OFFICER: Mike Parkes **DATE VALID:** 11.08.2020
GRID REF: E 430373 **TARGET DATE:** 06.10.2020
N 454056 **REVISED TARGET:**
DECISION DATE: 26.09.2022

APPLICATION NO: 6.79.12073.E.DISCON

LOCATION:

10 St Georges Road Harrogate North Yorkshire HG2 9BS

PROPOSAL:

Approval of detail required under condition 11 (Arboricultural Method Statement) of Planning Permission 17/02699/FUL

APPLICANT:

Mr Neil Pattison

REFUSAL to confirm discharge of condition(s)

1 Insufficient information has been provided to demonstrate the new access will not

adversely impact on the adjacent lime tree.

CASE NUMBER:	22/02268/FUL	WARD:	Harrogate St Georges
CASE OFFICER:	Arthama Lakhanpall	DATE VALID:	22.08.2022
GRID REF:	E 430100	TARGET DATE:	17.10.2022
	N 454197	REVISED TARGET:	
		DECISION DATE:	12.10.2022

APPLICATION NO: 6.79.13757.C.FUL

LOCATION:

Flat 1 26 Park Avenue Harrogate North Yorkshire HG2 9BG

PROPOSAL:

Conversion of basement to form 1 dwelling and erection of single storey extension, garage and wall with landscaping and groundworks.

APPLICANT:

Brenda McCormack

APPROVED subject to the following conditions:-

Map 16. Analysis, Concepts & Landscape in Character Area G

26PA_PL_011 Section A - received 29 June 2022 26PA_PL_017 Cross Sections - received 29 June 2022 26PA_PL_001 Location and Block Plan - received 27 June 2022 26PA_PL_005 Proposed Basement Terrace Area - received 27 June 2022 26PA_PL_006 Proposed GF Plan - received 27 June 2022 26PA_PL_007 Proposed Basement Plan - received 27 June 2022 26PA_PL_008 Landscaping Plan - received 27 June 2022 26PA_PL_009 Landscaping Images - received 27 June 2022 26PA_PL_012 Section B - received 27 June 2022 26PA_PL_013 Rear Elevations - received 27 June 2022 26PA_PL_014 Side Elevations - received 27 June 2022 26PA_PL_016 Proposed Garage - received 27 June 2022 26PA_PL_010 Proposed Front Elevation - received 8 June 2022

- 1 The development hereby permitted shall be begun on or before 12.10.2025.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:

26PA_PL_011 Section A - received 29 June 2022
26PA_PL_017 Cross Sections - received 29 June 2022
26PA_PL_001 Location and Block Plan - received 27 June 2022
26PA_PL_005 Proposed Basement Terrace Area - received 27 June 2022
26PA_PL_006 Proposed GF Plan - received 27 June 2022
26PA_PL_007 Proposed Basement Plan - received 27 June 2022
26PA_PL_008 Landscaping Plan - received 27 June 2022
26PA_PL_009 Landscaping Images - received 27 June 2022

26PA_PL_012 Section B - received 27 June 2022
26PA_PL_013 Rear Elevations - received 27 June 2022
26PA_PL_014 Side Elevations - received 27 June 2022
26PA_PL_016 Proposed Garage - received 27 June 2022
26PA_PL_010 Proposed Front Elevation - received 8 June 2022

- 3 Prior to their first use, samples of the materials to be used for the external walls of 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 occupation of the dwelling hereby permitted, electric vehicle infrastructure shall be installed at the site. The electric vehicle charging point shall be of Mode 3 type (specific socket on a dedicated circuit with a minimum current rating of 16 Amp). The charging points installed shall be retained thereafter.
- 5 The hours of work on site shall be controlled and restricted to:

08:00 until 18:00 Mondays to Fridays
08:00 until 13:00 Saturdays
No work on Sundays or Bank Holidays
- 6 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 '26PA_PL_005' for access, parking and refuse storage shall be kept available for their intended purposes at all times.

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 conservation area.
- 4 In the interests of air quality and pollution.
- 5 In the interests of residential amenity and highway safety.
- 6 In the interests of residential amenity and highway safety.

INFORMATIVES

- 1 If any topsoil is taken onto site for the formation of a domestic garden it should be certified as suitable for a domestic garden. This should be validated through sampling once on site.
- 2 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.

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

CASE NUMBER:	22/02511/FUL	WARD:	Harrogate St Georges
CASE OFFICER:	Arthama Lakhanpall	DATE VALID:	23.06.2022
GRID REF:	E 429462	TARGET DATE:	18.08.2022
	N 453396	REVISED TARGET:	18.10.2022
		DECISION DATE:	06.10.2022

APPLICATION NO: 6.79.758.AT.FUL

LOCATION:

Rossett High School Green Lane Harrogate North Yorkshire HG2 9JP

PROPOSAL:

Erection of 3G pitch with perimeter fencing and removal of 3 existing tennis courts.

APPLICANT:

Mr R Lorusso

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.10.2025.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 Prior to the development being brought into use, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The Scheme shall include details of a reasonable pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review, the scheme shall also relate to the replacement tennis courts. The approved scheme shall be implemented upon commencement of use of the development.

4 The 3G pitch hereby permitted shall only be used during the hours of:

School times:

Monday to Friday 8.45am - 4.45pm

Community use times:

Monday to Friday 5pm till 10pm

Saturdays 9am - 4pm

Sundays 10am - 6pm

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 secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Policy HP9.
- 4 In the interests of residential amenity and highways safety.

INFORMATIVES

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

CASE NUMBER:	22/03104/FUL	WARD:	Harrogate St Georges
CASE OFFICER:	Kate Exley	DATE VALID:	09.08.2022
GRID REF:	E 429703	TARGET DATE:	04.10.2022
	N 454103	REVISED TARGET:	
		DECISION DATE:	06.10.2022

APPLICATION NO: 6.79.6748.C.FUL

LOCATION:

10 Southway Harrogate North Yorkshire HG2 0EA

PROPOSAL:

Erection of single storey rear extension with pergola and erection of external storage room; conversion and alterations to existing garage to form additional living accommodation; conversion of loft and erection of side elevation dormer; external alterations including replacement fenestration and addition of render; widening vehicular access.

APPLICANT:

Mr And Mrs Chris And Caroline Leek

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.10.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the following detail received by the council on 09 August 2022.

Proposed ground Floor Plan. Drawing 022019-210
Proposed first Floor Plan. Drawing 022019-211
Proposed second Floor Plan. Drawing 022019-212
Proposed Elevations. Drawing 022019-215
Proposed Site Plan. Drawing 022019-111

- 3 The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 10 Southway Harrogate HG2 0EA.

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 The formation of a separate residential use would not be acceptable.

CASE NUMBER:	22/03193/DVCON	WARD:	Harrogate St Georges
CASE OFFICER:	Josh Arthur	DATE VALID:	16.08.2022
GRID REF:	E 429633	TARGET DATE:	11.10.2022
	N 454301	REVISED TARGET:	
		DECISION DATE:	30.09.2022

APPLICATION NO: 6.79.14778.B.DVCON

LOCATION:

67 Otley Road Harrogate North Yorkshire HG2 0DW

PROPOSAL:

Variation of Condition 2 (Approved Drawings) of planning permission 22/01596/FUL - Erection of single storey extensions to sides and rear, alterations to roof including installation of 2no. dormer windows to front and rear, formation of living accommodation within roofspace and alterations to fenestration.

APPLICANT:

Mr L Mersinllari

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 27.06.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans and Elevation DWG No. 03 Rev. F Received 22.09.2022

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:	22/03260/FUL	WARD:	Harrogate St Georges
CASE OFFICER:	Lisa Alder	DATE VALID:	22.08.2022
GRID REF:	E 429991	TARGET DATE:	17.10.2022
	N 454430	REVISED TARGET:	
		DECISION DATE:	30.09.2022

APPLICATION NO: 6.79.13235.A.FUL

LOCATION:

Flat 3, 4 Hamilton House, Park Avenue Harrogate North Yorkshire HG2 9BQ

PROPOSAL:

Replacement of combination of nine existing sliding sash windows with replica sliding sash in PVC double glazed units to front, side and rear elevations and replacement of half door to side balcony.

APPLICANT:

Mr and Mrs Draper

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 30.09.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the application form and the following drawings submitted with the application:

'Existing and proposed drawings for replacement windows' DWG: Draper/01 dated: 17/8/22

'Vertical Slider Product Information' from Spectus Window Systems. Brochure part no. 980043/Issue 4

Cross Sectional Details - 'Vertical Slider Profile Guide and General Assemblies' Pages VS1 to VS 5 from Spectus Window Systems received by the council on 30th September 2022.

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:	22/03391/DISCON	WARD:	Harrogate St Georges
CASE OFFICER:	Josh Arthur	DATE VALID:	31.08.2022
GRID REF:	E 429633	TARGET DATE:	26.10.2022
	N 454301	REVISED TARGET:	
		DECISION DATE:	29.09.2022

APPLICATION NO: 6.79.14778.A.DISCON

LOCATION:

67 Otley Road Harrogate North Yorkshire HG2 0DW

PROPOSAL:

Approval of details reserved by Conditions 3 (external materials) and 4 (stonework sample panel) of planning permission 22/01596/FUL - Erection of single storey extensions to sides and rear, alterations to roof including installation of 2no. dormer windows to front and rear, formation of living accommodation within roofspace and alterations to fenestration.

APPLICANT:

Mr L Mersinllari

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 Condition 3: Blue slates sourced from Burton Roofing Merchants, Turnkey Park Ind Estate, Royds Close, Whitehall Road, Leeds, LS12 6LL viewed onsite on 14.09.2022 and sandblasted sample of 215mm natural stonework from M and M Yorkshire Stone Products, Bank Top Quarry, Harden, Wilsden, Bingley, BD16 1UA viewed onsite on 29.09.2022.
- 2 Condition 4: Sandblasted sample of 215mm natural stonework from M and M Yorkshire Stone Products, Bank Top Quarry, Harden, Wilsden, Bingley, BD16 1UA viewed onsite on 29.09.2022.
- 3 The existing stonework must be sandblasted to remove the artificial distressing/darkening. An open planning enforcement remains on the site.

CASE NUMBER:	22/03121/FUL	WARD:	Harrogate Stray
CASE OFFICER:	Sam Witham	DATE VALID:	10.08.2022
GRID REF:	E 432002	TARGET DATE:	05.10.2022
	N 454723	REVISED TARGET:	
		DECISION DATE:	22.09.2022

APPLICATION NO: 6.79.14907.FUL

LOCATION:
37 St Leonards Oval Harrogate North Yorkshire HG2 8NT

PROPOSAL:
Single storey and double storey rear extensions, new front porch

APPLICANT:
Mr Matt Shelton

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22nd September 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

215001 02, 215001 03, 215001 04, 215001 05 received by the council on 10th August 2022.
- 3 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 In the interests of the health and amenity of the tree(s).

CASE NUMBER:	22/03130/FUL	WARD:	Harrogate Stray
CASE OFFICER:	Connor Williams	DATE VALID:	17.08.2022
GRID REF:	E 430843	TARGET DATE:	12.10.2022
	N 454486	REVISED TARGET:	
		DECISION DATE:	11.10.2022

APPLICATION NO: 6.79.5318.D.FUL

LOCATION:

6 St James Drive Harrogate North Yorkshire HG2 8HT

PROPOSAL:

Proposed rear single storey flat roof extension.

APPLICANT:

Mr Tim Thornhill

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12/10/2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - Proposed Site Plan - Drawing no. AR/22/004 - 05/04/2022
 - Proposed Ground Floor Plan (partial), Site Plan and Elevation - Drawing no. AR/22/003/B - 05/04/2022

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:	22/03139/FUL	WARD:	Harrogate Stray
CASE OFFICER:	Sam Witham	DATE VALID:	11.08.2022
GRID REF:	E 431663	TARGET DATE:	06.10.2022
	N 454920	REVISED TARGET:	
		DECISION DATE:	28.09.2022

APPLICATION NO: 6.79.14422.B.FUL

LOCATION:

74 St Catherines Road Harrogate North Yorkshire HG2 8LA

PROPOSAL:

Front porch, single storey and double storey side extensions, single storey and double storey rear extensions

APPLICANT:

Katie Dixon

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 28th September 2025.

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

Existing and Proposed Floor Plans and Elevations

Existing and Proposed Front and Left Elevations

Existing and Proposed Rear and Right Elevations

Received by the council on 11th August 2022.

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: 22/03144/FUL
CASE OFFICER: Amy Benfold
GRID REF: E 430570
N 453980

WARD: Harrogate Stray
DATE VALID: 16.08.2022
TARGET DATE: 11.10.2022
REVISED TARGET:
DECISION DATE: 26.09.2022

APPLICATION NO: 6.79.14908.FUL

LOCATION:

33 Leeds Road Harrogate North Yorkshire HG2 8AY

PROPOSAL:

Conversion of apartments no.1 and no.2 to form a single dwellinghouse.

APPLICANT:

Mr And Mrs N Cooper

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.09.2025.

Reasons for Conditions:-

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

INFORMATIVES

- 1 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 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.
- 2 Landfill Gas Migration - This site is within 250m of a landfill site. In accordance with your 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:
 - A concrete floor.
 - Gas proof membrane beneath the floor.

- Sealing/protection of any services to the building.
- Adequate ventilation.
- Verification of the works undertaken on completion by a suitably competent person.

