

## HARROGATE BOROUGH COUNCIL

### PLANNING COMMITTEE

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

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<b>CASE NUMBER:</b>	19/04119/DVCMAJ	<b>WARD:</b>	Falls Within 2 Or More
<b>CASE OFFICER:</b>	Gerard Walsh	<b>DATE VALID:</b>	27.09.2019
<b>GRID REF:</b>	<b>E</b> 436488	<b>TARGET DATE:</b>	27.12.2019
	<b>N</b> 456903	<b>REVISED TARGET:</b>	09.11.2022
		<b>DECISION DATE:</b>	08.11.2022

**APPLICATION NO:** 6.500.273.F.DVCMAJ

**LOCATION:**

Manse Farm Knaresborough North Yorkshire

**PROPOSAL:**

Variation of Condition Nos 31, 32 and 33 of planning permission Ref 13/00535/EIAMAJ (Mixed use development comprising residential, employment use, neighbourhood centre, and primary school) to allow for provision of off-site highway works on the occupation of the 150th dwelling (revised from pre-occupation (Conditions 31 & 32) and occupation of 50th dwelling (Condition 33)).

**APPLICANT:**

Linden Homes (Manse Farm) Ltd

3 APPROVED subject to the following conditions:-

- 1 Application for approval of the reserved matters for the first phase of the development (As identified in the Phasing Plan approved under condition 4) shall be made to the Local Planning Authority not later than two years from the date of this permission.  
Application for approval of the reserved matters for all other phases shall be made not later than five years from the date of this permission. The development hereby permitted shall begin either before the expiration of two years from the date of approval of the last of the reserved matters for the first phase, or before the expiration of five years from the date of this permission, whichever is the later.
- 2 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following reserved matters for that phase:

- a appearance
- b landscaping
- d scale

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

- 3 The development shall be carried out broadly in accordance with the following drawings:-
  - \* Masterplan Parameters- Land Use Breakdown and Green Infrastructure (Dwg. Ref. No. 471B.05E);
  - \* Masterplan Parameters- Movement Network and Residential Density (Dwg. Ref. No. 471B.07E); and
  - \* Masterplan Parameters- Building Heights (Dwg. Ref. No. 471B.06D).
- 4 Prior to the commencement of development a phasing plan setting out the proposed phasing of the construction of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter each reserved matters application for a phase submitted pursuant to Condition 2 above shall be accompanied by an updated phasing plan for the approval of the Local Planning Authority. The updated phasing plan shall set out any proposed changes from the phasing plan previously approved pursuant to this Condition. The development shall be carried out in accordance with the phasing plan as approved and updated unless otherwise agreed in writing with the Local Planning Authority or required by other conditions of this permission. For the purposes of this permission all references to a "phase" shall be interpreted as being a reference to a phase as defined on the phasing plan approved pursuant to this condition.
- 5 Prior to the occupation of any dwelling the proposed access connecting the application site to Eastfield (situated within the area edged blue on drawing number 471B-13) shall be provided in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority and also in accordance with details approved pursuant to condition 48. For the avoidance of doubt the details to be submitted and approved pursuant to this Condition 5 shall include full technical details relating to the bridging/culverting of the watercourse between the application site and Eastfield.
- 6 No more than 20 dwellings shall be occupied until the Eastfield access referred to in, and constructed pursuant to, Condition 5 above has been closed to all through vehicular traffic save for pedestrians, cyclists and scheduled passenger transport vehicles.
- 7 No more than 20 dwellings shall be occupied until the western roundabout on the A59 shown on drawing 471B.05E has been constructed in accordance with details to be submitted to and approved by the Local Planning Authority. These details should be in broad accordance with the details shown on BGH drawing: 11/247/TR/006 Rev B. Such details shall include for the avoidance of doubt:

Footpaths;  
Cycleways at the western roundabout;

Cycleway(s) up to the existing cyclist advanced stop lines at Chain Lane;  
Roundabout pedestrian crossing points;  
Roundabout splitter islands;  
Street lighting;  
A programme for the completion of the proposed works; and  
An independent Stage 2 Safety Audit. The Safety Audit should be carried out in accordance with HD19/03 Road Safety Audit or any superseding regulations. The recommendations in the Designer's response to the Stage 1 Road Safety Audit dated 26 April 2013 and the Stage 2 Road Safety Audit should be implemented.

- 8 No more than 100 dwellings shall be occupied and accessed from the western roundabout constructed pursuant to Condition 7 unless an alternative emergency access is also available for use by such dwellings or the link within the site required by Condition 11 has been constructed.
- 9 No more than 150 dwellings shall be occupied until the eastern roundabout shown on drawing 471B.05E has been constructed in accordance with details to be submitted to and approved by the Local Planning Authority. These details should be in broad accordance with the details shown on BGH drawing: 11/247/TR/006 Rev B. Such details shall include for the avoidance of doubt:

Footpaths;  
Cycleways at the eastern roundabout;  
Cycleway(s) up to the existing cyclist advanced stop lines at Chain Lane;  
Roundabout pedestrian crossing points;  
Roundabout splitter islands;  
Street lighting;  
A programme for the completion of the proposed works; and  
An independent Stage 2 Safety Audit. The Safety Audit should be carried out in accordance with HD19/03 Road Safety Audit or any superseding regulations. The recommendations in the Designer's response to the Stage 1 Road Safety Audit dated 26 April 2013 and the Stage 2 Road Safety Audit should be implemented.

- 10 No more than 100 dwellings shall be occupied and accessed from the eastern roundabout constructed pursuant to Condition 9 unless an alternative emergency access is also available for use by such dwellings or the link within the site required by Condition 11 has been constructed.
- 11 No more than 250 dwellings shall be occupied until a full vehicular link within the site between the two roundabouts has been constructed. The details of this link will be submitted to and approved in writing by the Local Planning Authority.
- 12 From the commencement of development the measures defined in the Framework Travel Plan shall be implemented in accordance with the timetable, defined on page 36 of the Framework Travel Plan (September 2013), prepared by Bryan G Hall unless otherwise agreed in writing with the Local Planning Authority. The development shall thereafter be carried out and operated in accordance with the Framework Travel Plan.
- 13 Prior to the commencement of development of any particular phase (including, for the

avoidance of doubt, a phase which includes the primary school), a Travel Plan relating to that phase shall be submitted to and approved by the Local Planning Authority (for the avoidance of doubt a stand-alone School Travel Plan will be required). Each Travel Plan submitted pursuant to this condition shall be in accordance with the Framework Travel Plan (dated September 2013), prepared by Bryan G Hall. The measures contained in the approved Travel Plan for that phase shall be implemented in accordance with the approved timescale and all necessary measures implemented before first occupation of any building in that phase and the phase shall thereafter be carried out and operated in accordance with the approval Travel Plan.

- 14 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks within a phase, except for investigative works or the depositing of material on the site for any phase of the development until, to the extent only that such details are relevant to the particular phase under consideration, the following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority for that phase :

- a. Detailed engineering drawings to a scale of not less than 1:500 and based upon an accurate survey showing:
  - i. the proposed highway layout including the highway boundary for a layout agreed by the Local Planning Authority in consultation with the Local Highway Authority
  - ii. dimensions of any carriageway, cycleway, footway, and verges
  - iii. visibility splays
  - iv. the proposed buildings and site layout, including levels
  - v. accesses and driveways
  - vi. drainage and sewerage system
  - vii. lining and signing
  - viii. measures to restrain vehicle speeds to the agreed design speed without the use of vertical measures.
  - ix. all types of surfacing (including tactiles), kerbing and edging
  - x. details of the route to be used to access the proposed school including safe routes to school walking and cycling routes
  - xi. measures to prevent "rat-running" on roads adjacent to the school
  - xii. details of the route to be used to access the proposed rail halt
  - xiii. measures to prevent vehicles reversing from properties into the path of vehicles travelling to the proposed station.
  - xiv. measures to accommodate HGV movements in the site and restrict these to non-residential areas
  - xv. pedestrian and cycle links within the site to minimize journeys by car.
  - xvi. the Eastfield Link to be constructed pursuant to Condition 5.
- b. Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:
  - i. the existing ground level
  - ii. the proposed road channel and centre line levels
  - iii. full details of surface water drainage proposals.
- c. Full highway construction details including:
  - i. typical highway cross-sections to scale of not less than 1:50 showing a specification

for all the types of construction proposed for carriageways, cycleways and footways/footpaths

- ii. when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
- iii. kerb and edging construction details
- iv. typical drainage construction details.
- d. Details of the method and means of surface water disposal.
- e. Details of all proposed street lighting.
- f. Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.
- g. Full working drawings for any structures which affect or form part of the highway network.
- h. A programme for completing the works.

Development within the phase shall only be carried out in full compliance with the approved drawings and details for that phase unless agreed otherwise in writing by the Local Planning Authority with the Local Planning Authority in consultation with the Highway Authority.

- 15 No dwelling to which this planning permission relates shall be occupied until the carriageway and any footway/footpath from which it gains access is constructed to basecourse macadam level and/or block paved and kerbed and connected to the existing highway network with street lighting installed and in operation.

The completion of all road works within a phase shall be in accordance with a programme which has been approved in writing by the Local Planning Authority in consultation with the Highway Authority before any dwelling within that phase is occupied.