CASE NUMBER:	22/03002/FUL	WARD:	Harrogate Valley Gardens
CASE OFFICER:	Sam Witham	DATE VALID:	17.08.2022
GRID REF:	E 429731	TARGET DATE:	12.10.2022
	N 454481	REVISED TARGET:	
		DECISION DATE:	03.10.2022

APPLICATION NO: 6.79.14773.A.FUL

LOCATION:
19 Wordsworth Crescent Harrogate HG2 0HL

PROPOSAL:
Two storey side extension, single storey rear extension and porch

APPLICANT:
Mr And Mrs Mason

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 3rd October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

2128-D-90-003A, 2128-D-20-021C, 2128-D-20-022A, 2128-D-22-024B received by the council on the 1st August 2022

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:	22/03234/FUL	WARD:	Harrogate Valley Gardens
CASE OFFICER:	Izabelle Waddington	DATE VALID:	19.08.2022
GRID REF:	E 429713	TARGET DATE:	14.10.2022
	N 454839	REVISED TARGET:	

DECISION DATE: 10.10.2022

APPLICATION NO: 6.79.14918.FUL

LOCATION:

8 Glebe Road Harrogate North Yorkshire HG2 0LZ

PROPOSAL:

Proposed rear extension and alterations to fenestration

APPLICANT:

Mr And Mrs Ralph And Lucy Robinson

4 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - Proposed Site Plan - 02148-111
 - Proposed Basement Plan - 02148-210
 - Proposed Ground Floor Plan - 02148-211
 - Proposed First Floor Plan - 02148-212
 - Proposed Second Floor Plan - 02148-213
 - Proposed Elevations - 02148-SK10

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: 22/03243/TPO

CASE OFFICER: Amina Jones

GRID REF: E 429688

N 454942

WARD:

Harrogate Valley Gardens

DATE VALID:

20.08.2022

TARGET DATE:

15.10.2022

REVISED TARGET:

DECISION DATE:

27.09.2022

APPLICATION NO: 6.79.3358.Y.TPO

LOCATION:

The Adelphi Cold Bath Road Harrogate North Yorkshire HG2 0NT

PROPOSAL:

Works to trees within Tree Preservation Order 14/1987. Crown lift to 3 no. Beech Trees (T4,T2,T1). (Referenced on sketchplan as 1821, 1862 and 1866) to a minimum of 5.2 metres above Coldbath Road and 2.4 metres above the footpath respectively, pruning to suitable growth points. Lateral reduction of 1 no. Beech (T1), 1 no. Horse Chestnut Tree (T5) (Referenced on sketchplan as 1822), 2 no. Sycamore Trees (T6 and T7). (Referenced as 1827and 1835 on sketchplan) by 1-2 metres away from adjacent buildings, pruning to suitable growth points.

APPLICANT:

Julie Hatfield

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:	22/00076/FUL	WARD:	Killinghall & Hampsthwaite
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	09.03.2022
GRID REF:	E 428160	TARGET DATE:	04.05.2022
	N 458394	REVISED TARGET:	10.10.2022
		DECISION DATE:	10.10.2022

APPLICATION NO: 6.93.695.A.FUL

LOCATION:

Land Comprising Field South Of Quietways Crag Lane Killinghall North Yorkshire

PROPOSAL:

Erection of detached dwelling with 4no. bedrooms with associated off-street parking, gated entrance, ground source heat pump, pv panels, external works, new access and landscaping. Conversion of existing stone storage barn to home office.

APPLICANT:

Ms Rachel Ryder

1 REFUSED. Reason(s) for refusal:-

- 1 The application site lies outside of the development limits of Killinghall and is not identified as a suitable location for housing in the adopted Harrogate District Local Plan. There are no other policies that would warrant support for the proposal. The proposal would conflict with the requirements of the National Planning Policy Framework and policies GS2 and GS3 of the Harrogate District Local Plan (2020).
- 2 The proposal seeks the loss of good to moderate agricultural land and the development has not been demonstrated as necessary, therefore the proposal is not compliant with policy NE8 of the Harrogate District Local Plan (2020).

CASE NUMBER:	22/02966/TPO	WARD:	Killinghall & Hampsthwaite
CASE OFFICER:	Chloe Temple	DATE VALID:	29.07.2022
GRID REF:	E 428477	TARGET DATE:	23.09.2022
	N 458386	REVISED TARGET:	
		DECISION DATE:	07.10.2022

APPLICATION NO: 6.93.637.B.TPO

LOCATION:

St Thomas Church Otley Road Killinghall North Yorkshire HG3 2DN

PROPOSAL:

Works to TPO 19/1995 T1 lime - Crown lift 1no. Lime (T1 on plan) to 3m. Works to TPO 19/1995 T3 - Crown lift 1no. Holly to 2.5m above footpath.

APPLICANT:

Liz Reid

2 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:	22/03185/DISCON	WARD:	Killinghall & Hampsthwaite
CASE OFFICER:	Josh Arthur	DATE VALID:	15.08.2022
GRID REF:	E 426144	TARGET DATE:	10.10.2022
	N 458030	REVISED TARGET:	
		DECISION DATE:	29.09.2022

APPLICATION NO: 6.92.354.DISCON

LOCATION:

Fairview 74 Hollins Lane Hampsthwaite Harrogate North Yorkshire HG3 2HH

PROPOSAL:

Approval of details reserved by Condition 3 (materials) of planning permission 22/00677/FUL - Replacement roof and raising of ridge height.

APPLICANT:

Mr Michael Holt

CONFIRMATION of discharge of condition(s)

CASE NUMBER:	22/03508/FUL	WARD:	Killinghall & Hampsthwaite
CASE OFFICER:	Emily Brown	DATE VALID:	13.09.2022
GRID REF:	E 428585	TARGET DATE:	08.11.2022
	N 458297	REVISED TARGET:	
		DECISION DATE:	14.10.2022

APPLICATION NO: 6.93.779.FUL

LOCATION:

3 Heather Court Killinghall North Yorkshire HG3 2DA

PROPOSAL:

Addition of 500mm trellis fencing to the top of the existing 1900m fence in rear garden.

APPLICANT:

Mrs Anna Louise Oxendale

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 13th October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
.Garden Plans (received 13th September 2022)

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:	22/03101/DISCON	WARD:	Knareborough Aspin & Calcutt
CASE OFFICER:	Emily Brown	DATE VALID:	09.08.2022
GRID REF:	E 435340 N 456782	TARGET DATE:	04.10.2022
		REVISED TARGET:	
		DECISION DATE:	06.10.2022
APPLICATION NO:	6.100.2932.DISCON		

LOCATION:

Knareborough Swimming Pool King James Road Knareborough North Yorkshire HG5 8EB

PROPOSAL:

Approval of details under condition 3 (materials) of planning permission 21/04684/RG3MAJ- Full planning application for the demolition and redevelopment of a new Leisure Centre.

APPLICANT:

Harrogate Borough Council

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 The following samples are considered acceptable for the approval of details under condition 3:
 - o Redbrick: Ivanhoe Antique
 - o Mortar: Euromix Dry Mortar System E021
 - o Buff Brick: Ivanhoe Cream Original
 - o Mortar: Euromix Dry Mortar System Natural M3ANW000
 - o Metal roofing: Kalzip RAL 7016
 - o Cladding: REYNOLUX Bronze Metallic - Colour No. E 8106 S

CASE NUMBER:	22/03363/TPO	WARD:	Knareborough Aspin & Calcutt
CASE OFFICER:	Amina Jones	DATE VALID:	31.08.2022
GRID REF:	E 435428	TARGET DATE:	26.10.2022
	N 455985	REVISED TARGET:	
		DECISION DATE:	05.10.2022
APPLICATION NO:	6.100.59.AH.TPO		

LOCATION:

Abbey House 51 Abbey Road Knareborough North Yorkshire HG5 8HX

PROPOSAL:

Tree works within group of trees subject to Tree Preservation Order 01/1959 W5. Felling of 4 no. Fraxinus Excelsior (identified on applicant sketchplan as T1, T2, T3 and T4) due to ash dieback.

APPLICANT:

Mr Duncan Shorrocks

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 - 4 N^o Sycamores. Tree(s) 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 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 2 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 the interests of good arboricultural practice.

CASE NUMBER:	22/01749/FUL	WARD:	Knareborough Castle
CASE OFFICER:	Aimée McKenzie	DATE VALID:	23.06.2022
GRID REF:	E 434650	TARGET DATE:	18.08.2022

N 457380

REVISED TARGET: 14.10.2022

DECISION DATE: 13.10.2022

APPLICATION NO: 6.100.87.S.FUL

LOCATION:

Dower House Hotel Bond End Knaresborough North Yorkshire HG5 9AL

PROPOSAL:

Erection of rear extension, portico entrance, accessible ramp, pergolas, retaining wall and keg store, replacement of roof coverings, repairs to brickwork, formation of footpath and parking, installation of extract flue, ventilation, external lighting, rainwater goods, signage and condenser units, demolition of shed and garage with associated hard and soft landscaping works and internal alterations to include installation and removal of walls, doors and windows and staircase.

APPLICANT:

Inn Collection Group

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before .
- 2 The development hereby approved shall be carried out in strict accordance with the following documents:
Application Form, Planning Statement, Location Plan, drawing reference: IO23E-GSS-XX-DR-A-SK22 Dated received 29 April 2022;
Window Condition Survey, Design and Access Statement, Heritage Statement, Arboricultural Impact Assessment, drawing reference: 1023E-GSS-XX-DR-A-SK10 P02 G, drawing reference: 1023E-GSS-ZZ-DR-A-SK61 P01 Dated received 7 July 2022;
drawing reference: 1507-E-001 Rev PO2 and 1507-E-002 P03 dated received 28 July 2022
Sustainability Statement Dated received 16 August 2022
Drawing reference: 709-(P0-23 Rev B Dated received 18 August 2022
Bat Active Survey, Dated received 7 September 2022
Drawing reference: IO23E-GSS-ZZ-DR-A-SK23 Rev PO1, IO23E-GSS-XX-DR-A-SK21 Rev P08, IO23E-GSS-00-DR-A-SK01 P07, IO23E-GSS-01-DR-A-SK02 Rev P05, IO23E-GSS-XX-DR-A-SK13 Rev P03, IO23E-GSS-XX-DR-A-SK20 Rev P07 Dated received 22 September 2022
Drawing Reference: IO23E-GSS-ZZ-DR-A-SK65 Rev PO1 and IO23E-GSS-ZZ-DR-A-SK60 P01 Dated received 29 September 2022
Drawing reference: RSV-X142D-01, RSV-X142D-02 and RSV-X142D-03 Dated received 30 September 2022
Drawing reference: 1507-ME-001 and IO23E-GSS-ZZ-DR-A-SK72 P01 dated received 13 October 2022
- 3 Works must be undertaken strictly in accordance with the mitigation and compensation measures set out in section 6.3 to 6.5 of the Bat Activity Survey (OSEcology, June 2022). A minimum of at least 3 swift bricks and 2 bat bricks, must

be installed on buildings at a minimum height of at least 5 meters and away from sources of artificial light.

- 4 The rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed background sound levels by more than 5dB(A) between the hours of 0700-2300 (taken as a one hour 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 BS 4142:2014+A1:2019 (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.
- 5 The emptying or filling of the external keg store and any external refuse areas shall not take place outside the hours of 08:00 to 21:00.
- 6 External lighting should comply with the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2011(or later versions). It should be designed so that it is the minimum needed for security and operational processes and be installed to minimise potential pollution caused by glare and spillage.
- 7 No development shall commence on site before the approved tree report detail (Elliott Consultancy April 2022) 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.
- 8 The external kitchen extraction flue unit will be painted or power coated black and shall be maintained black 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 nesting birds and roosting bats during the course of works and to provide for these taxa to continue to be able to utilise the site following the redevelopment, in accordance with paragraph 180(d) of the NPPF.
- 4 In the interest of protecting amenity in line with policy HP4 of the Local Plan and guidance within the NPPF.
- 5 In the interest of protecting amenity in line with policy HP4 of the Local Plan and guidance within the NPPF.

- 6 In the interest of protecting amenity in line with policy HP4 of the Local Plan and guidance within the NPPF.
- 7 In the interest of tree protection in line with policy NE7 of the Local Plan.
- 8 In the interested of visual amenity, protecting the character of the conservation area and the character and setting of the listed building, in line with policies HP2 and HP3 of the Local Plan and guidance within the NPPF.

INFORMATIVES

- 1 It is the responsibility of the applicant to adhere to the advice of their ecological consultants, that a European Protected Species Licence must be obtained from Natural England in order for the proposed works to be undertaken lawfully
- 2 It is noted that the drawings submitted with the planning application show proposed advertisement(s) that will require the separate express consent of the Borough Council under The Town and Country Planning (Control of Advertisements) Regulations 2007. You are therefore advised not to display the advertisement(s) until such consent is obtained. Application forms are available from the Councils website.

CASE NUMBER:	22/01750/LB	WARD:	Knareborough Castle
CASE OFFICER:	Aimée McKenzie	DATE VALID:	22.06.2022
GRID REF:	E 434650	TARGET DATE:	17.08.2022
	N 457380	REVISED TARGET:	14.10.2022
		DECISION DATE:	13.10.2022

APPLICATION NO: 6.100.87.T.LB

LOCATION:

Dower House Hotel Bond End Knareborough North Yorkshire HG5 9AL

PROPOSAL:

Listed building application for the erection of rear extension, portico entrance, accessible ramp, pergolas, retaining wall and keg store, replacement of roof coverings, repairs to brickwork, formation of footpath and parking, installation of extract flue, ventilation, external lighting, rainwater goods, signage and condenser units, demolition of shed and garage with associated hard and soft landscaping works and internal alterations to include installation and removal of walls, doors and windows and staircase.