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

The completion of all road works within a phase shall be in accordance with a programme which has been approved in writing by the Local Planning Authority in consultation with the Highway Authority before any building in that phase is brought into use.

- 17 There shall be no access or egress by any vehicles between the highway and any individual plot of development on the application site until full details of any measures required to prevent surface water from non-highway areas relating to that plot of development discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.

- 18 No dwelling shall be occupied until the parking facilities related to that dwelling have been constructed in accordance with the approved drawing. Once created these parking areas shall be maintained clear of any obstruction and retained for their

intended purpose at all times.

- 19 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.
- 20 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted in a particular phase until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority for that phase:
  - a. tactile paving
  - b. vehicular, cycle, and pedestrian accesses
  - c. vehicular and cycle parking
  - d. vehicular turning arrangements
  - e. manoeuvring arrangements
  - f. loading and unloading arrangements.

The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at [www.northyorks.gov.uk](http://www.northyorks.gov.uk).

No part of the development in a particular phase shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas for that phase approved under Condition 20:

- a. have been constructed in accordance with the approved drawings
- b. are available for use unless otherwise approved in writing by the Local Planning Authority.

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

- 21 No part of the food store development hereby approved shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas have been constructed in accordance with details approved in accordance with Condition 20 and are available for use. Once created these areas shall remain clear of any obstruction and retained for their intended purpose at all times unless otherwise approved in writing by the Local Planning Authority.
- 22 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 the relevant reserved matters approval for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.
- 23 No external lighting equipment shall be used other than in accordance with details previously approved in writing by the Local Planning Authority in consultation with the

Highway Authority.

- 24 Prior to development commencing in a particular phase, details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site for that particular phase should be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction of that phase commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.
- 25 Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site for any phase until proposals for that phase have been submitted to and approved in writing by the Local Planning Authority for the provision of:
- a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
  - b. on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works for that phase are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

- 26 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works for any phase of the development until details of how the highway network for the phase relates to the highway network in adjacent constructed and planned phases of the development has been submitted to and approved in writing by the Planning Authority.

The development of the phase shall be carried out in accordance with the approved details.

- 27 No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase:
- a. the parking of vehicles of site operatives and visitors
  - b. loading and unloading of plant and materials

- c. storage of plant and materials used in constructing the development
- d. erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate
- e. wheel washing facilities
- f. measures to control the emission of dust and dirt during construction
- g. a scheme for recycling/disposing of waste resulting from demolition and construction works
- h. HGV routing to avoid the Bond End junction and Knaresborough High Street
- i. external lighting equipment.

28 There shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site or the construction of the access roads or building(s) or other works within a phase until details of the bus routes which are within that phase have been submitted to and approved in writing by the Local Planning Authority. The bus route shall be implemented in accordance with the approved details for that phase.

29 There shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site or the construction of the access road or building(s) or other works within a phase until details of the bus stop infrastructure for that phase have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority unless otherwise agreed in writing. No buildings within the phase shall be occupied until the approved bus stop infrastructure for each phase has been constructed in accordance with the details approved in writing by the Local Planning Authority.

30 No more than 50 dwellings shall be occupied until the improvements to the Bond End junction and a "Linked" Microprocessor Optimised Vehicle Actuation (MOVA) control system have been installed and are operational in accordance with the details previously submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority. Such details shall be in broad accordance with drawing 11/247/TR/013 and shall include:

- a. A programme for the completion of the proposed works; and
- b. An independent Stage 2 Safety Audit. The Safety Audit should be carried out in accordance with HD19/03 Road Safety Audit or any superseding regulations. The recommendations in the Stage 2 Road Safety Audit should be implemented thereafter.

31 No more than 150 dwellings shall be occupied until the improvements to the Chain Lane signalised junction have been installed and are operational in accordance with the details previously submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority. Such details shall be in broad accordance with drawing 11/247/TR/012 and shall include:

- a. A programme for the completion of the proposed works; and
- b. An independent Stage 2 Safety Audit. The Safety Audit should be carried out in accordance with HD19/03 Road Safety Audit or any superseding regulations. The recommendations in the Stage 2 Road Safety Audit should be implemented thereafter.



- 32 No more than 150 dwellings shall be occupied until a Microprocessor Optimised Vehicle Actuation (MOVA) control system has been installed and is operational at the Gracious Street signalised junction in accordance with details previously submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. Such details shall include:
- a. A programme for the completion of the proposed works; and
  - b. An independent Stage 2 Safety Audit. The Safety Audit should be carried out in accordance with HD19/03 Road Safety Audit or any superseding regulations. The recommendations in the Stage 2 Road Safety Audit should be implemented thereafter.
- 33 No more than 150 dwellings shall be occupied until the pedestrian crossing splitter island on the A59 has been constructed in accordance with details previously submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. Such details shall be in broad accordance with the details shown on drawing reference 11/247/TR/006/B and shall include:
- a. A programme for the completion of the proposed works; and
  - b. An independent Stage 2 Safety Audit. The Safety Audit should be carried out in accordance with HD19/03 Road Safety Audit or any superseding regulations. The recommendations in the Stage 2 Road Safety Audit should be implemented thereafter.
- 34 Unless otherwise agreed in writing by the Local Planning Authority in consultation with the Local Highway Authority the eastern roundabout constructed pursuant to Condition 9 shall not be opened to traffic until the extension of the street lighting from the eastern end of the existing street lighting on the A59 to the junction with the A658 has been installed in accordance with details previously submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. Such details shall include a programme for the completion of the proposed works.
- 35 Save for any works required by this condition no development in any phase shall take place until a staged programme of archaeological work for that particular phase has been implemented in accordance with a written scheme of investigation which has previously been submitted by the applicant and approved by the Planning Authority. The scheme shall provide for, insofar as it is applicable to the particular phase under consideration:
- a. Documentary research, survey and building recording of the farm buildings at Manse Farm prior to demolition, followed by trial trenching after demolition to determine whether there is evidence of an earlier building on the site and detailed excavation, if appropriate;
  - b. Building recording of Frogmire Bridge and its subsequent retention within the development scheme;
  - c. Survey of the post-medieval earthworks immediately to the south and east of Manse Farm;
  - d. Auger survey and, if appropriate, trial pitting to assess the potential of the peat-

filled basin located to the north-east of Manse Farm. A programme of detailed analysis to be undertaken if the potential of the peat deposits warrants this;

e. A programme of 'strip, map and sample' excavation across each phase of the site in advance of construction within that phase;

f. A programme of assessment and analysis of the results of all of the investigations for each phase and the publication of the findings for that phase;

g. Sufficient notification and allowance of time to archaeological contractors nominated by the developer to ensure that the archaeological fieldwork as proposed in pursuance of a to f above is completed prior to the commencement of the permitted development in the area of archaeological interest; and

h. Notification in writing to the Archaeological Officer at North Yorkshire County Council of the commencement of archaeological works and the opportunity to monitor such works.

- 36 No residential development shall take place in any phase until the applicant has provided for the approval in writing of the Local Planning Authority a Design Stage Code for Sustainable Homes Certificate for each dwelling in that phase of the development to be carried out by a BREEAM or STROMA licensed accredited Code assessor that achieves at least Code level 3 or higher. The Code Level to be achieved will be a minimum of:

- a. Code Level 4 for dwellings to be completed between 2013 and 2015; and
- b. Code Level 6 for dwellings to be completed after 2015.

Development shall be carried out in accordance with the approved details. A Post Construction Stage Certificate for each dwelling/dwelling type assessed shall be provided to the Local Planning Authority in writing, confirming that the relevant level has been met, prior to the first occupation of the each dwelling comprised in the development to which the certificate relates.

- 37 No employment development shall take place in any phase until the applicant has provided for the approval in writing of the Local planning Authority a Design Stage Certificate for employment development in that phase provided by an accredited BREEAM Assessor that achieves BREEAM 'very good' or higher. Development in that phase shall be carried out in accordance with the approved details. A certified BREEAM Post Construction Certificate shall be provided to the Local Planning Authority in writing confirming that BREEAM 'very good' has been met, prior to the first occupation of employment development in that phase.

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

- 39 No development shall take place until a surface water drainage scheme and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the local planning authority. The surface water drainage scheme shall:

- a. allow for phased development of the site to proceed without compromising the holistic approach to dealing with surface water across the whole site;
- b. be based on sustainable drainage principles and demonstrate the surface water

run-off generated up to and including the 1 in 100 critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event.

The surface water drainage scheme shall also include:

c. attenuation storage designed to accommodate a 1 in 100 year storm, and include a 30% allowance for climate change

d. details of how the approved surface water drainage scheme shall be maintained and managed after completion of the development.

The development shall be carried out in accordance with the approved surface water drainage scheme.