APPLICANT:

Inn Collection Group

2 APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 13.10.2022.

- 2 The development hereby approved shall be carried out in strict accordance with the following documents:
Application Form, Planning Statement, Location Plan Dated received 29 April 2022; Window Condition Survey, Design and Access Statement, Heritage Statement, Arboricultural Impact Assessment, drawing reference: 1023E-GSS-XX-DR-A-SK10 P02 G, drawing reference: 1023E-GSS-ZZ-DR-A-SK61 P01 Dated received 7 July 2022;
Drawing reference: 709(P)-24 Rev C, Sustainability Statement Dated received 16 August 2022;
Drawing reference: IO23E-GSS-ZZ-DR-A-SK23 Rev PO1, IO23E-GSS-XX-DR-A-SK21 Rev P08, IO23E-GSS-00-DR-A-SK01 P07, IO23E-GSS-01-DR-A-SK02 Rev P05, IO23E-GSS-XX-DR-A-SK13 Rev P03, IO23E-GSS-XX-DR-A-SK20 Rev P07 Dated received 22 September 2022
Drawing Reference: IO23E-GSS-ZZ-DR-A-SK65 Rev PO1 and IO23E-GSS-ZZ-DR-A-SK60 P01 Dated received 29 September 2022
Drawing reference: 1507-ME-001 and IO23E-GSS-ZZ-DR-A-SK72 P01 dated received 13 October 2022
- 3 The external kitchen extraction flue unit will be painted or power coated black and shall be maintained black for the lifetime of the development.
- 4 Prior to the installation of the double glazed timber sash windows in the original Dower House and notwithstanding the submitted details, details of the joinery hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. These details must include the proposed materials, constructional details (elevations and sections at scale 1:10 or 1:20) and appearance of the joinery. The work shall then be carried out in strict accordance with the approved details.
- 5 Notwithstanding the details on drawing reference: IO23E-GSS-22-DR-A-SK23 Rev PO1, prior to the clearing of the front elevation of the original Dower House, a written schedule of the cleaning methods using the Doff system / brick repairs and replacement of damaged bricks / repairs and/or replacement of stone copings shall be submitted to and approved in writing by the Local Planning Authority. It shall include section details of the proposed works at a scale of 1.5, 1.10 or 1.20 and the development shall then be carried out in strict accordance with the approved details.
- 6 During works of repair to the front elevation windows, if it becomes clear that a window is considered beyond repair and that a replacement is necessary, a further written schedule shall be submitted to and approved in writing by the LPA. It shall include further details and photographs highlighting on the decay of the specified windows and a justification to support a replacement. Section details of the proposed windows at a scale of 1.5, 1.10 or 1.20 should be provided and the development 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:	22/02829/FUL	WARD:	Knaresborough Castle
CASE OFFICER:	Lisa Alder	DATE VALID:	01.08.2022
GRID REF:	E 435764	TARGET DATE:	26.09.2022
	N 457359	REVISED TARGET:	30.09.2022
		DECISION DATE:	27.09.2022

APPLICATION NO: 6.100.2494.D.FUL

LOCATION:

10 Chain Lane Knaresborough North Yorkshire HG5 0DH

PROPOSAL:

Proposed conversion of existing single storey extension into two storey.

APPLICANT:

Mr Lee Escott

REFUSED. Reason(s) for refusal:-

- 1 Due to its close proximity to the neighbouring dwelling, the proposed side extension would overbear on and adversely impact the level of amenity currently enjoyed by 12 Chain Lane. This is contrary to the House Extensions, Garages Design Guide supplementary planning document and policies HP4 and HS8 of the Harrogate Local Plan (2020).

CASE NUMBER:	22/03848/CLOPUD	WARD:	Knaresborough Eastfield
CASE OFFICER:	Connor Williams	DATE VALID:	04.10.2022
GRID REF:	E 436929	TARGET DATE:	29.11.2022
	N 457139	REVISED TARGET:	
		DECISION DATE:	07.10.2022

APPLICATION NO: 6.100.13690.CLOPUD

LOCATION:

29 Kingfisher Road Knaresborough North Yorkshire HG5 0GD

PROPOSAL:

Orangery to the rear of the dwelling

APPLICANT:

Mr & Mrs Jonathan & Sarah Lambley

APPROVED

- 1 The proposed orangery to the rear of the dwelling is shown in the proposed plans titled DR1/A, Alderley Bespoke, 30/09/22, which were submitted on 4/10/2022. These plans comply with Schedule 2, Part 1, Class A of the General Permitted Development Order 2015 (as amended).

INFORMATIVES

The proposed orangery to the rear of the dwelling is shown in plans titled:

- Plan - DR1/A, Alderley Bespoke, 30/09/22

These plans comply with Schedule 2, Part 1, Class A of the General Permitted Development Order 2015 (as amended).

CASE NUMBER:	22/03036/FUL	WARD:	Knarborough Scriven Park
CASE OFFICER:	Chloe Temple	DATE VALID:	12.08.2022
GRID REF:	E 435088	TARGET DATE:	07.10.2022
	N 458177	REVISED TARGET:	
		DECISION DATE:	06.10.2022

APPLICATION NO: 6.100.13682.A.FUL

LOCATION:

27 Park Grove Knarborough North Yorkshire HG5 9ET

PROPOSAL:

Demolition of existing conservatory to rear elevation and erection of single storey rear extension.

APPLICANT:

Mr Owen-Hughes

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - o 'Location Plan, Existing and Proposed Site Layouts' - Prepared by Studio 91 Architecture Ltd, drawing no. P-100, dated July 2022 and received by the council on 03/08/2022.
 - o 'Proposed Floor Plans and Elevations' - Prepared by Studio 91 Architecture Ltd, drawing no. P-103, dated July 2022 and received by the council on 03/08/2022.

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:	22/02992/FUL	WARD:	Marston Moor
CASE OFFICER:	Lisa Alder	DATE VALID:	01.08.2022
GRID REF:	E 447253	TARGET DATE:	26.09.2022
	N 452337	REVISED TARGET:	
		DECISION DATE:	26.09.2022

APPLICATION NO: 6.124.153.E.FUL

LOCATION:

Holly Cottage 55 Marston Road Tockwith North Yorkshire YO26 7PR

PROPOSAL:

Proposed ancillary accommodation outbuildings and garage to replace existing outbuildings

APPLICANT:

Mr J Wardman

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.09.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

'Proposed plan and elevations' DWG: 1416/3 dated January 2022

'Proposed block plan' DWG: 1416/4 dated July 2022

- 3 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.

Any such scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into use.

The following criteria should be considered for the disposal of surface water:

- o The suitability of soakaways, as a means of surface water disposal, should first be ascertained in accordance with BRE Digest 365 or other approved methodology.
- o If soakaways are not feasible, then the Board may consider a proposal to discharge surface water to a watercourse (directly or indirectly).
- o For the redevelopment of a brownfield site, the applicant should first establish the extent of any existing discharge to that watercourse.
- o Peak run-off from a brownfield site should be attenuated to 70% of any existing discharge rate (existing rate taken as 140 litres per second per hectare or the established rate whichever is the lesser for the connected impermeable area).
- o Discharge from "greenfield sites" taken as 1.4 litres per second per hectare (1:1 year storm).
- o Storage volume should accommodate a 1:30 year event with no surface flooding and no overland discharge off the site in a 1:100 year event. A 30% allowance for climate change should be included in all calculations. A range of durations should be used to establish the worst-case scenario.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the development is provided with satisfactory means of drainage and to reduce the risk of flooding.

INFORMATIVES

1 MAINTENANCE RESPONSIBILITY OF SIKE BECK

The proposed development is within the Board's area and is close to Sike Beck, which is partly maintained by the Board under permissive powers within the Land

Drainage Act 1991. However, the responsibility for maintenance of the watercourse and its banks rests ultimately with the riparian owner.

CASE NUMBER:	22/03123/TPO	WARD:	Marston Moor
CASE OFFICER:	Connor Williams	DATE VALID:	10.08.2022
GRID REF:	E 449722	TARGET DATE:	05.10.2022
	N 451654	REVISED TARGET:	
		DECISION DATE:	30.09.2022

APPLICATION NO: 6.125.109.D.TPO

LOCATION:

1 Manor Chase Long Marston North Yorkshire YO26 7RB

PROPOSAL:

Crown lift to 2.5m, lateral reduction by 0.5-1m and remove deadwood of 1 no. Sycamore (T1). Crown lift to 2.5m, lateral reduction by 1-2m on house and garage side, lateral reduction by 0.5-1m on garden sides and remove deadwood of 1 no. Sycamore (T2). Within Tree Preservation Order 11/1995.

APPLICANT:

Ivel

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: 22/03149/FUL
CASE OFFICER: Lisa Alder
GRID REF: E 445642
N 455047

WARD: Marston Moor
DATE VALID: 16.08.2022
TARGET DATE: 11.10.2022
REVISED TARGET:
DECISION DATE: 27.09.2022

APPLICATION NO: 6.112.5.D.FUL

LOCATION:

Holly Tree Grange Old Thornville Old Thornville Cottages Kirk Hammerton North
Yorkshire YO26 8DU

PROPOSAL:

Proposed outbuilding for domestic storage to rear of existing garage.

APPLICANT:

Mr J Browne

2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 27.09.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawing:

'Plans as existing and proposed' DWG: 22-059-01A dated 16/08/22

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: 22/03150/FUL
CASE OFFICER: Connor Williams
GRID REF: E 446384
N 452346

WARD: Marston Moor
DATE VALID: 12.08.2022
TARGET DATE: 07.10.2022
REVISED TARGET:
DECISION DATE: 06.10.2022

APPLICATION NO: 6.124.501.B.FUL

LOCATION:

19 Westfield Green Tockwith North Yorkshire YO26 7RE

PROPOSAL:

Erection of single storey front extension

APPLICANT:

Mr Graham Shorter

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - Floor Plans, Elevations - No. 101995/01 - August 2022
 - Site Plans - No. 101995/02 - August 2022

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:	22/03692/DISCON	WARD:	Marston Moor
CASE OFFICER:	Lisa Alder	DATE VALID:	24.09.2022
GRID REF:	E 449855	TARGET DATE:	19.11.2022
	N 451530	REVISED TARGET:	
		DECISION DATE:	06.10.2022

APPLICATION NO: 6.125.185.B.DISCON

LOCATION:

Sapele Lodge Tockwith Road Long Marston North Yorkshire YO26 7PQ

PROPOSAL:

Approval of details required under Condition 3 (drainage) of Planning Permission 22/00891/FUL: Proposed single storey rear extension, roof remodelling and rear doors. Replacement of all doors and windows and alterations to fenestration. Rendering over existing brickwork.

APPLICANT:

Mr Jones

CONFIRMATION of discharge of condition(s)

INFORMATIVES

1 Condition 3 has been approved in line with the following details:

'Percolation test results sheet' from Suds Solutions/Rainwater Harvesting received by the council on 4th October 2022.

Drainage Design Review from Fulwith Design Limited (REF: FD3014) dated September 2022.

CASE NUMBER:	22/02500/DVCON	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Mike Parkes	DATE VALID:	01.07.2022
GRID REF:	E 423044	TARGET DATE:	26.08.2022
	N 476239	REVISED TARGET:	17.10.2022
		DECISION DATE:	12.10.2022

APPLICATION NO: 6.18.168.D.DVCON

LOCATION:

Orchard Cottage Grewelthorpe Ripon North Yorkshire HG4 3BS

PROPOSAL:

Variation of condition 2 of planning permission 21/04503/DVCON to permit non provision of chimneys, changed window design, additional window to SE gable elevation, water tabling and provision of an air source heat pump.

APPLICANT:

Mrs N Todd

2 APPROVED subject to the following conditions:-

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

Proposed Drawings ref 4846 Rev D dated 05/0/22

Proposed Site Plan ref 4846 Rev D dated 23/0/22.

Monobloc Air Source Heat Pump PUZ-WM85VAA(-BS) dated August 2020

2 The materials used in the external construction of the roof and walls of the development hereby approved shall be in strict accordance with the details approved either under case no. 21/02551/DISCON or any alternative details following receipt of the written approval of the Local Planning Authority to alternative material samples

which shall have been made available for inspection on site.

- 3 Prior to the first use of the air source heat pump hereby approved the adjacent fence for its entire length shall be improved to be of density 10mg/Kg² and be of 1.8m height extending from ground level with no gaps beneath. At all times the fence shall be maintained as such and noise generated by the air source heat pump shall be effectively controlled so that the combined rating level of all such equipment does not exceed the background sound level at any time (where the rating level and background sound level are as defined in BS4142:2014).
- 4 The existing boundary walls to the site shall be retained except where explicitly shown on the approved plans and shall be retained as such for the lifetime of the development.
- 5 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.
- 6 The site levels of the development hereby approved shall strictly accord with the detail approved either under case no. 21/02551/DISCON or any alternative site level details demonstrated by sectional details which have been submitted to and approved in writing by the Local Planning Authority.
- 7 No storage of materials shall occur within two metres of the boundary of any residential property.
- 8 The site shall be developed with separate systems of drainage for foul and surface water.
- 9 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.
- 10 Suitable and sufficient provision shall be made for:
 - a) the storage and containment of refuse prior to collection.
 - b) access for collection of refuse.
- 11 Preparatory and construction work shall be controlled and restricted to:
08:00 until 18:00 Mondays to Fridays
08:00 until 13:00 Saturdays

No work on Sundays or Bank Holidays

- 12 An electric vehicle charging point shall be installed in garage hereby approved, unless an alternative location is agreed in writing by the Local Planning Authority, and made operational prior to the first occupation of the dwelling. The charging point shall be of Mode 3 type (specific socket on a dedicated circuit with a minimum current rating of 16 Amp). The charging point shall be retained thereafter.