- 40 Prior to the commencement of any phase of development, the detailed drainage design for that phase shall be submitted to and approved by the local planning authority. The detailed drainage design shall be developed in accordance with the principles set down in the Flood Risk Assessment (dated 8 February 2013) submitted as part of the planning application and the surface water drainage scheme approved pursuant to Condition 39. The development of the phase shall be carried out in accordance with the approved detailed drainage design for that phase.
- 41 Unless otherwise approved in writing by the LPA no piped discharge of surface water from any new buildings on the application site within any phase shall take place until works to provide a satisfactory outfall for surface water in that phase have been completed in accordance with the details which have previously been submitted to and approved by the Local Planning Authority.
- 42 No development in any phase shall take place until details of the proposed means of disposal of foul drainage for that phase, have been submitted to and approved by the Local Planning Authority.
- 43 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until sections A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section D has been complied with in relation to that contamination.

#### A. SITE CHARACTERISATION

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

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

(ii) an assessment of the potential risks to:

- \* human health,
- \* property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- \* adjoining land,
- \* groundwaters and surface waters
- \* ecological systems
- \* archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

#### B. SUBMISSION OF REMEDIATION SCHEME

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

#### C. IMPLEMENTATION OF APPROVED REMEDIATION SCHEME

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise approved in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

#### D. REPORTING OF UNEXPECTED CONTAMINATION

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirement of section A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of section B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with section C.

soft landscaping for that phase have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out within the phase as approved.

These details shall include proposed finished levels and contours, type and species of trees, a programme of planting and the timing of the implementation of any scheme and measures for their future maintenance. The submitted details shall be designed and detailed in general accordance with the findings of the Landscape and Visual Impact

Assessment (LVIA) contained within the Environmental Statement, Volume 2, Chapter F.

The LVIA should be used to inform the landscape design development process and the ensuing detailed landscape scheme. The development of the phase shall be carried out in accordance with the approved details.

- 45 Prior to commencement of each phase of development a Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS), in line with the recommendations of BS5837:2012, for that phase, should be submitted to and approved in writing by the Local Planning Authority. No operations shall commence on site in connection with a particular phase of development (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 such time as the TPP and AMS for that phase has been formally agreed and any root protection scheme for that phase are in place.
- 46 Prior to the submission of any applications for approval of details of the reserved matters a Landscape Parameters Plan shall be submitted to and approved in writing by the Local Planning Authority. This Plan should be broadly in line with Drawing no: 471B.05E and shall set parameters for the width of green corridors and landscape buffers to demonstrate general conformity with the HBC Green Infrastructure Guide (Draft May 2013). Subsequent applications for the reserved matters for each phase of development shall be in accordance with this approved Plan.
- 47 A Landscape Management Plan, including planned management and maintenance operations for both soft planted and hard paved spaces shall be submitted to the Local Planning Authority and no development shall take place until the Local Planning Authority have approved a Management Plan. The plan shall include a statement of the overall design vision for the fully developed landscape including identification of sub-areas or compartments and their particular design characteristics or conservation aims. Special considerations of protected species/habitats and biodiversity should be given in the plan including timed observations and re-surveys of particular areas or habitats. The maintenance frequencies of various vegetation types are required by reference to each subarea.  
The Management Plan should encourage land management that promotes the retention and practice of traditional skills and techniques, which play a major role in maintaining local character and distinctiveness.
- 48 Development of the Frogmire Dike crossing/s shall be carried out in accordance with the ecological mitigation measures set out in the letter from BSG Ecology (dated 28 March 2013) and details approved through condition 5.

- 49 A detailed plan for opening the existing culverted section of Frogmire Dike, the location of which is shown on drwg no. 1974/Frogmire Dike Culvert, shall be submitted to, and approved in writing by, the LPA. The deculverting must then proceed in accordance with the approved plan, and the timing/phasing set out therein. The plan shall include:
- a. a method statement for culvert opening
  - b. detailed timing/phasing
  - c. pollution risk mitigation as set out in the letter from BSG Ecology dated 28 March 2013
- 50 Prior to the commencement of any phase of development on site, a detailed Ecological Management Plan (as described in K6.53 of the ES (dated February 2013), and the letter from BSG Ecology dated 28 March 2013), relating to that phase, must be submitted to, and approved in writing by, the LPA. Development of that phase must then only proceed in accordance with the approved plan. The plan must include:
- a. details and timings of habitat creation works
  - b. the provision of an undisturbed riparian corridor
  - c. the provision of temporary fencing to minimise the risk to otter during bridge construction
  - d. an ecological watching brief to advise contractors of best working practices during works near watercourses
- 51 Any Reserved Matters application for a phase shall include details of measures to be implemented within the phase in order to discourage visits from the development to the Hay a Park Lane SSSI, such measures to be those set out in the letter from BSG Ecology to Harrogate Borough Council and Natural England dated the 7th August 2013. The development of the phase shall be carried out in accordance with the details approved for that phase as part of the relevant reserved matters approval unless otherwise agreed in writing with the Local Planning Authority.
- 52 The gross internal floorspace of the foodstore hereby permitted shall not exceed 2,323 sqm.
- 53 Within the new foodstore hereby approved, the total net floor area to be used for the retail sale of goods, shall be no more than 1,510 sqm. The net floorspace to be used for the sale of convenience goods shall not exceed 1,245 sqm, and the net area to be used for the sale of comparison goods shall not exceed 378 sqm.
- 54 No development within a phase shall commence until the Local Planning Authority has approved in writing the details of, and arrangements for the setting out of the Public Open Space and play facilities as part of that phase of the development, such arrangements shall address and contain the following matters:
- a. The delineation and siting of the proposed public open space
  - b. The type and nature of the facilities to be provided within the public open space including where relevant the provision of play equipment which shall be supplied and

installed to a specification as agreed by the Local Planning Authority.

c. The arrangements to ensure that the Public Open Space is laid out and completed during the course of the development

d. The arrangements for the future maintenance of the Public Open Space.

The open space in that phase shall be completed in accordance with the approved scheme for that phase as agreed by the local planning authority.

55 The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the NPPF or any future guidance that replaces it. The scheme shall include:

a. The numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 50% of housing units/bed spaces;

b. The timing of construction of the affordable housing and its phasing in relation to the occupancy of the market housing;

c. The arrangements for the transfer of the affordable housing to an affordable housing provider (or the management of the affordable housing if no such provider is involved);

d. The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and

e. The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

The development shall not be occupied until the approved scheme has been carried out and it shall thereafter be retained.

56 Prior to the occupation of the 300th dwelling hereby approved, a minimum of 1.0ha of employment land providing B1 and B8 uses shall be constructed in accordance with details submitted under the reserved matters application and be fit for occupation.

57 The employment land and buildings hereby permitted shall not at any time be used for the display and/or sale of motor vehicles, unless otherwise agreed in writing by the Local Planning Authority.

58 Prior to the commencement of development of a particular phase a detailed assessment shall be carried out identifying all dust mitigation measures to be employed during the preparatory and construction phases. The assessment shall be carried out by a suitable competent person and approved in writing by the Local Planning Authority. The measures, as approved shall be fully implemented and maintained during the preparation and construction period of that phase.

59 Prior to the commencement of development in a particular phase details shall be submitted to and approved in writing by the Local Planning Authority to demonstrate how any building (including garden areas) will be protected against noise exposure.

This should be prepared by a suitably qualified acoustic consultant and will detail mitigation measures. All works shall be carried out in accordance with the approved details prior to each building being occupied within a particular phase.

#### Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 To safeguard the rights of control by the Local Planning Authority.
- 3 To ensure that the development safeguards the character and appearance of the area and the visual amenity of the surrounding area in accordance with Core Strategy Policy SG4 and 'saved' Local Plan Policy HD20.
- 4 To ensure the satisfactory delivery of all elements of the proposed development in accordance with Policies SG1, SG4, JB1 and JB3 of the Core Strategy.
- 5 To ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents.
- 6 In the interests of highway safety.
- 7 In the interests of the safety and convenience of highway users.
- 8 In the interests of highway safety.
- 9 To ensure that the details are satisfactory in the interests of the safety and convenience of highway users.
- 10 In the interests of highway safety and for the safety of future occupiers of the development
- 11 In the interests of safety and convenience of highway users.
- 12 To establish measures to encourage more sustainable non-car modes of transport in accordance with Core Strategy Policy TRA2.
- 13 To establish measures to encourage more sustainable non-car modes of transport in accordance with Core Strategy Policy TRA2.
- 14 To secure an appropriate highway constructed to adoptable standard in the interests of highway safety and the amenity and convenience of highway users.
- 15 To ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents.
- 16 To ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents.
- 17 In the interests of highway safety.
- 18 To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
- 19 To ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwellings and visitors to them, in the interests of safety and the general amenity of the area.
- 20 To ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the area.
- 21 To provide for appropriate parking and vehicles turning facilities to be provided and maintained in the interests of highway safety and the general amenity of the area.
- 22 To provide for appropriate parking and vehicles turning facilities to be provided and maintained in the interests of highway safety and the general amenity of the area.
- 23 In the interests of highway safety and visual amenity.
- 24 To ensure that no mud or other debris is deposited on the carriageway in the



interests of highway safety.