Reasons for Conditions:-

- 1 In order to ensure compliance with the approved drawings.
- 2 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 3 So as not to detract from the amenities of the adjoining residential property.
- 4 In the interests of preserving landscape character and residential amenity
- 5 To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
- 6 In the interests of preserving residential amenity and to protect neighbouring properties from flooding
- 7 To avoid surface water drainage issues
- 8 To prevent pollution of the water environment.
- 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 In the interests of preserving the environment and residential amenity
- 11 In the interests of residential amenity
- 12 In the interests of providing sustainable transport and improving air quality across the District in accordance with the NPPF

CASE NUMBER:	22/02523/FUL	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	19.07.2022
GRID REF:	E 422822	TARGET DATE:	13.09.2022
	N 474408	REVISED TARGET:	30.09.2022
		DECISION DATE:	30.09.2022

APPLICATION NO: 6.24.221.G.FUL

LOCATION:

Land Comprising Field At 422825 474333 Back Lane Kirkby Malzeard North Yorkshire

PROPOSAL:

Change of use of land to form a holiday site to include the erection of 3no. holiday yurts with associated facilities to include hot tubs, decking, amenity blocks, landscaping,

package treatment plant, parking and access (site area 0.35ha).

APPLICANT:

Mr Frederick Atkinson

REFUSED. Reason(s) for refusal:-

- 1 The proposed development would have an adverse impact upon the character and appearance of the Nidderdale AONB as the proposal would significantly change the appearance of the site. It would result in a degree of urbanisation and countryside encroachment which would adversely affect the rural character of the surrounding area and the wider landscape of the AONB. The proposal would therefore be in conflict with policies NE4, GS6, part B of policy EC7 of the Local Plan, Paragraph 176 of the NPPF and guidance within the Kirkby Malzeard Village Design Statement.
- 2 The application fails to justify that a new tourist use is required in this location and that it cannot be located elsewhere, therefore the proposal is in conflict with part A of policy EC7 of the Local Plan.
- 3 The proposal would lead to noise concerns taking into account the development proposed (canvas tents, hot tubs, intensity of movements and external social areas). The development would be in close proximity to residential properties to the south, therefore the proposal is in conflict with part C of policy EC7 and policy HP4 of the Local Plan.
- 4 The proposal seeks the loss of good to moderate agricultural land and the development has not been demonstrated as necessary, therefore the proposal is not compliant with policy NE8 of the Local Plan.
- 5 The proposal would affect the amenity and recreational value of the public right of way as the use of the right of way is intensified for purposes other than walking and visually the car parking and increased vehicle movements would be incongruous in this setting, therefore the proposal is in conflict with policy HP5 of the Local Plan.

CASE NUMBER:	22/02998/FUL	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Amy Benfold	DATE VALID:	18.08.2022
GRID REF:	E 422341	TARGET DATE:	13.10.2022
	N 480621	REVISED TARGET:	
		DECISION DATE:	26.09.2022

APPLICATION NO: 6.3.362.FUL

LOCATION:

The Cottage 26 Park Street Masham North Yorkshire HG4 4HN

PROPOSAL:

Conversion of barn to annex accommodation.

APPLICANT:

Mr Giles Edwards

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.09.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Existing and Proposed Plans and Elevations - Drawing No. P1499-PR02. Received 01.08.2022.
- 3 Works must be undertaken strictly in accordance with the recommendations of section 4 (mitigation) the Bat and Barn Owl Survey Report (received 18.08.2022). Evidence of the installation of the proposed bat boxes must be submitted for the written agreement of the local planning authority prior to the first occupation of the converted 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 To prevent harm to bats and to nesting birds during the course of works and to provide opportunities for these species to continue to be able to utilise the site following its redevelopment.

CASE NUMBER:	22/03103/FUL	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Sam Witham	DATE VALID:	11.08.2022
GRID REF:	E 423356	TARGET DATE:	06.10.2022
	N 474335	REVISED TARGET:	
		DECISION DATE:	03.10.2022

APPLICATION NO: 6.24.225.B.FUL

LOCATION:

High Walk House Main Street Kirkby Malzeard North Yorkshire HG4 3RY

PROPOSAL:

Replacement kitchen extension to main house & change of use and conversion of outbuilding to ancillary domestic accommodation attached to main house.

APPLICANT:

Mr John Wolsey-Cooper

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 29th September 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

50-P3, 50-P4, 50-P5, 50-P6, 50-P7, 50-P8, 50-P9 received by the council on 9th August 2022.
- 3 The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as High Walk House.

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 The formation of a separate residential use would not be acceptable.

CASE NUMBER:	22/03136/TPO	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Amina Jones	DATE VALID:	11.08.2022
GRID REF:	E 422706	TARGET DATE:	06.10.2022
	N 480735	REVISED TARGET:	
		DECISION DATE:	26.09.2022

APPLICATION NO: 6.3.292.A.TPO

LOCATION:

Nutwith House 14 Millgate Masham North Yorkshire HG4 4EQ

PROPOSAL:

Works to Tree within Tree Preservation Order 15/2020. T1 - Beech tree - Failed branches should be removed and stubs that have resulted from these failures should be tidied by pruning. An overall crown reduction to T1 of 2 - 2.5m and a minor reshaping is recommended to reduce the elongated branches that have developed outside the canopy line and to limit the final canopy size, minimising the risk of further branch failures and avoiding large wounds on the stem or branches. Pruning cuts limited to a maximum of 75mm in diameter and works restricted to the outer canopy only.

APPLICANT:

Susan Viscountess Mountgarret

Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:

T1 Beech Tree, failed branches to be removed and stubs that have resulted from these failures to be tidied with pruning.

Subject to the following Conditions;

- 1 The works hereby approved shall be completed within two years of the date of this decision
- 2 The proposed works shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.

Reasons for Conditions:

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to maintain the amenity of the locality.
- 3 In the interests of good arboricultural practice.

PART TO BE REFUSED:

An overall crown reduction to T1 and minor reshaping

Reasons for refusal:

- 1 The proposed works would significantly harm the health of the tree and visual amenity of the locality. This would conflict with guidance National Planning Policy Framework.
- 2 No technical justification which outweighs the amenity value of the tree has been submitted to justify the proposed works. This would conflict with guidance in the National Planning Policy Framework.

CASE NUMBER: 22/03197/DISCON **WARD:** Masham & Kirkby Malzeard
CASE OFFICER: Mike Parkes **DATE VALID:** 16.08.2022
GRID REF: E 422893 **TARGET DATE:** 11.10.2022
 N 473378 **REVISED TARGET:**
DECISION DATE: 03.10.2022
APPLICATION NO: 6.29.128.DISCON

LOCATION:

Agricultural Buildings North Of Old Village Farm Laverton North Yorkshire

PROPOSAL:

Application for the approval of details of a Preliminary Risk Assessment Phase I Desk Study Report, land contamination Phase II Intrusive Site Investigation Report, new/replacement external materials and rooflight under conditions 3, 4, 9, & 10 of planning permission 21/02221/FUL Conversion of agricultural buildings to single dwelling.

APPLICANT:

Mr And Mrs Simon Riley

CONFIRMATION of discharge of condition(s)

- 1 The approved detail door conditions 9 and 10 are Marley Eden Traditional Clay Pantile in Natural red and The Conservation Rooflight from the Rooflight Company (dwg no. CR_CRPS_MB_A)

INFORMATIVES

The approved detail door conditions 9 and 10 are Marley Eden Traditional Clay Pantile in Natural red and The Conservation Rooflight from the Rooflight Company (dwg no. CR_CRPS_MB_A)

CASE NUMBER: 22/03292/FUL **WARD:** Masham & Kirkby Malzeard
CASE OFFICER: Emily Brown **DATE VALID:** 24.08.2022
GRID REF: E 424372 **TARGET DATE:** 19.10.2022
 N 479975 **REVISED TARGET:**
DECISION DATE: 13.10.2022
APPLICATION NO: 6.4.21.H.FUL

LOCATION:

Lamb Hill Farm Low Burton Hall To Binsoe Masham North Yorkshire HG4 4DJ

PROPOSAL:

Erection of a single storey side extension, rear dormer, roof lights and attached car port. Involves demolition of outbuilding and front porch.

APPLICANT:

Aldburgh Estate

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 13th October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following plans:
 - .Proposed Farmhouse Exterior Elevation Planning 430-AYA-ZZ-A-DR-F0221 Rev P02
 - .Proposed Farmhouse Exterior Elevation Planning 430-AYA-ZZ-A-DR-F0220 Rev P02
 - .Proposed Ground and First Plans 430-AYA-ZZ-A-DR-F0220 Rev P01
 - .Bat Survey 16/08/2022 ER-6227-01
- 3 A bat mitigation strategy for Lamb Hill Farm, including a sympathetic lighting plan, must be agreed with the local planning authority, prior to the first occupation of the proposed dormer.

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 provide adequate opportunities for bats to continue to be able to roost at the site, minimising any potential risk of conflict with the human occupants.

INFORMATIVES

- 1 A European Protected Species Mitigation License (EPSML) will need to be secured for this building prior to any works commencing.

CASE NUMBER:	22/03897/PNA	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Emily Brown	DATE VALID:	08.10.2022
GRID REF:	E 422350	TARGET DATE:	03.12.2022
	N 472434	REVISED TARGET:	
		DECISION DATE:	13.10.2022
APPLICATION NO:	6.29.77.F.PNA		

LOCATION:

Mount Pleasant Farm Laverton Ripon North Yorkshire HG4 3TA

PROPOSAL:

Construction of a new steel frame farm building for use as hay and feed store

APPLICANT:

Hattchar Agri Ltd

Prior approval not required

CASE NUMBER:	22/01882/DISCON	WARD:	Nidd Valley
CASE OFFICER:	Emily Brown	DATE VALID:	08.06.2022
GRID REF:	E 419900	TARGET DATE:	03.08.2022
	N 461312	REVISED TARGET:	
		DECISION DATE:	30.09.2022

APPLICATION NO: 6.65.295.B.DISCON

LOCATION:

Low Hall, Riverside Cottage Low Hall Dacre North Yorkshire HG3 4AA

PROPOSAL:

Approval of details under condition 3 (details of the replacement timber windows and doors) of planning permission 21/04252/LB- Replacement of existing windows and doors, repairs to existing building fabric and internal alterations

APPLICANT:

Mrs Halliday

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 The following documents are considered acceptable for the approval of details under condition 3:
 - o Window Elevations 2021.325 (received 21st September 2022)
 - o Window details 2021.325 Rev A (received 21st September 2022)
 - o Plans and Elevations as proposed 2021.325 (received 26th July 2022)
 - o Timber door details (received 6th June 2022)
-

CASE NUMBER: 22/03191/FUL
CASE OFFICER: Sam Witham
GRID REF: E 420200
N 462465

WARD: Nidd Valley
DATE VALID: 16.08.2022
TARGET DATE: 11.10.2022
REVISED TARGET:
DECISION DATE: 26.09.2022

APPLICATION NO: 6.66.8.FUL

LOCATION:

4 Hartwith Bank Summerbridge North Yorkshire HG3 4HY

PROPOSAL:

Demolition of existing single storey garage and utility room and erection of 2 storey side extension.

APPLICANT:

Mrs J Woodward

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26th September 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

03_REV B received by the council on 16th August 2022.

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: 22/03501/DISCON
CASE OFFICER: Josh Arthur
GRID REF: E 424408
N 457057

WARD: Nidd Valley
DATE VALID: 09.09.2022
TARGET DATE: 04.11.2022
REVISED TARGET:
DECISION DATE: 05.10.2022

APPLICATION NO: 6.99.151.D.DISCON

LOCATION:

Agricultural Workers Dwelling Pond House Farm Long Lane Felliscliffe Harrogate North
Yorkshire HG3 2LU

PROPOSAL:

Approval of details reserved by Conditions 3 (external materials) and 4 (stone sample panel) of planning permission 22/03043/FUL - Erection of detached outbuilding.

APPLICANT:

A Atkinson Livestock

CONFIRMATION of discharge of condition(s)

INFORMATIVES

1 Condition 3: Reclaimed welsh slate from Hunslett Roofing viewed onsite on 14.09.2022 and sample panel of reclaimed Yorkshire stone viewed onsite on 05.10.2022.

Condition 4: Sample panel of reclaimed Yorkshire stone viewed onsite on 05.10.2022.

CASE NUMBER:	22/03594/PNA	WARD:	Nidd Valley
CASE OFFICER:	Izabelle Waddington	DATE VALID:	16.09.2022
GRID REF:	E 423481	TARGET DATE:	11.11.2022
	N 461650	REVISED TARGET:	
		DECISION DATE:	29.09.2022

APPLICATION NO: 6.66.289.F.PNA

LOCATION:

High Farm Brimham Rocks Road Hartwith North Yorkshire HG3 3EP

PROPOSAL:

Agricultural building

APPLICANT:

Mr P Broadwith

4 Prior approval not required

CASE NUMBER:	22/02929/DISCON	WARD:	Ouseburn
---------------------	-----------------	--------------	----------

CASE OFFICER: Aimée McKenzie
GRID REF: E 445729
N 457012

DATE VALID: 27.07.2022
TARGET DATE: 21.09.2022
REVISED TARGET: 14.10.2022
DECISION DATE: 13.10.2022

APPLICATION NO: 6.103.33.DISCON

LOCATION:

Site Of Harland Garden Machinery Ltd Boroughbridge Road Green Hammerton North Yorkshire

PROPOSAL:

Approval of details required under condition 3 of planning permission 21/03784/FUL - Residential Development for Three Dwellings.