- 25 To provide for appropriate on-site vehicle parking and storage facilities during construction in the interests of highway safety and the general amenity of the area.
- 26 To ensure safe and appropriate access and egress to the site, in the interests of highway safety and the convenience of prospective users of the highway.
- 27 To provide for appropriate on-site facilities during construction and that appropriate measures are taken to minimise the impact on the AQMA at Bond End in the interests of highway safety and the general amenity of the local area.
- 28 To establish measures to encourage more sustainable non-car modes of transport in accordance with Core Strategy Policy TRA2.
- 29 To ensure that the details are satisfactory in the interests of the safety and convenience of users of the service.
- 30 In the interests of the safety and convenience of highway users.
- 31 In the interests of the safety and convenience of highway users.
- 32 In the interests of the safety and convenience of highway users.
- 33 In the interests of the safety and convenience of highway users.
- 34 In the interests of the safety and convenience of highway users.
- 35 To facilitate archaeological investigations of the site as the site is within an area where there may be features of archaeological importance in accordance with the NPPF and Core Strategy Policy EQ2.
- 36 To safeguard the environment and mitigate climate change in accordance with Harrogate District Core Strategy Policy EQ1.
- 37 To safeguard the environment and mitigate climate change in accordance with Harrogate District Core Strategy Policy EQ1.
- 38 To ensure the provision of adequate and sustainable drainage in accordance with Core Strategy Policy EQ1.
- 39 To ensure the provision of adequate and sustainable drainage in accordance with Core Strategy Policy EQ1.
- 40 To ensure the provision of adequate and sustainable drainage in accordance with Core Strategy Policy EQ1.
- 41 To ensure the provision of adequate and sustainable drainage in accordance with Core Strategy Policy EQ1.
- 42 To ensure the provision of adequate and sustainable drainage in accordance with Core Strategy Policy EQ1.
- 43 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.
- 44 In order to ensure the details of the proposed landscaping are appropriate and that its successful establishment is secured in the interests of the visual amenity of the site and surrounding area in accordance with Core Strategy Policies EQ2 and SG4 and Harrogate District Local Plan saved Policy C2.
- 45 In order to safeguard existing trees in accordance with Core Strategy Policies SG4 and EQ2 and Harrogate District Local Plan saved Policy C2.
- 46 To ensure that a satisfactory landscape framework is achieved on the site to accord with Policy EQ2 of the Core Strategy, Harrogate District Local Plan saved Policy C2 and the draft Green Infrastructure Guide (2013) and emerging Core Strategy Policy IN2.
- 47 To ensure the long term management of both hard and soft landscaping is achieved across the site in accordance with Core Strategy Policies SG4 and EQ2 and

Harrogate District Local Plan saved Policy C2.

- 48 To ensure the provision of adequate means of ecological habitat/species protection and enhancement in the interests of amenity, in accordance with the NPPF and Core Strategy Policy EQ2 and Harrogate District Local Plan saved Policy C2.
- 49 To ensure the provision of adequate means of ecological habitat/species protection, protection from potential pollution risk and enhancement in the interests of amenity, in accordance with the NPPF and Core Strategy Policy EQ2 and Harrogate District Local Plan saved Policy C2.
- 50 To ensure the provision of adequate means of ecological habitat/species protection and enhancement in the interests of amenity, in accordance with the NPPF and Core Strategy Policy EQ2.
- 51 To ensure the provision of adequate means of ecological habitat/species protection and enhancement in the interests of amenity, in accordance with the NPPF and Core Strategy Policy EQ2.
- 52 To protect the role of Knaresborough Town Centre as a principal town under Core Strategy Policy JB4.
- 53 To protect the role of Knaresborough Town Centre as a principal town under Core Strategy Policy JB4.
- 54 To ensure that public open space to serve future residents of the development is provided and maintained in accordance with Core Strategy Policy SG4.
- 55 To ensure that affordable housing is provided on site, in accordance with saved Policy H5 of the Local Plan.
- 56 To ensure the satisfactory delivery of the employment premises, in accordance with "saved" Local Plan Policy E2 and Core Strategy Policies JB1 and JB3.
- 57 To ensure the satisfactory delivery of the employment premises, in accordance with "saved" Local Plan Policy E2 and Core Strategy Policies JB1 and JB3.
- 58 To protect the amenities of neighbouring residential properties in accordance with Core Strategy Policy SG4.
- 59 To protect the living conditions and amenities of future occupiers of properties in accordance with Core Strategy Policy SG4.

## **INFORMATIVES**

- 1 It is recommended that the applicant consult with the Internal Drainage Board, the Environment Agency and/or other drainage body as defined under the Land Drainage Act 1991. Details of the consultations shall be included in the submission to the Local Planning Authority. The structure may be subject to the Highway Authority's structural approval procedures.
- 2 In imposing condition 14 above it is recommended that before a detailed planning submission is made a draft layout is produced for discussion between the applicant, the Local Planning Authority and the Highway Authority in order to avoid abortive work. The agreed drawings must be approved in writing by the Local Planning Authority for the purpose of discharging this condition.
- 3 There must be no works in the existing highway until an Agreement under Section 278 of the Highways Act 1980 has been entered into between the developer and the Local Highway Authority.

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<b>CASE NUMBER:</b>	22/03772/DISCON	<b>WARD:</b>	Falls Within 2 Or More
<b>CASE OFFICER:</b>	Amina Jones	<b>DATE VALID:</b>	29.09.2022
<b>GRID REF:</b>	<b>E</b> 431917	<b>TARGET DATE:</b>	24.11.2022
	<b>N</b> 456498	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	10.11.2022

**APPLICATION NO:** 6.79.14075.DISCON

**LOCATION:**

Land Comprising Field At 431917 456498 Harrogate North Yorkshire

**PROPOSAL:**

Approval of details under Condition 15 (PART APPROVAL- approval of Badger Monitoring report only) of planning permission 21/01465/REMMAJ - Reserved Matters Application for the erection of 133 dwellings, public open space, green infrastructure and associated works with access, appearance, landscaping, layout and scale considered pursuant to outline permission 19/02262/OUTMAJ (appeal decision APP/E2734/W/20/3260624) as varied by application 21/02605/DVCMAJ.

**APPLICANT:**

Redrow Homes

CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

1. That the following document is sufficient for the Part Approval of Condition 5: Kingsley Road Badger Report REV 8.
2. A further application is to be made at the appropriate time(s) with regards to the Sensitive Lighting Scheme and Mitigation Implementation Measures

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<b>CASE NUMBER:</b>	22/03899/TPO	<b>WARD:</b>	Falls Within 2 Or More
<b>CASE OFFICER:</b>	Amina Jones	<b>DATE VALID:</b>	13.10.2022
<b>GRID REF:</b>	<b>E</b> 434513	<b>TARGET DATE:</b>	08.12.2022
	<b>N</b> 457081	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	14.11.2022

**APPLICATION NO:** 6.100.1313.AC.TPO

**LOCATION:**

Mother Shiptons Cave Prophecy Lodge Harrogate Road Knaresborough North Yorkshire HG5 8DD

**PROPOSAL:**

Tree works within group subject to Tree Preservation Order 01/1959 W4 (mixed woodland). Felling of 1 no. Beech tree due to Brittle Cinder Fungus (Identified as T1985 on application). Felling of 1 no. Beech Tree (Identified as T327 on application) and replacement planting of a tree of suitable size and species in a suitable location on site. Canopy removal and retention as standing deadwood of 1 no. Beech tree (T1608) due to Brittle Cinder Fungus and extensive cavities. Felling of 1 no. Sycamore (T1609) due to woodland management.

**APPLICANT:**

Mother Shiptons Cave

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 - 2 N<sup>o</sup> Beech and 2 N<sup>o</sup> sycamores. 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 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.

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<b>CASE NUMBER:</b>	22/03900/TPO	<b>WARD:</b>	Falls Within 2 Or More
<b>CASE OFFICER:</b>	Amina Jones	<b>DATE VALID:</b>	10.10.2022
<b>GRID REF:</b>	<b>E</b> 434513	<b>TARGET DATE:</b>	05.12.2022
	<b>N</b> 457081	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	14.11.2022

**APPLICATION NO:** 6.100.1313.AB.TPO

**LOCATION:**

Mother Shiptons Cave Prophecy Lodge Harrogate Road Knaresborough North Yorkshire HG5 8DD

**PROPOSAL:**

Works to trees within Tree Preservation Group 01/1959 W4. Felling of 2 no. Beech Trees (referred to as T191 and T194 on applicants location plan) due to safety concerns and poor health.

**APPLICANT:**

Mother Shiptons Cave

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 - 2 N<sup>o</sup> Beech. 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 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.

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<b>CASE NUMBER:</b>	21/04221/FUL	<b>WARD:</b>	Bishop Monkton & Newby
<b>CASE OFFICER:</b>	Mike Parkes	<b>DATE VALID:</b>	24.09.2021
<b>GRID REF:</b>	<b>E</b> 442286	<b>TARGET DATE:</b>	19.11.2021
	<b>N</b> 471755	<b>REVISED TARGET:</b>	10.11.2022
		<b>DECISION DATE:</b>	07.11.2022

**APPLICATION NO:** 6.27.34.F.FUL

**LOCATION:**  
Low Farm Cundall York North Yorkshire YO61 2RJ

**PROPOSAL:**  
Conversion of barn to dwelling

**APPLICANT:**

Mr G Swiers

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 07.11.2025.
- 2 The development hereby permitted shall be carried out strictly in accordance with the sustainable design details contained within Section 9 'Sustainability Matters' of the BWP Architects Design and Access Statement Version 3 dated 04/11/22, and the following project no. SWI-2013 drawings as modified by the further conditions of this permission:

Dwg.no. PL10-D Proposed Ground Floor Plan dated 08/06/22

Dwg.no. PL11-D Proposed First Floor Plan dated 08/06/22

Dwg.no. PL12-G Proposed Elevations Sheet 1 dated 11/10/22

Dwg.no. PL13-C Proposed Elevations Sheet 2 dated 05/07/22

Dwg.no. PL14-B Proposed Site Plan dated 25/07/22

- 3 The four existing bat boxes in the barn may only be moved under the supervision of a suitably experienced and qualified ecologist, following an endoscopic inspection, or (during April to September only) following a bat emergence or re-entrance survey which shall have been undertaken within one week of the date of the removal of any bat box.
- 4 Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) has been submitted to and approved in writing by the Local Planning Authority.
- 5 Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved under condition 4 above 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.
- 6 Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved under condition 5 above groundworks shall not commence until a land contamination remediation strategy has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include a timetable for the implementation and completion of the approved remediation measures.
- 7 Land contamination remediation of the site shall be carried out and completed in accordance with Remediation Strategy approved under condition 6 above. In the event that remediation is unable to proceed in accordance with that approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Works shall not recommence until proposed

revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

- 8 Following completion of any measures identified in the Remediation Strategy, approved under condition 6 above, or any approved revised Remediation Strategy, approved under condition 7 above, a land contamination Verification Report shall be submitted to the Local Planning Authority. No part of the development shall be brought into use until the Verification Report for those remediation measures has been approved in writing by the Local Planning Authority.
- 9 Further to condition 8 above 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.
- 10 Work must not commence on the buildings between April and September inclusively, unless an experienced ecologist demonstrates that all nesting swallows have fledged.
- 11 Samples of any replacement or new materials to be used externally in the development hereby permitted shall be made available for inspection on site by and the written approval of the Local Planning Authority prior to their first use in the development.
- 12 Any stripping of roof tiles must be undertaken by hand.
- 13 The flue shall be finished black as shown on drawing PL12-G and maintained as such.
- 14 Prior to their installation details of the rooflights shall be submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in strict accordance with the approved details.
- 15 The development hereby approved shall be undertaken to allow for the provision as may be permissible of a download connection that meets the minimum ambition of the Digital Communications Infrastructure Strategy and the European Digital Agenda (currently 30 Mbps) and Fibre to the Premises broadband infrastructure capable of Next Generation Access speeds.
- 16 An electric vehicle infrastructure charging point of Mode 3 type specific socket on a dedicated circuit with a minimum current rating of 16 Amp) shall be provided to one of the parking spaces hereby approved prior to the first residential occupation of the development hereby approved and the installed charging point shall be retained thereafter until superseded by advanced technology.
- 17 Evidence of the implementation of re-provision of bat roosting and swallow-nesting opportunities and of a barn owl nest box on the site shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the converted building. The details shall include:



- a) permanent bat roosts at eaves level on the west gable and the south elevation adjoining the master bedroom and associated dressing area of the converted dwelling hereby approved,
  - b) a small hole (c.90mm x 20mm) included in the apex ridge pointing on the west gable to allow access to the ridge section,
  - c) artificial nesting sites for barn swallows under eaves, and
  - d) a barn owl nest box either pole or tree mounted.
- 18 The curtilage of the dwelling hereby approved shall not extend beyond the blue hatched area shown on drawing PL14-B dated 25/07/22. Details of boundary treatment and landscaping works, including materials, shall be submitted and approved in writing by the Local Planning Authority and then boundary treatments carried out along with the 1.8m high brick wall to the boundary with the listed dwellinghouse prior to the first occupation of the converted dwelling hereby approved. The landscaping works shall be carried out in strict accordance with the approved details which shall include a timescale for their provision.
- 19 Notwithstanding the terms of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no extensions, garage or other outbuilding, door and/or window openings including dormer windows and rooflights, other than those shown on drawings approved under condition 2 above, shall be constructed without the grant of further specific planning permission from the Local Planning Authority.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In the interests of achieving sustainable development and for the avoidance of doubt.
- 3 To safeguard protected species during the course of works.
- 4 to 9. To ensure a safe environment.
- 10 To ensure appropriate ecological protection takes place.
- 11 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 12 To ensure protected species may be identified without harm being caused.
- 13 In the interests of visual amenity.
- 14 To maintain the character of the heritage asset.
- 15 To ensure connectivity to high speed broadband is ultimately achievable.
- 16 In the interests of providing opportunities for sustainable transport and to improve air quality across the District.
- 17 To provide opportunities for bats, barn owl and swallows to be able to continue to utilise the site for roosting or nesting, following its conversion.
- 18 To ensure the domestic curtilage is appropriately defined, its extent maintained and the local landscape character protected.

19 In the interests of visual amenity.

## INFORMATIVES

- 1 With regard to the Sustainability matter reference in condition 2 any installations for renewable energy on site must comply with the terms of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) if separate planning permission is not be required and if attached to, or sited on, any building the subject of this application would require Listed Building Consent.
- 2 With regard to condition 12 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.  
A further area where particular care should be taken is in the repointing of holes. 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 and advice should be sought from a qualified ecologist.  
Further advice may need to be taken from Natural England on the need for a European Protected Species Licence in order to continue the development in a lawful manner.  
Natural England can be contacted at consultations@naturalengland.org.uk, or by calling 0300 060 3900, or by post - Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.
- 3 In respect of condition 17 the existing bat boxes referred to in condition 3 should be reused or alternatively Schwegler universal bat summer roost 1FTH (or similar) utilised.
- 4 Conservation Area Consent has also been granted for this development. You are advised, if you have not already done so, to obtain sight of the Notice of Conservation Area Consent and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the Conservation Area Consent.

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<b>CASE NUMBER:</b>	22/02798/ADV	<b>WARD:</b>	Bishop Monkton & Newby
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	22.09.2022
<b>GRID REF:</b>	<b>E</b> 439188	<b>TARGET DATE:</b>	17.11.2022
	<b>N</b> 467553	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	04.11.2022

**APPLICATION NO:** 6.57.66.D.ADV

**LOCATION:**

Listers Farm Shop Leeming Lane Langthorpe North Yorkshire YO51 9DE

**PROPOSAL:**

Display of non-illuminated fascia sign on southern gable elevation.

**APPLICANT:**

Mrs Fiona Peacock

3 APPROVED subject to the following conditions:-

- 1 The signage hereby approved shall remain in accordance with the following submitted plans and details.

Location Plan: (Received 15.07.2022)

Siting: (Received 05.09.2022)

Elevations: (Received 22.09.2022)

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/02912/LB	<b>WARD:</b>	Bishop Monkton & Newby
<b>CASE OFFICER:</b>	Mike Parkes	<b>DATE VALID:</b>	26.07.2022
<b>GRID REF:</b>	E 442286	<b>TARGET DATE:</b>	20.09.2022
	N 471755	<b>REVISED TARGET:</b>	10.11.2022
		<b>DECISION DATE:</b>	07.11.2022

**APPLICATION NO:** 6.27.34.H.LB

**LOCATION:**

Low Farm Cundall York North Yorkshire YO61 2RJ

**PROPOSAL:**

Conversion of barn to dwelling. Various internal alterations to include introduction of stairs, partition walls, doors and plumbing. Also, insulation to walls, floors and roof, and new plasterwork, flooring and skirting. External works to include removal of pole barn and replacement of roofing material. Also insertion of windows, doors and rooflights, and bricking up of existing openings.

**APPLICANT:**

Mr G Swiers

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 07.11.2025.

- 2 The works hereby permitted shall be carried out strictly in accordance with the following project no. SWI-2013 drawings as modified by the further conditions of this permission:  
Dwg.no. PL10-D Proposed Ground Floor Plan dated 08/06/22  
Dwg.no. PL11-D Proposed First Floor Plan dated 08/06/22  
Dwg.no. PL12-G Proposed Elevations Sheet 1 dated 11/10/22  
Dwg.no. PL13-C Proposed Elevations Sheet 2 dated 05/07/22  
Dwg.no. PL14-B Proposed Site Plan dated 25/07/22
- 3 Samples of any replacement or new materials to be used externally in the works hereby consented shall be made available for inspection on site by and the written approval of the Local Planning Authority prior to their first use in the works.
- 4 The flue shall be finished black as shown on drawing PL12-G and maintained as such.
- 5 Prior to their installation details of
  - a) the roof lights including their and means of fixing / flashing;
  - b) verge and ridge details; and
  - c) rainwater goodsshall be submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken 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 To ensure the works are carried out in accordance with the approved drawings.
- 3 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 4 In the interests of visual amenity.
- 5 To maintain the character of the heritage asset.

#### **INFORMATIVES**

- 1 Planning permission has also been granted for these works. You are advised, if you have not already done so, to obtain sight of the Notice of Planning Permission and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the Planning Permission.