APPLICANT:

Mr Simon Gardner

1 CONFIRMATION of discharge of condition(s)

CASE NUMBER: 22/03022/FUL
CASE OFFICER: Lisa Alder
GRID REF: E 445937
N 457144

WARD: Ouseburn
DATE VALID: 02.08.2022
TARGET DATE: 27.09.2022
REVISED TARGET:
DECISION DATE: 26.09.2022

APPLICATION NO: 6.103.36.K.FUL

LOCATION:

Low Royd The Green Green Hammerton North Yorkshire YO26 8BQ

PROPOSAL:

Excavation of 2 No. wildlife ponds and associated spoil spreading.

APPLICANT:

Mr John Lange

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.09.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following documents:

'Site Plan' from the Yorkshire Wildlife Trust. Reference no. C2-046 @ C2-047.

'Cross Sectional Drawings' REF: C2-047 and C2-046.

All documents received by the council on 2nd August 2022.

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:	22/03071/DISCON	WARD:	Ouseburn
CASE OFFICER:	Connor Williams	DATE VALID:	08.08.2022
GRID REF:	E 446321	TARGET DATE:	03.10.2022
	N 456601	REVISED TARGET:	
		DECISION DATE:	27.09.2022

APPLICATION NO: 6.103.171.DISCON

LOCATION:

Land Off York Road Green Hammerton York

PROPOSAL:

Approval of details under Condition 25, Part B (Crime Prevention Statement) of planning permission 17/01446/OUTMAJ: Outline application for the erection of up to 80 dwellings with access considered.

APPLICANT:

Avant Homes

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 Crime Prevention Statement (Ref: LPD2586 by BWB Consulting Ltd, revised April 2022) is considered suitable in line with condition 25 part B.

CASE NUMBER:	22/03114/FUL	WARD:	Ouseburn
CASE OFFICER:	Lisa Alder	DATE VALID:	18.08.2022

GRID REF: E 445889 **TARGET DATE:** 13.10.2022
N 456812 **REVISED TARGET:**
DECISION DATE: 06.10.2022

APPLICATION NO: 6.103.200.FUL

LOCATION:

Telephone Box York Road Green Hammerton North Yorkshire

PROPOSAL:

Improvement of an existing local amenity that comprises a disused telephone kiosk, two notice boards and a seating area.

APPLICANT:

Green Hammerton Parish Council

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawing:

'Green Hammerton Village Plinth redevelopment proposal' from Yorkshire Garden Designs received by the council on 10th August 2022.

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: 22/03132/PNA **WARD:** Ouseburn
CASE OFFICER: Lisa Alder **DATE VALID:** 11.08.2022
GRID REF: E 442626 **TARGET DATE:** 06.10.2022
N 462830 **REVISED TARGET:**
DECISION DATE: 26.09.2022

APPLICATION NO: 6.71.128.D.PNA

LOCATION:

Gallabar Farm Gallabar Lane Marton Cum Grafton North Yorkshire YO51 9QU

PROPOSAL:

Erection of a steel portal framed agricultural building for the storage of farm machinery and implements.

APPLICANT:

Miss S Dent

APPROVED subject to the following conditions:-

- 1 Elevations titled 'Gallabar Farm' dated 23rd August 2022.
Location Plan from UK Map Centre for Gallabar Farm produced 08/08/2022

CASE NUMBER:	22/03140/TPO	WARD:	Ouseburn
CASE OFFICER:	Chloe Temple	DATE VALID:	11.08.2022
GRID REF:	E 446328	TARGET DATE:	06.10.2022
	N 459251	REVISED TARGET:	
		DECISION DATE:	10.10.2022

APPLICATION NO: 6.97.14.DG.TPO

LOCATION:

Queen Ethelburgas College Thorpe Green Lane Thorpe Underwood North Yorkshire YO26 9SS

PROPOSAL:

Fell 1 no. Ash of Tree Preservation Order No. 23/1996 T19 due to Ash dieback. Replant with suitable 14-16cm girth alternative species in the same location.

APPLICANT:

Treeworld Ltd

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 Sycamore. Tree(s) 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 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 2 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 the interests of good arboricultural practice.

CASE NUMBER:	22/03281/TPO	WARD:	Ouseburn
CASE OFFICER:	Amina Jones	DATE VALID:	23.08.2022
GRID REF:	E 444143	TARGET DATE:	18.10.2022
	N 457991	REVISED TARGET:	
		DECISION DATE:	29.09.2022

APPLICATION NO: 6.96.57.D.TPO

LOCATION:

Beverley House Stone Gate Whixley North Yorkshire YO26 8AS

PROPOSAL:

Works to tree within Tree Preservation Order 05/2018. Felling of 1 no. Cedar Tree (T3).

APPLICANT:

Mr Tony Pickering

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 species to be agreed. Trees to be nursery stock size 10-12 cm girth when measured at 1.5 metres from ground level at the point of planting.

Trees to be planted in prepared pit, which is 50% larger than root ball of the tree to be planted. The sides of the planting to are to be forked over to help alleviate compaction and allow the tree roots to become established.

Trees to be planted with the root collar at the same level as the surrounding soil levels.

Trees to be anchored with a single stake and attached the trunk of the tree at approx.1 metre above ground level. Stakes to be driven into the ground clear of the root ball.

Trees to be planted in the first planting season after the felling of the noted tree and between November and March in an area of the garden to be agreed. LPA to be informed in writing once the trees have been planted.

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 the interests of good arboricultural practice.

CASE NUMBER:	22/03379/TPO	WARD:	Ouseburn
CASE OFFICER:	Amina Jones	DATE VALID:	30.08.2022
GRID REF:	E 444197	TARGET DATE:	25.10.2022
	N 458113	REVISED TARGET:	
		DECISION DATE:	28.09.2022

APPLICATION NO: 6.96.108.I.TPO

LOCATION:

Cherry Tree Farm Church Street Whixley North Yorkshire YO26 8AR

PROPOSAL:

Works to 1 no. Pine tree subject to Tree Preservation Order 02/2006 - T6. Remove deadwood throughout the canopy. Crown lift by 4.5m from ground level over road and clients garden. Reduce over extended lateral branches tending towards the road by 1.5-2m.

APPLICANT:

Mr D Enoch

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:	22/03504/PNA	WARD:	Ouseburn
CASE OFFICER:	Jeremy Constable	DATE VALID:	09.09.2022
GRID REF:	E 443613	TARGET DATE:	04.11.2022
	N 456281	REVISED TARGET:	
		DECISION DATE:	26.09.2022

APPLICATION NO: 6.96.182.G.PNA

LOCATION:

Mowbrey Park Scate Moor Lane Whixley North Yorkshire YO26 8FJ

PROPOSAL:

Prior Notification for the erection of general purpose agricultural storage building.

APPLICANT:

Mowbrey Partnership

- 1 Prior approval not required

INFORMATIVES

- 1 Northern Gas Networks is the gas distribution company for the North East of England, Yorkshire and Northern Cumbria. We own about 37,000km of gas mains, and other vital equipment, which supply gas to some 2.7 million homes and businesses.

If you or one of your contractors plan to work near gas pipes or other Northern Gas Networks' equipment, you must let us know.

Damaging gas pipes is dangerous and potentially expensive. Not only could it lead to a fire or explosion, it could result in the loss of the gas supply to local communities.

Safety is therefore Northern Gas Networks' top priority. We need to ensure no-one damages our equipment and puts either themselves or members of the public at

risk. Our work in this area is encapsulated in the Pipeline Safety Regulations, and by the Northern Gas Networks' safety case, which is approved by the Health and Safety Executive (HSE).

Our website, www.northerngasnetworks.co.uk has safety guidance booklets that can be downloaded to assist you when carrying out any works. Please use these as reference guides prior to commencing works. Should you have any difficulty in downloading these documents, please either call 0800 040 7766, option 5, or via email: beforeyoudig@northerngas.co.uk

CASE NUMBER:	22/03552/DISCON	WARD:	Ouseburn
CASE OFFICER:	Lisa Alder	DATE VALID:	13.09.2022
GRID REF:	E 446321	TARGET DATE:	08.11.2022
	N 456601	REVISED TARGET:	
		DECISION DATE:	13.10.2022

APPLICATION NO: 6.103.171.A.DISCON

LOCATION:

Land Comprising Field At 446321 456601 New Lane Green Hammerton North Yorkshire

PROPOSAL:

Approval of details under Condition 3 (materials) of planning permission
19/04375/REMAJ: Reserved matters application for the erection of 36 dwellings (with appearance, landscaping, layout and scale considered) under outline permission
18/02118/OUTMAJ.

APPLICANT:

Avant Homes

CONFIRMATION of discharge of condition(s)

INFORMATIVES

1 Following a site visit the agreed materials for the use in construction are:

Ibstock Morpeth Blend and Ibstock Alnwick Blend.

This is in line with the materials layout under drawing number 4185/203 received by the council on 13th October 2022.

CASE NUMBER:	22/01101/FUL	WARD:	Pateley Bridge & Nidderdale Moors
---------------------	--------------	--------------	-----------------------------------

CASE OFFICER: Natalie Ramadhin
GRID REF: E 409171
N 474181

DATE VALID: 18.08.2022
TARGET DATE: 13.10.2022
REVISED TARGET:
DECISION DATE: 07.10.2022

APPLICATION NO: 6.16.60.FUL

LOCATION:

The Store Middlesmoor North Yorkshire HG3 5ST

PROPOSAL:

Change of use of commercial store to 1no. residential dwellinghouse (C3), to include raising of the roof, replacement roof, extension to the north, garage to the west, balcony and associated landscaping.

APPLICANT:

Mr John Rowley

1 REFUSED. Reason(s) for refusal:-

- 1 Taking into account the scale, form, siting and design of the proposed extensions and alterations, the works are not considered to preserve or enhance the character and appearance of the Building of Local Interest which is sited within Middlesmoor Conservation Area. The proposal is in conflict with policy HP2 of the Local Plan, policy HP3 of the Local Plan, part A, B, C and D of policy HS6 of the Local Plan, guidance within the Middlesmoor Conservation Area Appraisal and guidance within the Heritage Management SPD.
- 2 The proposed conversion would introduce a domestic and urbanised element into an otherwise traditional, rural location which currently provides a pleasant setting to the village entrance within the Nidderdale AONB. The proposal would have a significant adverse impact on the landscape character of the AONB and would therefore be contrary to part D of policy HS6 of the Local Plan, policy GS6 of the Local Plan, policy NE4 of the Local Plan and paragraph 176 of the NPPF.
- 3 The Sycamore Trees (T1-T4) are important assets to the Conservation Area. The root protection areas will be impacted by the proposal. There would be significant level changes within the root protection area which could lead to the loss of rooting, tree instability and premature decline of the trees. The proposal is therefore in conflict with policy NE7 and NE4 of the Local Plan and the Tree and Woodland Policy 2022-2027, which seek to ensure new development has a satisfactory relationship between existing trees and the surrounding landscape.
- 4 The proposal leads to insufficient space to accommodate the maximum number and size of vehicles likely to serve the development at any one time and to let them manoeuvre with ease. It has not been demonstrated that all vehicles can enter and leave in a forward direction. The access gate opens onto the public highway. The proposal is considered to create unacceptable highway safety issues and is in conflict with policy T13 of the Local Plan, part F of policy HS6 of the Local Plan and paragraph 111 of the NPPF.

CASE NUMBER: 22/02904/FUL **WARD:** Pateley Bridge & Nidderdale Moors
CASE OFFICER: Josh Arthur **DATE VALID:** 09.08.2022
GRID REF: E 416087 **TARGET DATE:** 04.10.2022
N 465864 **REVISED TARGET:**
DECISION DATE: 26.09.2022
APPLICATION NO: 6.49.130.P.FUL

LOCATION:
24 Springfield Way Pateley Bridge North Yorkshire HG3 5PA

PROPOSAL:
Proposal to level the ground constituting groundworks to materially alter the appearance of the land.

APPLICANT:
Mr Keith Burton

3 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.09.2025.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details as set out below:

Location Plan, Proposed Site Plan and Sections DWG No. 2226.P01 Rev. A
Received 23.09.2022.

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: 22/03284/FUL **WARD:** Pateley Bridge & Nidderdale Moors
CASE OFFICER: Izabelle Waddington **DATE VALID:** 16.08.2022
GRID REF: E 415399 **TARGET DATE:** 11.10.2022
N 457387 **REVISED TARGET:**

DECISION DATE: 05.10.2022

APPLICATION NO: 6.81.40.B.FUL

LOCATION:

Thruscross Reservoir Dam Car Park Reservoir Road Thruscross North Yorkshire

PROPOSAL:

Installation of an payment machine, ANPR camera and associated infrastructure at the existing Thruscross Car Park

APPLICANT:

Yorkshire Water

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 05.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - Proposed Site Layout Plan - Thruscross (70088027-YORKSHIREWATER-006) P01
 - R50IQ Pole Mount Dims (dated: 05/07/2019)
 - CITEA PIN alphan. Tastaur iUC150B (Submitted 16/08/2022)
 - CITEA PIN Overall Dimensions (Submitted 16/08/2022)

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:	22/03313/FUL	WARD:	Pateley Bridge & Nidderdale Moors
CASE OFFICER:	Emily Brown	DATE VALID:	05.09.2022
GRID REF:	E 418211	TARGET DATE:	31.10.2022
	N 466208	REVISED TARGET:	
		DECISION DATE:	12.10.2022
APPLICATION NO:	6.49.15.K.FUL		

LOCATION:

Cliff Grange Fellbeck Harrogate North Yorkshire HG3 5EW

PROPOSAL:

Above ground concrete panel slurry store, 34.098m in diameter and 4m height above ground with 1m dug below ground with a further 2.0m PVC cover. This store will have a capacity of 1,000,000 gallons (4546 cu m).

APPLICANT:

JP & EA Burton & Son

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - .New Slurry Store- Elevations 02/08/2022 (received 25/08/2022)
 - .Site Plan Proposed New Slurry Store 03/08/2022 (received 25/08/2022)
 - .New Slurry store on Cliff Grange Farm- floor plan 03/08/2022 (received 25/08/2022)
 - .22/03313/FUL at Cliff Grange- Location Plan 05/09/2022 (received 05/09/2022)

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 Environment Agency would like to draw the applicant's attention to the following informative comments/ advice:

The proposed development must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010 and as amended 2013. The structure should be compliant with BS5505: Part 50: 1993, as prescribed by Schedule 2 of the above regulations. Environmental good practice advice is available in The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA). The applicant is advised to review the existing on-farm slurry and manure storage and ensure compliance with the SSAFO Regulations.

Any agricultural development that will result in an increase in cattle numbers or water usage may adversely impact the storage of waste waters, slurry and other polluting matter.

The applicant is advised to review the existing on-farm slurry and manure storage

and ensure compliance with the SSAFO Regulations. You must inform the Environment Agency, verbally (Tel: 03708 506 506) or in writing, of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before starting any construction work. The notification must include the type of structure, the proposed design and construction, and once an agreed proposal has been constructed, we will ask you to send us a completed WQE3 notification form before you start using the facility.

The Reduction and Prevention of Agricultural Diffuse Pollution (England) Regulations 2018 that came into effect in April 2018, introduce farming rules for water that now apply to all farms. The 2018 Regulations seek to address diffuse water pollution from agriculture and set a consistent baseline of good practice across the agricultural industry in England. They aim to prevent water quality deterioration as a result of farming activities, but at the same time benefit the farming business by ensuring that fertilizers are spread to meet crop and soil needs, that no nutrients wash off to the water environment causing diffuse pollution and that soil is kept in good health. In this context, Reg 4(1) provides that application of manure and manufactured fertilizer on agricultural land must be planned to meet soil and crop nutrient needs. Hence, it is likely that manure and slurry produced on farm may need to be stored for longer periods before it is applied on land.

In light of the above, the proposed slurry tank must have capacity to store the total volume of slurry produced on farm for such period as necessary to comply with the 2018 Regulations.

Additionally, it must be ensured that organic manure (slurry included) is not stored on agricultural land within 10 metres of inland freshwaters or coastal waters, or within 50 metres of a spring, well or borehole. Any risk factors for runoff such as the angle of slopes, presence of land drains, soil type etc, must be taken into account when deciding on appropriate storage location.

CASE NUMBER:	22/03347/FUL	WARD:	Pateley Bridge & Nidderdale Moors
CASE OFFICER:	Emily Brown	DATE VALID:	08.09.2022
GRID REF:	E 418965 N 466967	TARGET DATE:	03.11.2022
		REVISED TARGET:	
		DECISION DATE:	12.10.2022
APPLICATION NO:	6.49.463.G.FUL		

LOCATION:
Kingstone Farm Fellbeck North Yorkshire HG3 5EP

PROPOSAL:
Extension to existing agricultural building (retrospective)

APPLICANT:
Mr N Shepherd

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be retained in strict accordance with the following drawings:
.Elevations and Roof plan TS390-1A Rev A 08 September 2022

Reasons for Conditions:-

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

CASE NUMBER:	21/05452/FUL	WARD:	Ripon Minster
CASE OFFICER:	Gerard Walsh	DATE VALID:	14.01.2022
GRID REF:	E 431161	TARGET DATE:	11.03.2022
	N 471114	REVISED TARGET:	15.11.2022
		DECISION DATE:	06.10.2022

APPLICATION NO: 6.31.2060.L.FUL

LOCATION:

3 Water Skellgate Ripon HG4 1BQ

PROPOSAL:

Proposed change of use from former Ripon City Club to single residential dwelling house.

APPLICANT:

Mr Jeet Sahi

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.10.2025.
- 2 The development shall be carried out in accordance with the following approved plans:
2156-3 - Proposed Elevations - Received 11.9.22
2156-2A Revision A - Proposed Floorplans - Received 11.9.22
2156-4A - Location Plan
- 3 Notwithstanding the submitted plans and details, the existing window frames and doors shall not be removed from the building until design and joinery details of the replacement windows and doors, including section drawings, method of opening and ironmongery (at 1:5 scale) have been submitted to and approved in writing by the local planning authority. Thereafter the installation of new windows and doors shall

be carried out in accordance with the approved details and retained thereafter.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the front boundary wall and railings shall be retained.
- 5 Notwithstanding the submitted details, a bin store shall be erected within the front forecourt area and prior to its erection details of the appearance, size, location and materials of construction shall be submitted to and approved in writing by the local planning authority. Thereafter the bin store shall be constructed in accordance with the approved details.
- 6 The glazing in the first floor windows serving the hall and stairs area shall be obscure glazed to level three or higher on the Pilkington Scale and the windows shall be fixed, non-opening windows and shall remain so for the life of the development.
- 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 with or without modification) no additional openings shall be inserted in the east gable of the building
- 8 Prior to the construction of any new steps to the front of the building, details of the form, position and materials of construction shall be submitted to and approved in writing by the local planning authority. Thereafter the steps shall be constructed in accordance with the approved details.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 for the avoidance of doubt.
- 3 In the interests of the character and appearance of the building and the conservation area.
- 4 In the interests of the character and appearance of the conservation area.
- 5 In the interests of the character and appearance of the conservation area and the amenity of future residents.
- 6 In the interests of residential amenity.
- 7 For the avoidance of doubt.
- 8 In the interests of the character and appearance of the building and the conservation area.

INFORMATIVES

- 1 The bin store shown on the approved floorplans drawing is outside the redline site

boundary and does not therefore form part of the approved details. Condition 5 requires a bin store to be located within the front forecourt area.

CASE NUMBER:	22/02972/FUL	WARD:	Ripon Minster
CASE OFFICER:	Kate Exley	DATE VALID:	30.07.2022
GRID REF:	E 431155	TARGET DATE:	24.09.2022
	N 470843	REVISED TARGET:	
		DECISION DATE:	23.09.2022

APPLICATION NO: 6.31.12917.A.FUL

LOCATION:
18 Heckler Lane Ripon North Yorkshire HG4 1PU

PROPOSAL:
Demolition of garage and rear extension and erection of side and rear wrap-around extension (Revised Scheme).

APPLICANT:
Mr And Mrs Prescott

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.09.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the following detail:

Proposed Floor Plans and Elevations. Drawing no. P15-3B Rev 3B dated 29.07.22.
- 3 The external materials of the extension hereby approved shall match the existing to the satisfaction of the Local Planning Authority.

Reasons for Conditions:-

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

INFORMATIVES

- 1 There is a history of ground instability in the area. This sometimes arises from the presence of peat, sometimes from gypsum and sometimes a combination. You are

advised to satisfy yourself that there is no such problem on this site, or that any problem can be overcome by taking appropriate measures, before works commence.

CASE NUMBER:	22/03115/LB	WARD:	Ripon Minster
CASE OFFICER:	Mike Parkes	DATE VALID:	10.08.2022
GRID REF:	E 431239	TARGET DATE:	05.10.2022
	N 471326	REVISED TARGET:	
		DECISION DATE:	05.10.2022

APPLICATION NO: 6.31.69.V.LB

LOCATION:
17 Market Place Ripon North Yorkshire HG4 1BW

PROPOSAL:
Formation of opening between 17 Market Place and adjacent ground floor unit no 17a Market Place.

APPLICANT:
Sterne Properties

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 05.10.2025.
- 2 The formation of the opening between 17 and 17A Market Place hereby approved shall be undertaken in strict accordance with following drawing in so far as they relate to those works only:

Dwg No. PL43 Opening between units
Dwg No. PL50 Ground Floor Plan
- 3 Any historic fabric that is revealed as part of the works shall be repaired on a like for like basis.

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.
- 3 To maintain the character of the listed building.

CASE NUMBER:	22/03208/FUL	WARD:	Ripon Moorside
CASE OFFICER:	Amy Benfold	DATE VALID:	22.08.2022
GRID REF:	E 431040	TARGET DATE:	17.10.2022
	N 469925	REVISED TARGET:	
		DECISION DATE:	29.09.2022

APPLICATION NO: 6.31.12930.FUL

LOCATION:

1 South Grange Road Ripon North Yorkshire HG4 2NH

PROPOSAL:

Retrospective planning application for single storey rear extension and dormer windows to rear.

APPLICANT:

Ms. Alison Blood

REFUSED. Reason(s) for refusal:-

- 1 The proposed single storey rear extension would not safeguard neighbouring amenity and would forward unacceptable levels of overshadowing and overbearing for no.3 South Grange Road. The proposed projection of 5.1 metres and average distance to the boundary of 1.3 metres would not comply with the guidance outlined in Appendix D of the Design Guide which, in this instance, would require the rear extension to project no greater than 3.8 metres. Furthermore, given the proximity of the neighbouring property (no.3) to the boundary and the narrow garden to the rear of no.3, the proposed projection of 5.1 metres would forward unacceptable levels of overshadowing and overbearing which is considered to detrimentally affect neighbouring amenity.

The proposal is therefore contrary to Local Plan policy HP4 and HS8 which seeks to achieve development that does not adversely affect neighbouring residential amenity.

CASE NUMBER:	22/03232/FUL	WARD:	Ripon Moorside
CASE OFFICER:	Amy Benfold	DATE VALID:	19.08.2022
GRID REF:	E 431225	TARGET DATE:	14.10.2022
	N 470027	REVISED TARGET:	
		DECISION DATE:	26.09.2022

APPLICATION NO: 6.31.963.C.FUL

LOCATION:

Glenalmond Quarry Moor Lane Ripon North Yorkshire HG4 2SA

PROPOSAL:

Demolition of existing garden room. Erection of home office/garden room.

APPLICANT:

Mr And Mrs Howard

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.09.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan - Drawing No. 21113.P02. Received 19.08.2022.

Proposed Plans and Elevations - Drawing No. 21104.P01. Received 19.08.2022.

- 3 The site is in located in a residential area and in order to control noise from the site the following hours shall apply:

The hours of work on site shall be controlled and restricted to

08:00 until 18:00 Mondays to Fridays

08:00 until 13:00 Saturdays

No work on Sundays or Bank Holidays

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 neighbouring amenity.

INFORMATIVES

- 1 There is a history of ground instability in the area. This sometimes arises from the presence of peat, sometimes from gypsum and sometimes a combination. You are advised to satisfy yourself that there is no such problem on this site, or that any problem can be overcome by taking appropriate measures, before works commence.
- 2 This site is within 250m of a landfill site. I would recommend the following be included as an informative:

In accordance with your 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 extension.
- o Adequate ventilation.

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

- 3 Building Control Officer recommends - A Buildings Regulations application may not be required for this proposal as in the internal floor area in under 30m². In order to benefit from the Buildings Regulations exemption the building will need to be a minimum of 1000mm from the boundary of its curtilage and must not contain any sleeping accommodation.
- 4 Building Control Officer recommends - I would still recommend that planning permission is only granted once you are satisfied that a suitable, satisfactory, foundation design has been prepared by a structural engineer (who is familiar with the specific ground related issues in the Ripon area) following a suitable ground investigation by an individual/company with the relevant level of experience.

CASE NUMBER:	22/02886/FUL	WARD:	Ripon Spa
CASE OFFICER:	Kate Exley	DATE VALID:	01.08.2022
GRID REF:	E 430742	TARGET DATE:	26.09.2022
	N 470950	REVISED TARGET:	
		DECISION DATE:	26.09.2022

APPLICATION NO: 6.31.12928.FUL

LOCATION:

15 Mallorie Park Drive Ripon North Yorkshire HG4 2QD

PROPOSAL:

Erection of single storey rear and side extensions, front porch and loft conversion with roof lights.

APPLICANT:

Mr and Mrs C Metcalfe

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.09.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the following detail:

Proposed Floor Plans and Elevations. Drawing no. 15mpd/pl01 Revision B dated July 2022. Received by the council 14 September 2022.

- 3 The render colour to be used in construction of the external walls of the development hereby permitted shall be RAL1013 as detailed in email from applicant dated 23 September 2022 (Document ref 7549838) unless otherwise agreed in writing by the Local Planning Authority.
- 4 Prior to construction of the rear extension hereby permitted, a boundary fence of at least 2 metres in height (as detailed in Drawing no. 15mpd/pl01 Revision B) shall be erected along the south west boundary of the application site.

Reasons for Conditions:-

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

INFORMATIVES

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

CASE NUMBER:	22/03236/TPO	WARD:	Ripon Spa
CASE OFFICER:	Chloe Temple	DATE VALID:	23.08.2022
GRID REF:	E 430054	TARGET DATE:	18.10.2022
	N 470895	REVISED TARGET:	
		DECISION DATE:	12.10.2022

APPLICATION NO: 6.31.1296.R.TPO

LOCATION:

Low Lodge Studley Road Ripon North Yorkshire HG4 2QR

PROPOSAL:

Works to Tree Preservation Order 01/1969 W1 mixed woodland - Lateral reduction of 1no. Sycamore (T1 on Plan) on southern canopy from 15m to 13-12m.