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**CASE NUMBER:** 22/03287/FUL                      **WARD:** Bishop Monkton & Newby  
**CASE OFFICER:** Jeremy Constable            **DATE VALID:** 14.09.2022  
**GRID REF:** E 439178                            **TARGET DATE:** 09.11.2022  
                  N 468281                            **REVISED TARGET:**  
**DECISION DATE:** 07.11.2022

**APPLICATION NO:** 6.47.102.FUL

**LOCATION:**  
31 Evesham Place Kirby Hill York North Yorkshire YO51 9PL

**PROPOSAL:**  
Formation of new vehicular access, dropped kerb and hardstanding to form additional off road parking.

**APPLICANT:**  
Mr Paul Murphy

REFUSED. Reason(s) for refusal:-

- 1 The proposal, by virtue of its scale, siting and design would have an adverse impact on the character and appearance of the host dwelling and street scene contrary to policy HP3 of the Harrogate District Local Plan.
- 2 The siting of the driveway access, crossing the footway in close proximity to the bend is not appropriate, does not conform to North Yorkshire Residential Highway Design Guide specifications and would be likely to create conditions prejudicial to highway safety.

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**CASE NUMBER:** 22/03698/TPO                      **WARD:** Bishop Monkton & Newby  
**CASE OFFICER:** Chloe Temple                    **DATE VALID:** 30.09.2022  
**GRID REF:** E 432808                            **TARGET DATE:** 25.11.2022  
                  N 466027                            **REVISED TARGET:**  
**DECISION DATE:** 16.11.2022

**APPLICATION NO:** 6.54.280.C.TPO

**LOCATION:**  
Otter Croft 2 Knaresborough Road Bishop Monkton Harrogate North Yorkshire HG3 3QQ

**PROPOSAL:**  
Works to TPO 42/2011 T1 birch and 42/2011 T2 birch - Height reduction to TPO 42/2011 T1 birch by 20% and 42/2011 T2 birch by 10% (see image for reference)

**APPLICANT:**

Mr Mike Mullins

REFUSED. Reason(s) for refusal:-

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

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<b>CASE NUMBER:</b>	22/03011/AMENDS	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Andy Hough	<b>DATE VALID:</b>	02.08.2022
<b>GRID REF:</b>	E 439839	<b>TARGET DATE:</b>	30.08.2022
	N 464979	<b>REVISED TARGET:</b>	16.11.2022
		<b>DECISION DATE:</b>	14.11.2022

**APPLICATION NO:** 6.64.555.J.AMENDS

**LOCATION:**

Land Comprising Field At 439839 464979 Boroughbridge North Yorkshire

**PROPOSAL:**

Minor amendment to the road layout between plots 62/83 of the layout approved under 21/03683/REMMAJ

**APPLICANT:**

BDW Trading Ltd

APPROVED

- 1 Minor amendment to the road layout between plots 62/83 of the layout approved under 21/03683/REMMAJ as shown on drawing Y81:1154.03 Revision R

**INFORMATIVES**

- 1 The alterations to the junction of the road located between plots 62 and 83 as shown on plan drawing no. Y81:1154:03 Rev R can be treated as a non -material amendment to the layout of the Reserved Matters planning application approved under planning reference number 21/03683/REMMAJ

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<b>CASE NUMBER:</b>	22/02558/FULMAJ	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Andy Hough	<b>DATE VALID:</b>	04.07.2022
<b>GRID REF:</b>	E 440633	<b>TARGET DATE:</b>	03.10.2022
	N 457078	<b>REVISED TARGET:</b>	17.11.2022
		<b>DECISION DATE:</b>	15.11.2022

**APPLICATION NO:** 6.500.283.C.FULMAJ

**LOCATION:**

Land Comprising Field At 440633 457078 Allerton Park North Yorkshire

**PROPOSAL:**

Enabling works for B2/B8/Class E employment development (approved under application reference 21/01238/EIAMAJ), including temporary access, site wide cut and fill, earthworks, erection of site compound and associated works.

**APPLICANT:**

Flaxby Investment LLP

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 15.11.2025.
- 2 The development hereby approved shall be carried out in accordance with the submitted details as modified by other conditions of consent and the following approved plans.  
  
Site Location Plan : 7403-SMR-00-ZZ-DR-A-2001-S3-P4  
Temporary Site Access details  
Site Levels Plan Y20008 D100 REV 2  
Archaeological Assessment
- 3 The temporary access to allow the enabling works considered as part of this consent, is allowed for a temporary period only until such time as the main spine road is completed to base course level and available for use. The temporary access shall then be used as an Emergency Access Road as approved under 21/01238/EIAMAJ and must be completed prior to the first occupation of the delivery units on plots 1 and 2.
- 4 Works must be undertaken strictly in accordance with the Construction Environmental Management Plan (Ecology) by JCA (20.08.22). The Local Planning Authority must be notified that those preparatory measures required by the Construction Environmental Management Plan have been completed, prior to the commencement of development.
- 5 The Development shall be built in accordance with the following submitted designs;
  - o Temporary Land-Drainage Details (Northern Site) Drawing No D602

o Earthworks Contract Land Drainage Calculations

The drainage strategy shall be reviewed every 3 years in consultation with the LLFA and LPA to ensure appropriate level of surface water attenuation is provided in line with climate change growth projections and best practice, or until a point whereby permanent drainage infrastructure has been installed and operational on site pursuant to any other approved permissions for the site.

- 6 In the event that contamination not previously identified by the developer in the granting of the enabling planning permission under planning permission 21/01238/EIAMAJ 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 affected area 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

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
  - 2 To secure the satisfactory implementation of the proposal.
  - 3 In the interests of highway safety
  - 4 In the ecological interest of the site
  - 5 To reflect the temporary nature of the proposal and to ensure no increase in flood risk on and off site due to future climate change projections.
  - 6 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy NE9 of the Local Plan
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**CASE NUMBER:** 22/03599/TPO  
**CASE OFFICER:** Kate Exley  
**GRID REF:** E 432785  
N 463931

**WARD:** Claro  
**DATE VALID:** 16.09.2022  
**TARGET DATE:** 11.11.2022  
**REVISED TARGET:**  
**DECISION DATE:** 07.11.2022

**APPLICATION NO:** 6.68.68.H.TPO

**LOCATION:**

The Old Vicarage Church Lane Burton Leonard North Yorkshire HG3 3SD

**PROPOSAL:**

Branch reduction on west side by 1-2m of Beech tree (identified as T4) within G1 of Tree Preservation Order 03/1984.

**APPLICANT:**

Mrs Fiona Barwick

APPROVED subject to the following conditions:-

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

Reasons for Conditions:-

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

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**CASE NUMBER:** 22/03726/PBR  
**CASE OFFICER:** Emma Walsh  
**GRID REF:** E 433970  
N 459800

**WARD:** Claro  
**DATE VALID:** 27.09.2022  
**TARGET DATE:** 22.11.2022  
**REVISED TARGET:**  
**DECISION DATE:** 10.11.2022

**APPLICATION NO:** 6.83.3.H.PBR

**LOCATION:**

Hydale Farm Market Flat Lane Scotton Knaresborough North Yorkshire HG5 9JA

**PROPOSAL:**

Prior notification for conversion of agricultural building to form 2 No semi-detached dwellings.

**APPLICANT:**

Mr R Marston

APPROVED subject to the following conditions:-

- 1 The development shall be completed within three years of the date of this prior notification application.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted amended details:

Location Plan; drwg no. 331.SD.01.001 Rev A, received 07.11.2022  
Proposed Site Plan; drwg no. 331.SD.03.003 Rev A, received 07.11.2022  
Proposed Floorplans; drwg no. 331.DD.03.101 Rev A, received 07.11.2022  
Proposed Elevations; drwg no. 331.DD.03.201 Rev A, received 07.11.2022
- 3 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.
- 4 Groundworks shall not commence until a land contamination Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the local planning authority.
- 5 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.
- 6 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.

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

8 Prior to its first occupation, suitable and sufficient provision shall be made for:

- o the storage and containment of refuse prior to collection
- o access for collection of refuse

These areas shall be maintained and retained at all times in perpetuity.

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

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

- 07:30 until 18:00 Mondays to Fridays
- 08:00 until 13:00 Saturdays
- No work on Sundays or Bank Holidays

11 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 comply with the requirements of Town and Country Planning General Permitted Development Order Schedule 2, Part 3 Class Q 2022 (as amended).
- 2 In order to ensure compliance with the approved drawings.
- 3 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.
- 4 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
  - 5 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
  - 6 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
  - 7 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
  - 8 In the interests of highway safety.
  - 9 In the interests of air quality and pollution.
  - 10 In the interests of safeguarding against unacceptable noise impacts on amenity.
  - 11 In the interest of safeguarding the visual amenity within the locality.

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<b>CASE NUMBER:</b>	22/03859/TPO	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	05.10.2022
<b>GRID REF:</b>	E 438586	<b>TARGET DATE:</b>	30.11.2022
	N 456138	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	14.11.2022

**APPLICATION NO:** 6.101.1.F.TPO

**LOCATION:**

The Old Orchard 9 Goldsborough Court Goldsborough North Yorkshire HG5 8AP

**PROPOSAL:**

Crown lift (to 5.2m) and lateral reduction (by 2m) of 1no. Cherry tree of Tree Preservation Order 31/2010 (T1 prunus).