APPLICANT:

Mr Geoff Lloyd

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:	22/03265/ADV	WARD:	Ripon Spa
CASE OFFICER:	Chloe Temple	DATE VALID:	22.08.2022
GRID REF:	E 431182	TARGET DATE:	17.10.2022
	N 471296	REVISED TARGET:	
		DECISION DATE:	12.10.2022

APPLICATION NO: 6.31.58.Q.ADV

LOCATION:
27 Market Place Ripon North Yorkshire HG4 1BN

PROPOSAL:
Application to display 1No. Replacement / Renewed non illuminated fascia sign and 1No. Non illuminated Re-furbished and renewed projection sign.

APPLICANT:
Boots Ltd

APPROVED subject to the following conditions:-

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

- Proposed Advert Signage (Prepared by Sapphire Creative Sign making, drawing no. 25605-1A REV A, date 16/08/2022) received by the council on 22/08/2022.

Reasons for Conditions:-

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

CASE NUMBER:	22/00470/DISCON	WARD:	Ripon Ure Bank
CASE OFFICER:	Emily Brown	DATE VALID:	17.02.2022
GRID REF:	E 431268	TARGET DATE:	14.04.2022
	N 471377	REVISED TARGET:	
		DECISION DATE:	10.10.2022

APPLICATION NO: 6.31.907.R.DISCON

LOCATION:

3 Old Market Place Ripon North Yorkshire

PROPOSAL:

Approval of details under Condition 3 (scale plan), Condition 4 (highways), Condition 5 (noise control) and Condition 6 (waste storage) of planning permission 16/00065/FUL: Conversion of 1st and 2nd floor into 3 flats including separate manager flat and new entrance door.

APPLICANT:

Mr Richard Murray Wells

PART confirmation of discharge of condition(s)

CONFIRMATION OF DISCHARGE TO PART BELOW:

Conditions 3 and 4

REFUSAL OF DISCHARGE TO PART BELOW:

Conditions 5 and 6

Reasons for refusal:

- 1 The requirements of conditions 5 and 6 have not been met. They cannot be approved. The details should be agreed under 22/03031/FUL.

CASE NUMBER:	22/00742/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Jeremy Constable	DATE VALID:	02.08.2022
GRID REF:	E 441742 N 451810	TARGET DATE:	27.09.2022
		REVISED TARGET:	14.10.2022
		DECISION DATE:	13.10.2022

APPLICATION NO: 6.136.163.P.FUL

LOCATION:

Hallgarth Farm Ingmanthorpe Wetherby North Yorkshire LS22 5HL

PROPOSAL:

Erection of steel portal framed agricultural building for the storage of straw based farmyard manure.

APPLICANT:

Mr Karl Kunz

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 13.10.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
Location Plan: (Received 02.08.2022)
Site Plan: (Received 23.03.2022)
Proposed Plans and Elevations: (Received 23.02.2022)

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 Under the Land Drainage Act 1991 and the Ainsty Internal Drainage Boards' byelaws, the Board's prior written consent (outside of the planning process) is needed for:-

- a. any connection into a Board maintained watercourse, or any ordinary watercourse in the Board's district.
- b. any discharge, or change in the rate of discharge, into a Board maintained watercourse, or any ordinary watercourse in the Board's district. This applies whether the discharge enters the watercourse either directly or indirectly (i.e. via a third party asset such as a mains sewer).
- c. works within or over a Board maintained watercourse, or any ordinary watercourse in the Board's district - for example, land drainage, an outfall structure, bridges, culverting etc.

Please note that the Board does not, generally, own any watercourses and the requirement for you to obtain the Board's consent is in addition to you obtaining consent from any land owner or other authority to carry out the relevant works.

Full details of the Consent process can be found on our website:-
<http://www.yorkconsort.gov.uk>

CASE NUMBER:	22/02927/DISCON	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Emily Brown	DATE VALID:	29.07.2022
GRID REF:	E 433407	TARGET DATE:	23.09.2022
	N 453173	REVISED TARGET:	
		DECISION DATE:	28.09.2022
APPLICATION NO:	6.121.120.S.DISCON		

LOCATION:
 Rudding Park Hotel Rudding Park Follifoot North Yorkshire HG3 1JH

PROPOSAL:
 Approval of details under condition 5 (noise) of planning permission 21/04960/FUL ERECTION OF COMBINED HEAT AND POWER (CHP) ENERGY CENTRE AND FORMATION OF ACCESS DRIVE

APPLICANT:
 Rudding Park Ltd

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 The following document is considered acceptable for the approval of details under condition 5.
 .Baseline Noise Survey & Noise Impact Assessment PC-21-0267-RP1-REVA 6th July 2022

The applicant shall ensure the mitigation measures in section 5.3 of the Noise Assessment, prepared by Pace Consult are implement prior to the use.

CASE NUMBER:	22/03003/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Arthama Lakhanpall	DATE VALID:	31.08.2022
GRID REF:	E 436431	TARGET DATE:	26.10.2022
	N 450897	REVISED TARGET:	
		DECISION DATE:	10.10.2022
APPLICATION NO:	6.122.362.C.FUL		

LOCATION:

Low Lane Farm High Street Spofforth North Yorkshire HG3 1BQ

PROPOSAL:

Erection of 4 dwellings and demolition of agricultural buildings.

APPLICANT:

Archhaven Estates Ltd

REFUSED. Reason(s) for refusal:-

- 1 The proposal is for two three bedroom dwellings and two four bedroom dwellings. It would fail to deliver a range of house types and sizes that reflect and respond to the identified housing needs and demands of the District's households for delivering two and three bedroom homes. There is no robust evidence or justification to support a departure of this approach. The proposal would be contrary to guidance in the National Planning Policy Framework and Policy HS1 of the Harrogate District Local Plan.
- 2 The historic barns are non-designated heritage assets. The proposal would result in their total loss thereby creating substantial harm to the heritage assets. This would outweigh the proposed benefits. The proposal would conflict with the requirements of the National Planning Policy Framework, Heritage Management Guidance and Spofforth Conservation Area Appraisal and Policy HP2 of the Harrogate District Local Plan.
- 3 The proposed dwellings, by virtue of their form, layout, appearance, scale and siting would be detrimental to the visual amenity and character of the site and conservation area. They would result in overdevelopment of the site and fail to respect local distinctiveness. This harm outweighs the benefits of the proposal in this location. The proposal would conflict with the requirements of the National Planning Policy Framework and Residential Design Guide, and Spofforth Conservation Area Appraisal and Policies HP2 and HP3 of the Harrogate District Local Plan.
- 4 The proposed Plot 3 would cause significant overbearing and overshadowing to neighbouring property 16 High Street. The proposed bedroom windows of all plots would cause significant overlooking to one another. The proposed dwellings would

have insufficient separation distances and therefore would fail to preserve a reasonable standard of residential amenity for existing and future occupiers. The proposal would conflict with the requirements of the National Planning Policy Framework and House Extensions and Garages Design Guide and Policy HP4 of the Harrogate District Local Plan.

- 5 The site is within Housing Allocation SP6: Land at Massey Fold, Spofforth. The proposal would fail to meet Requirement 5 (designated heritage asset of the conservation area) of the SP6 Housing Allocation. The proposal would conflict with the requirements of Policy DM1 of the Harrogate District Local Plan.

CASE NUMBER:	22/03039/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Arthama Lakhanpall	DATE VALID:	03.08.2022
GRID REF:	E 434073	TARGET DATE:	28.09.2022
	N 451192	REVISED TARGET:	14.10.2022
		DECISION DATE:	10.10.2022
APPLICATION NO:	6.122.24.F.FUL		

LOCATION:

Eden Park Haggs Road Spofforth North Yorkshire HG3 1EQ

PROPOSAL:

Conversion of barn to dwelling.

APPLICANT:

Dr R. P. Barrett

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.10.2025.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:

2355-121 Site Plan - submitted 6 October 2022

2355-120 Site Plan - submitted 6 October 2022

2058-102 Existing North Elevation & Proposed North Elevation - submitted 3 August 2022

2058-103 Existing Inner West Elevation & Proposed Inner West Elevation - submitted 3 August 2022

2058-104 Existing Outer East Elevation & Proposed Outer East Elevation - submitted 3 August 2022

2058-105 Existing Inner East Elevation & Proposed Inner East Elevation - submitted 3 August 2022

2058-106 Existing Outer West Elevation & Proposed Outer West Elevation - submitted 3 August 2022

2058-108 Existing Building Ground Floor - submitted 3 August 2022

2058-109 Existing Building First Floor & Proposed Building First Floor - submitted 3 August 2022

2058-110 Site Plan - submitted 3 August 2022

- 3 Prior to the first occupation of the dwelling hereby permitted, electric vehicle infrastructure shall be installed at the site. The electric vehicle charging point shall be of Mode 3 type (specific socket on a dedicated circuit with a minimum current rating of 16 Amp). The charging points installed shall be retained thereafter.
- 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/or footway must be constructed in accordance with the approved details and/or Standard Detail number (E20 Rev B) and the following requirements.

- Any gates or barriers must be erected a minimum distance (Refer to E20-Rev B) back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.
- That part of the access extending 15 metres into the site from the carriageway of the existing highway must be at a gradient not exceeding 1:40.
- 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 E20-Rev B and maintained thereafter to prevent such discharges.
- The final surfacing of any private access within 10 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.
- Measures to enable vehicles to enter and leave the site in a forward gear.

All works must accord with the approved details.

- 5 There must be no access or egress by any vehicles between the highway and the application site until splays are provided giving clear visibility of 160 metres measured along both channel lines of the major road from a point measured 2.4 metres down the centre line of the access 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.
- 6 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.

7 CLC2 - Submission of an Intrusive Land Contamination Site Investigation Report (Phase II Report) - Pre-commencement Condition

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.

8 CLC3 - Submission of a Land Contamination Remediation Strategy - Pre-commencement Condition

Where site remediation is recommended in the Local Authority approved Phase II Intrusive Site Investigation Report 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.

9 CLC4 - Implementation of the Land Contamination Remediation Strategy - Condition

Land contamination remediation of the site shall be carried out and completed in accordance with the Local Planning Authority approved Remediation Strategy. 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.

10 CLC5 - Submission of Land Contamination Verification Report - Pre-use Condition

Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a land contamination Verification Report shall be submitted to the local planning authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for that part of the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the local planning authority. Where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority.

11 Works must be undertaken strictly in accordance with the recommendations of Table 4 of the Bat & Barn Owl Assessment (Rhodes Ecology, August 2018). These include guidance on timing of works (including for construction and removal of buildings and vegetation), pre-commencement checks, tool box talks and site- supervision, avoidance of breathable membranes and hazardous timber treatments and on the use of low impact lighting. The recommended roosting provision for bats and nesting boxes for birds must be in place prior to the first occupation of the converted building.

- 12 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 other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the Local Planning Authority.
- 13 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 '2355-121 Site Plan' submitted 14 September 2022 for access, parking and turning shall be kept available for their intended purposes at all times.

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 air quality and pollution.
- 4 To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.
- 5 In the interests of highway safety.
- 6 To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
- 7 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 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 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 In the interests of biodiversity and ecology.
- 12 In the interests of the character and appearance of the building and site and special function of the Green Belt.
- 13 In the interests of highway safety and residential amenity.

INFORMATIVES

- 1 Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site:

https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing___ind_est_roads___street_works_2nd_edition.pdf.

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

- 2 An explanation of the terms used above is available from the Local Highway Authority.
- 3 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 (1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in an lawful manner. Natural England can be contacted at consultations@naturalengland.org.uk, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.
- 4 If any topsoil is taken onto site for the formation of a domestic garden it should be certified as suitable for a domestic garden. This should be validated through sampling once on site.

CASE NUMBER:	22/03218/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Izabelle Waddington	DATE VALID:	18.08.2022
GRID REF:	E 434153	TARGET DATE:	13.10.2022
	N 452532	REVISED TARGET:	
		DECISION DATE:	06.10.2022
APPLICATION NO:	6.121.256.FUL		

LOCATION:
3 Spring Bank, Partridge Cottage Main Street Follifoot North Yorkshire HG3 1DX

PROPOSAL:
New roof, provision of side utility room and internal improvements

APPLICANT:

Mr Mark Turnbull

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - Proposed Elevations - 4482-PL-05 REV A
 - Proposed Plans - 4482-PL-04
 - Proposed Block Plan - 4482-PL-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.
- 4 Prior to the commencement of the external roof works of the development hereby approved a sample panel of the type of tile to be used shall be erected on the site for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details.
- 5 Prior to the commencement of the installation of the windows and doors within the development hereby approved a sample panel of the chosen material will be submitted to the council for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.
- 4 In the interest of preserving the visual amenity of the dwelling and conservation area.
- 5 In the interest of preserving the visual amenity of the dwelling and conservation 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 - 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:	22/03830/PNA	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Lisa Alder	DATE VALID:	03.10.2022
GRID REF:	E 434608	TARGET DATE:	28.11.2022
	N 447074	REVISED TARGET:	
		DECISION DATE:	11.10.2022

APPLICATION NO: 6.148.84.C.PNA

LOCATION:

Manor Farm Gill Lane Kearby Wetherby North Yorkshire LS22 4BS

PROPOSAL:

Construction of an earth banked Slurry Storage Lagoon

APPLICANT:

JR Birkhead Farms

Prior approval not required

CASE NUMBER:	22/00490/FULMAJ	WARD:	Washburn
CASE OFFICER:	Arthama Lakhanpall	DATE VALID:	08.03.2022
GRID REF:	E 425967	TARGET DATE:	07.06.2022
	N 451869	REVISED TARGET:	17.10.2022
		DECISION DATE:	12.10.2022

APPLICATION NO: 6.120.62.J.FULMAJ

LOCATION:

Snell House Farm Otley Road Beckwithshaw North Yorkshire HG3 1QU

PROPOSAL:

Installation of solar panels and ground source heat pump.