**APPLICANT:**

Mr Neil Brayshaw

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 with appropriate public liability insurance.
- 4 All works shall be carried out so as to conform to British Standards: 3998 (2010) Recommendations for Tree Works.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/03933/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Izabelle Waddington	<b>DATE VALID:</b>	17.10.2022
<b>GRID REF:</b>	<b>E</b> 438230	<b>TARGET DATE:</b>	12.12.2022
	<b>N</b> 456150	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	21.11.2022

**APPLICATION NO:** 6.101.37.L.FUL

**LOCATION:**

Post Office Cottage Church Street Goldsborough Knaresborough North Yorkshire HG5 8NR

**PROPOSAL:**

Erection of 1.5m masonry boundary wall with entrance gate and masonry piers

**APPLICANT:**

Mr Stuart Black

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 21.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - Proposed Boundary Wall - Dated June 2022 / 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.

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<b>CASE NUMBER:</b>	22/03009/TPO	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Chloe Temple	<b>DATE VALID:</b>	03.08.2022
<b>GRID REF:</b>	<b>E</b> 425226	<b>TARGET DATE:</b>	28.09.2022
	<b>N</b> 472569	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	07.11.2022

**APPLICATION NO:** 6.19.179.A.TPO

**LOCATION:**

Holme Grange Farm Galphay Ripon North Yorkshire HG4 3NJ

**PROPOSAL:**

Works to TPO order 16/2007 T1 beech - Crown lift 1no. Beech (T1 on plan) from 1.5m to 2m. Works to TPO order 16/2007 T2 beech - Crown lift 1no. Beech (T1 on plan) from 0.4m to 2m.

**APPLICANT:**

Mr Barry Stonard

APPROVED subject to the following conditions:-

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

Reasons for Conditions:-

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

3 In the interests of good arboricultural practice.

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<b>CASE NUMBER:</b>	22/03283/FUL	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Sam Witham	<b>DATE VALID:</b>	22.09.2022
<b>GRID REF:</b>	<b>E</b> 428546	<b>TARGET DATE:</b>	17.11.2022
	<b>N</b> 461543	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	03.11.2022

**APPLICATION NO:** 6.75.151.FUL

**LOCATION:**

Birthwaite Cottage Birthwaite Lane Ripley North Yorkshire HG3 3JQ

**PROPOSAL:**

New cabin to be positioned in the existing yard area to cater for the Dog Grooming business.

**APPLICANT:**

The Country Groom Cabin

2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 03.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
  
'Proposed Site Plan' and 'Plans and Elevations' received by the council on 23rd August 2022
- 3 The building hereby permitted shall only be used with the business associated with Birthwaite Cottage.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning
- 3 To protect the nearby amenity and to prevent an unacceptable level of traffic using the highway

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**CASE NUMBER:** 22/03641/PNA      **WARD:** Fountains & Ripley  
**CASE OFFICER:** Josh Arthur      **DATE VALID:** 21.09.2022  
**GRID REF:** E 428488      **TARGET DATE:** 16.11.2022  
   **N 461430**      **REVISED TARGET:**  
**DECISION DATE:** 09.11.2022

**APPLICATION NO:** 6.75.90.F.PNA

**LOCATION:**

Land Comprising Field At 428488 461593 Birthwaite Lane Ripley North Yorkshire

**PROPOSAL:**

Erection of agricultural building

**APPLICANT:**

Mr P Swales

APPROVED subject to the following conditions:-

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**CASE NUMBER:** 22/01823/DISCON      **WARD:** Harrogate Bilton Woodfield  
**CASE OFFICER:** Emily Brown      **DATE VALID:** 10.05.2022  
**GRID REF:** E 431424      **TARGET DATE:** 05.07.2022  
   **N 456990**      **REVISED TARGET:**  
**DECISION DATE:** 15.11.2022

**APPLICATION NO:** 6.79.8093.A.DISCON

**LOCATION:**

Car Parking Area North East Of 171 Dene Park Harrogate North Yorkshire

**PROPOSAL:**

Approval of details under condition 3 (materials), condition 5 (highways), conditions 6 and 7 (land contamination), conditions 10, 11, 12 and 13 (Tree protection), conditions 14 and 16 (surface water drainage) and condition 15 (EV charging) of planning permission 20/00150/RG3- Erection of 5 dwellings with parking and landscaping.

**APPLICANT:**



## INFORMATIVES

- 1 The samples of render (Vanilla Love and Solitary Grey) and roof tile (Marley Modern concrete in smooth grey) inspected on 18th May 2022 are considered acceptable for the approval of details under condition 3.
- 2 The following document is considered acceptable for the approval of details under condition 5:
  - o Site layout and fire plan (received 15/11/2022)
- 3 The following documents are considered acceptable for the approval of details under conditions 6 and 7:
  - o Phase 1 Report- Desk study with walkover survey Feb 2020
  - o Phase 2 Ground Investigation Report Rev01 June 2022
  - o Remediation Method Statement July 2022
- 4 The following document is considered acceptable for the approval of details under conditions 10, 11, 12 and 13:
  - o Proposed Landscape Plan and RPA
- 5 The following documents are considered acceptable for the approval of details under conditions 14 and 16:
  - o Plot Drainage 882515 Rev P2
  - o Surface Water Drainage Calculations
  - o Greenfield runoff rates June 28th 2022
  - o Drainage- cover letter
- 6 The following documents are considered acceptable for the approval of details under conditions 15:
  - o Heating and Electrical
  - o Email Correspondence dated 23rd May 2022

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<b>CASE NUMBER:</b>	22/04006/FUL	<b>WARD:</b>	Harrogate Bilton Woodfield
<b>CASE OFFICER:</b>	Emily Brown	<b>DATE VALID:</b>	17.10.2022
<b>GRID REF:</b>	<b>E</b> 431061	<b>TARGET DATE:</b>	12.12.2022
	<b>N</b> 457209	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	23.11.2022

**APPLICATION NO:** 6.79.9673.C.FUL

### LOCATION:

1 Kirkham Place Harrogate North Yorkshire HG1 4EN

### PROPOSAL:

Loft conversion with hip to gable and front and rear dormer extensions.

**APPLICANT:**

Mr And Mrs Neale

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
.As Proposed- Planning Drawing K.P.(01)/02 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.

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<b>CASE NUMBER:</b>	22/04009/DISCON	<b>WARD:</b>	Harrogate Bilton Woodfield
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	18.10.2022
<b>GRID REF:</b>	<b>E</b> 431060	<b>TARGET DATE:</b>	13.12.2022
	<b>N</b> 456440	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	18.11.2022

**APPLICATION NO:** 6.79.7808.B.DISCON

**LOCATION:**

Land Comprising Garages At 431060 456440 Woodfield Close Harrogate North Yorkshire HG1 4ND

**PROPOSAL:**

Discharge of details required under condition 6 (drainage) of planning permission 22/00672/RG3 - Erection of 2 dwellings with parking and demolition of 10 existing garages.

**APPLICANT:**

Harrogate Borough Council

CONFIRMATION of discharge of condition(s)

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<b>CASE NUMBER:</b>	22/02593/DISCON	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Connor Williams	<b>DATE VALID:</b>	11.07.2022
<b>GRID REF:</b>	<b>E</b> 430151	<b>TARGET DATE:</b>	05.09.2022
	<b>N</b> 455372	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	17.11.2022

**APPLICATION NO:** 6.79.6873.L.DISCON

**LOCATION:**

7-9 Provincial House Cambridge Road Harrogate North Yorkshire HG1 1PB

**PROPOSAL:**

Approval of details under condition 4 (Construction Management Plan) and condition 5 (Validation Test) of planning permission 21/01888/FUL-Erection of additional storey to form 4 no. additional apartments.

**APPLICANT:**

Mr Paul Rogers

PART confirmation of discharge of condition(s)

**CONFIRMATION OF DISCHARGE TO PART BELOW:**

Condition 5

**REFUSAL OF DISCHARGE TO PART BELOW:**

Condition 4

**Reasons for refusal:**

- 1 Condition 4 cannot be discharged at this point due to inadequate information in the Construction Management Plan. The Environmental Health Officer requested further information on noise control with regards to use of equipment avoiding unnecessary noise such as the use of radios. The information was not provided.

**INFORMATIVES**

- 1 Statement of Construction by Baker and Morgan Ltd is not considered suitable in line with condition 4.
- 2 Noise Impact Assessment (Ref Z50442, by Azymuth Acoustics UK, dated

17/09/2021) is considered suitable in line with condition 5.

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<b>CASE NUMBER:</b>	22/02742/FUL	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	14.07.2022
<b>GRID REF:</b>	<b>E</b> 430457	<b>TARGET DATE:</b>	08.09.2022
	<b>N</b> 455217	<b>REVISED TARGET:</b>	02.12.2022
		<b>DECISION DATE:</b>	24.11.2022

**APPLICATION NO:** 6.79.1593.H.FUL

**LOCATION:**

Copthall Bridge House Station Bridge Harrogate North Yorkshire HG1 1SP

**PROPOSAL:**

Proposed re-cladding at ground floor level and re-painting of upper floors of existing mixed use building.