APPLICANT:

Mr Robert Fearnly

APPROVED subject to the following conditions:-

The vehicle store and workshop is to be used as part of a business to store agricultural vehicles although the full nature of the workshop use is unclear. This building does not therefore appear to serve an ancillary domestic use to the dwelling. The building has a floorspace of 170 sq. metres and therefore the fee required would be £1,386.00. The fee required for the solar panels would be £1,404.00.

- 1 The development hereby permitted shall be begun on or before 12.10.2025.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:

Sketch Sections - submitted 11 October 2022

2019 49 25 P2 Proposed Site Sections - submitted 7 October 2022

2019 49 20 P10 Proposed Site Plan - submitted 10 June 2022

2019 49 9 P1 Location Plan - submitted 22 February 2022

- 3 Unless agreed in writing by the Local Planning Authority, the solar panels hereby approved shall be removed from the site in the event of their discontinued use, within a time period of 6 months from the last use of the solar panels. Thereafter, the land shall be returned to its former undeveloped use and state.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of visual amenity of the site and openness of the Green Belt and character of the Special Landscape Area.

CASE NUMBER:	22/02564/FUL	WARD:	Washburn
CASE OFFICER:	Izabelle Waddington	DATE VALID:	29.06.2022
GRID REF:	E 418090	TARGET DATE:	24.08.2022
	N 451574	REVISED TARGET:	27.09.2022
		DECISION DATE:	27.09.2022

APPLICATION NO: 6.131.15.U.FUL

LOCATION:

Low Hall Farm Low Snowden Otley North Yorkshire LS21 2NQ

PROPOSAL:

Proposed erection of a single storey side extension and reinstating of circular window on the front gable.

APPLICANT:

Mr And Mrs Wood

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 27.09.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawing:
 - Proposed Elevations - 22.035/REV B
 - Proposed Ground Floor Plans - 22.035/REV B
- 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 Prior to the installation of any new windows, details of the proposed mullion and joinery at a scale of either 1:10, 1:5 or 1:1 shall be submitted for the written approval of the Local Planning Authority. The details should include the colour and opening mechanism. Once agreed in writing, the approved design shall be installed, maintained and retained for the lifetime of the development.
- 5 Prior to the commencement of the external construction of the walls of the development hereby approved a sample panel of the type of stone to be used showing the proposed coursing and pointing shall be erected on the site for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and the sample stonework panel shall be retained on site during the period of construction of all external walls that are

constructed in stone.

- 6 Prior to the commencement of the external construction of the roof of the development hereby approved a sample panel of the type of stone slate to be used shall be erected on the site for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and the sample stonework panel shall be retained on site during the period of construction of all external walls that are constructed in stone.
- 7 Prior to installation, details of the proposed ridge, verge and eaves (including rainwater goods) at a scale of either 1:10, 1:5 or 1:1 shall be submitted for the written approval of the Local Planning Authority. The details should include the colour and material. Once agreed in writing, the approved design shall be installed, maintained and retained for the lifetime of the development.
- 8 Prior to the commencement of development hereby permitted, section and detail drawings at 1:10 scale for the proposed reinstatement of the circular window shall made available for inspection by, and the written approval of, the Local Planning Authority. Thereafter, the development shall be carried out in strict accordance with the approved details.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.
- 4 In the interests of safeguarding the historic fabric and special significance of the Grade II Listed Buildings in line with policy HP2 and Chapter 16 of the NPPF.
- 5 In the interests of safeguarding the historic fabric and special significance of the Grade II Listed Buildings in line with policy HP2 and Chapter 16 of the NPPF.
- 6 In the interests of safeguarding the historic fabric and special significance of the Grade II Listed Buildings in line with policy HP2 and Chapter 16 of the NPPF.
- 7 In the interests of safeguarding the historic fabric and special significance of the Grade II Listed Buildings in line with policy HP2 and Chapter 16 of the NPPF.
- 8 In the interests of safeguarding the historic fabric and special significance of the Grade II Listed Buildings in line with policy HP2 and Chapter 16 of the NPPF.

CASE NUMBER:	22/02565/LB	WARD:	Washburn
CASE OFFICER:	Izabelle Waddington	DATE VALID:	29.06.2022
GRID REF:	E 418090	TARGET DATE:	24.08.2022
	N 451574	REVISED TARGET:	27.09.2022
		DECISION DATE:	27.09.2022

APPLICATION NO: 6.131.15.V.LB

LOCATION:

Low Hall Farm Low Snowden Otley North Yorkshire LS21 2NQ

PROPOSAL:

Listed Building consent for proposed erection of a single storey side extension and reinstating of circular window on the front gable.

APPLICANT:

Mr And Mrs Wood

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 27.09.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawing:
 - Proposed Elevations - 22.035/REV B
 - Proposed Ground Floor Plans - 22.035/REV B
- 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 Prior to the installation of any new windows, details of the proposed mullion and joinery at a scale of either 1:10, 1:5 or 1:1 shall be submitted for the written approval of the Local Planning Authority. The details should include the colour and opening mechanism. Once agreed in writing, the approved design shall be installed, maintained and retained for the lifetime of the development.
- 5 Prior to the commencement of the external construction of the walls of the development hereby approved a sample panel of the type of stone to be used showing the proposed coursing and pointing shall be erected on the site for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and the sample stonework panel shall be retained on site during the period of construction of all external walls that are constructed in stone.
- 6 Prior to the commencement of the external construction of the roof of the development hereby approved a sample panel of the type of stone slate to be used shall be erected on the site for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and the sample stonework panel shall be retained on site during the period of construction of all external walls that are constructed in stone.
- 7 Prior to installation, details of the proposed ridge, verge and eaves (including

rainwater goods) at a scale of either 1:10, 1:5 or 1:1 shall be submitted for the written approval of the Local Planning Authority. The details should include the colour and material. Once agreed in writing, the approved design shall be installed, maintained and retained for the lifetime of the development.

- 8 Prior to the commencement of development hereby permitted, section and detail drawings at 1:10 scale for the proposed reinstatement of the circular window shall be made available for inspection by, and the written approval of, the Local Planning Authority. Thereafter, the development shall 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 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.
- 4 In the interests of safeguarding the historic fabric and special significance of the Grade II Listed Buildings in line with policy HP2 and Chapter 16 of the NPPF.
- 5 In the interests of safeguarding the historic fabric and special significance of the Grade II Listed Buildings in line with policy HP2 and Chapter 16 of the NPPF.
- 6 In the interests of safeguarding the historic fabric and special significance of the Grade II Listed Buildings in line with policy HP2 and Chapter 16 of the NPPF.
- 7 In the interests of safeguarding the historic fabric and special significance of the Grade II Listed Buildings in line with policy HP2 and Chapter 16 of the NPPF.
- 8 In the interests of safeguarding the historic fabric and special significance of the Grade II Listed Buildings in line with policy HP2 and Chapter 16 of the NPPF.

CASE NUMBER:	22/02710/FUL	WARD:	Washburn
CASE OFFICER:	Sam Witham	DATE VALID:	16.08.2022
GRID REF:	E 418685	TARGET DATE:	11.10.2022
	N 453692	REVISED TARGET:	19.10.2022
		DECISION DATE:	12.10.2022

APPLICATION NO: 6.118.3.D.FUL

LOCATION:

Swinsty Reservoir Car Park And Picnic Area Fewston North Yorkshire

PROPOSAL:

Installation of two payment machines, two ANPR cameras and associated infrastructure at the existing Swinsty Moor Car Park

APPLICANT:

Yorkshire Water

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 13th October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

11740000 'CITEA PIN ABMESSUNGEN 2062', R50IQ 'POLE MOUNT DIMS', Block Plan as received by the council on the 8th July 2022 and 16th August 2022.

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
 - 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:	22/03072/FUL	WARD:	Washburn
CASE OFFICER:	Izabelle Waddington	DATE VALID:	05.08.2022
GRID REF:	E 416865	TARGET DATE:	30.09.2022
	N 448358	REVISED TARGET:	06.10.2022
		DECISION DATE:	05.10.2022

APPLICATION NO: 6.131.61.D.FUL

LOCATION:

4 Manor Farm West Lane Askwith North Yorkshire LS21 2JQ

PROPOSAL:

New Front Entrance Porch Replacement of extg conservatory Alterations to extg workshop to inc Farm Mess Room

APPLICANT:

Mr Martin Middlemiss

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 05.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - Proposed Alterations Existing Workshop - P01 (Submitted August 2022)
 - Main Dwelling Proposed Plans - BR1 REV A (Submitted October 2022)
 - Proposed Elevations - BR2 (Submitted August 2022)

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: 22/03077/FUL
CASE OFFICER: Izabelle Waddington
GRID REF: E 423873
N 448955

WARD: Washburn
DATE VALID: 06.08.2022
TARGET DATE: 01.10.2022
REVISED TARGET:
DECISION DATE: 26.09.2022

APPLICATION NO: 6.133.51.N.FUL

LOCATION:

West Acres Upper West End Farm Stainburn North Yorkshire LS21 2LX

PROPOSAL:

Extension of an existing single-storey side extension to create a larger extension with a slightly higher roof

APPLICANT:

Mr Andrew Smith

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.09.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - Site Plan - Proposed - 2206/500
 - Ground Floor Plan - Proposed - 2206/501
 - Section BB - Proposed - 2206/502
 - Elevations - Proposed - 2206/503
 - Elevation Detail - Proposed - 2206/504

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: 22/03157/FUL
CASE OFFICER: Emily Brown
GRID REF: E 422285
N 455112

WARD: Washburn
DATE VALID: 25.08.2022
TARGET DATE: 20.10.2022
REVISED TARGET:
DECISION DATE: 11.10.2022

APPLICATION NO: 6.107.61.L.FUL

LOCATION:

Park Top Farm Penny Pot Lane Felliscliffe HG3 1SH

PROPOSAL:

Erection of a single storey side extension

APPLICANT:

Mr B Goddard

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11th October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
.Proposed 2021.047 003 Rev b (received 11th October 2022)
- 3 All new doors and windows shall be set back from the external face of the walls to form reveals to match that of 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 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:	22/03459/TPO	WARD:	Washburn
CASE OFFICER:	Amina Jones	DATE VALID:	06.09.2022
GRID REF:	E 428045	TARGET DATE:	01.11.2022
	N 453625	REVISED TARGET:	
		DECISION DATE:	04.10.2022

APPLICATION NO: 6.120.7.AD.TPO

LOCATION:

Land Comprising Field At Grid Reference 428045 453625 Otley Road Harrogate North Yorkshire

PROPOSAL:

Works to trees within Tree Preservations Order 08/2012. Felling of 1 no. Ash Tree (W3) (referenced as Tree A by applicant). Pollard 1 no. Ash (T4) to 4m (referenced as Tree B by applicant). Felling of 2 no. Ash Trees within G12 of the order (referenced as Trees C and D by the applicant). All works proposed are due to ash dieback.

APPLICANT:

Mr Gerry Fitzmaurice

3 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 - 3 N^o Sycamore. Tree(s) to be 10-12 cm girth when measured at 1.5 metres from ground level at the point of planting.

Tree(s) to be planted in prepared pit, which is 50% larger than root ball of the tree to be planted.

The sides of the planting to are to be forked over to help alleviate compaction and allow the tree roots to become established.

Tree(s) to be planted with the root collar at the same level as the surrounding soil levels.

Tree(s) to be backfilled with topsoil clean of building contaminants.

Tree(s) to be anchored with a single stake angled at 45% and attached the trunk of the tree at approx.1 metre above ground level. Stake to be driven into the ground clear of the root ball.

Tree(s) to be planted in the first planting season after the felling of the noted trees and between November and March within 2 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 the interests of good arboricultural practice.

CASE NUMBER:	21/05150/FUL	WARD:	Wathvale
CASE OFFICER:	Amy Benfold	DATE VALID:	08.12.2021
GRID REF:	E 433785	TARGET DATE:	02.02.2022
	N 476911	REVISED TARGET:	08.07.2022
		DECISION DATE:	26.09.2022

APPLICATION NO: 6.15.92.D.FUL

LOCATION:

The Grange Village Of Melmerby Melmerby HG4 5HL

PROPOSAL:

Proposed new access road from existing entrance to farm yard at Grange Farm and additional hard standing area.

APPLICANT:

Mr C Barnett

7 REFUSED. Reason(s) for refusal:-

- 1 There are insufficient on site turning facilities which would have a prejudicial impact on safety on the local highway network. The proposal would therefore be contrary to Paragraph 111 of the NPPF which seeks to reduce any negative impact on highway safety.

CASE NUMBER:	22/02785/FUL	WARD:	Wathvale
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	08.08.2022
GRID REF:	E 435147	TARGET DATE:	03.10.2022
	N 475069	REVISED TARGET:	
		DECISION DATE:	26.09.2022

APPLICATION NO: 6.21.28.N.FUL

LOCATION:

Hutton Grange Farm Hutton Conyers Ripon North Yorkshire HG4 5LY

PROPOSAL:

Installation of 30no. solar PV panels.

APPLICANT:

Mr Brian Grainger

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.09.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings;

Location plan, job no. 1412, drawing no.1.4, dated Sep 21.
Plan and elevations, job no. 1412, drawing no.1.5, dated Jul/22.
Block plan, job no. 1412, drawing no.1.6, dated Jul/22.
- 3 In the event the solar panels are no longer required, within 6 months of the cessation of electricity generation by the solar PV panels, the solar panels shall be removed from the site and the site restored to its previous use.

Reasons for Conditions:-

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