**APPLICANT:**

Rural Offices LLP

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24th November 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
  
(Amended) Proposed Elevations - Drawing No. 3290-400, rev.E. Received 23.11.2022.
- 3 Development shall be carried out in strict accordance with the approved details. The upper-floor cladding shall be fully implemented in colour RAL-7032. The stonework proposed at ground floor level shall be maintained in strict accordance with the approved stone sample, and the proposed upper-floor cladding shall be maintained in the colour RAL-7032 at all times thereafter the period of construction, unless further details are submitted and approved in writing by the Local Planning Authority.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/02816/FUL	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	19.08.2022
<b>GRID REF:</b>	<b>E</b> 430168	<b>TARGET DATE:</b>	14.10.2022
	<b>N</b> 455191	<b>REVISED TARGET:</b>	11.11.2022
		<b>DECISION DATE:</b>	11.11.2022

**APPLICATION NO:** 6.79.6336.E.FUL

**LOCATION:**

14 Prospect Place Harrogate North Yorkshire HG1 1LB

**PROPOSAL:**

Erection of single storey rear extension.

**APPLICANT:**

Mr Adrian Johnson

2 REFUSED. Reason(s) for refusal:-

- 1 The development would cause harm to the significance of the designated heritage asset. The extension and other alterations to the dwelling, taking into account the siting, form and design is considered to cause detrimental harm to the character, historic fabric and appearance of the host dwelling and does not preserve the interests of the Listed Building. The harm has not been fully justified and the harm would not be outweighed by public benefit as required in the NPPF, section 16, paragraph 202. The development would not preserve the architectural or historic interest of the listed building and is contrary to Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990, Policies HP2, HP3 and HS8 of the Local Plan and guidance within the Heritage Management Guidance.

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<b>CASE NUMBER:</b>	22/03055/FUL	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Sam Witham	<b>DATE VALID:</b>	25.08.2022
<b>GRID REF:</b>	<b>E</b> 430159	<b>TARGET DATE:</b>	20.10.2022
	<b>N</b> 455376	<b>REVISED TARGET:</b>	24.11.2022
		<b>DECISION DATE:</b>	18.11.2022

**APPLICATION NO:** 6.79.6873.O.FUL

**LOCATION:**

9 Cambridge Road Harrogate North Yorkshire HG1 1PB

**PROPOSAL:**

Change of Use from Charity Shop (Use Class E) to Betting Shop (sui generis)

**APPLICANT:**

Done Brothers (Cash Betting) Ltd

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17th November 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

1338 Harrogate License Layout A3 (1), 1338 Rear Elevation Plan received by the council on the 4th August and the 25th 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.

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<b>CASE NUMBER:</b>	22/03209/LB	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	19.08.2022
<b>GRID REF:</b>	<b>E</b> 430168	<b>TARGET DATE:</b>	14.10.2022
	<b>N</b> 455191	<b>REVISED TARGET:</b>	11.11.2022
		<b>DECISION DATE:</b>	11.11.2022

**APPLICATION NO:** 6.79.6336.F.LB

**LOCATION:**

14 Prospect Place Harrogate North Yorkshire HG1 1LB

**PROPOSAL:**

Erection of single storey rear extension.

**APPLICANT:**

Mr Adrian Johnson

REFUSED. Reason(s) for refusal:-

- 1 The development would cause harm to the significance of the designated heritage asset. The extension and other alterations to the dwelling, taking into account the

siting, form and design is considered to cause detrimental harm to the character, historic fabric and appearance of the host dwelling and does not preserve the interests of the Listed Building. The harm has not been fully justified and the harm would not be outweighed by public benefit as required in the NPPF, section 16, paragraph 202. The development would not preserve the architectural or historic interest of the listed building and is contrary to Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990, Policies HP2, HP3 and HS8 of the Local Plan and guidance within the Heritage Management Guidance.

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<b>CASE NUMBER:</b>	22/03231/FUL	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Sam Witham	<b>DATE VALID:</b>	19.08.2022
<b>GRID REF:</b>	<b>E</b> 430063	<b>TARGET DATE:</b>	14.10.2022
	<b>N</b> 455339	<b>REVISED TARGET:</b>	18.11.2022
		<b>DECISION DATE:</b>	16.11.2022

**APPLICATION NO:** 6.79.4436.L.FUL

**LOCATION:**

11 Parliament Street Harrogate North Yorkshire HG1 2QU

**PROPOSAL:**

Application seeking full planning permission for the erection of a rear raised external terrace to be used in connection to the Sui Generis, pub use.

**APPLICANT:**

The Stonegate Group

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16th November 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
  
4176-PL01, 4176-PL02, 4176-PL03 and 4176-PL04 received by the council on the 19th August 2022 and the 16th November 2022.
- 3 Customers shall not use external areas of the premises (terrace) for eating and/or drinking between the hours of 22:00 and 09:00 Mondays to Sundays.
- 4 No sound reproduction apparatus capable of playing music should be located externally, nor internally located equipment positioned such that sound is directed through external doors, windows or other openings in the structure.

- 5 Prior to first use of the development hereby permitted, the terrace structure shall be completed in accordance with drawing 4176-PL04

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/03632/FUL	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	20.09.2022
<b>GRID REF:</b>	E 430188	<b>TARGET DATE:</b>	15.11.2022
	N 455362	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	08.11.2022

**APPLICATION NO:** 6.79.7793.G.FUL

**LOCATION:**

Nidderdale House The Den Cambridge Road Harrogate North Yorkshire HG1 1NS

**PROPOSAL:**

Retrospective application for an external screen and wall mounted canopy.

**APPLICANT:**

Mr R Taylor

REFUSED. Reason(s) for refusal:-

- 1 Whilst the retractable canopy was deemed appropriate and amended plans were requested to omit the screen, amended plans were not received and as such both elements of the proposal cannot be supported.

With regards to the proposed screen, the use of timber cladding and height of the screen, mounted on top of the low stone wall, which lies within the curtilage of the Grade II Listed Building, appears out of character with the surrounding Conservation Area and would therefore harm the setting and appearance of the Grade II Listed Building (St Peter's Church). As such, the proposed screen would forward harm to the significance of the heritage asset and cannot be supported.

The development would be contrary to Local Plan policy HP2 and HP3 and does not



meet the requirements of the NPPF. The development would cause harm to the special architectural and historic interest of the listed building and cannot be supported.

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<b>CASE NUMBER:</b>	22/03640/FUL	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Izabelle Waddington	<b>DATE VALID:</b>	26.09.2022
<b>GRID REF:</b>	<b>E</b> 430715	<b>TARGET DATE:</b>	21.11.2022
	<b>N</b> 455361	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	16.11.2022

**APPLICATION NO:** 6.79.13278.F.FUL

**LOCATION:**  
22 Woodside Harrogate North Yorkshire HG1 5NG

**PROPOSAL:**  
Erection of detached Garden store / Garden Room to form home office. Minor alterations to fenestration of approved extension

**APPLICANT:**  
Mr M Orr

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
- Proposed Drawings - 4783 REV G - Dated: 20/09/2022

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.

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<b>CASE NUMBER:</b>	22/03855/ADV	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Emily Brown	<b>DATE VALID:</b>	05.10.2022

**GRID REF:** E 430239 **TARGET DATE:** 30.11.2022  
N 455262 **REVISED TARGET:**  
**DECISION DATE:** 16.11.2022

**APPLICATION NO:** 6.79.3934.D.ADV

**LOCATION:**

36A James Street Harrogate North Yorkshire HG1 1RF

**PROPOSAL:**

Repainting of exterior signage including removal of two logo sign panels from the canopy, retaining the centre sign panel, repainting the hand painted logo and the addition of opening times to interior of windows.

**APPLICANT:**

Mint Velvet

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
.Proposed Shopfront 1066-EL-20-003A 30/09/2022 (received 16/11/2022)

Reasons for Conditions:-

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

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**CASE NUMBER:** 22/03952/ADV **WARD:** Harrogate Central  
**CASE OFFICER:** Jeremy Constable **DATE VALID:** 12.10.2022  
**GRID REF:** E 430078 **TARGET DATE:** 07.12.2022  
N 455383 **REVISED TARGET:**  
**DECISION DATE:** 23.11.2022

**APPLICATION NO:** 6.79.3950.G.ADV

**LOCATION:**

16 Parliament Street Harrogate North Yorkshire HG1 2QZ

**PROPOSAL:**

Display of 1no. non-illuminated replacement fascia sign and 1no. externally-illuminated projecting sign to the front of the shop.

**APPLICANT:**

Bayfields

APPROVED subject to the following conditions:-

- 1 The signage hereby approved shall remain in strict accordance with the following submitted plans and details.

Location Plan: (Received 12.10.2022)

Elevations and Site Plan: Drwg No.171509 (Received 12.10.2022)

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/03661/TPO	<b>WARD:</b>	Harrogate Coppice Valley
<b>CASE OFFICER:</b>	Kate Exley	<b>DATE VALID:</b>	22.09.2022
<b>GRID REF:</b>	<b>E</b> 430018	<b>TARGET DATE:</b>	17.11.2022
	<b>N</b> 455959	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	07.11.2022

**APPLICATION NO:** 6.79.1861.G.TPO

**LOCATION:**

Land Adjacent To Sefton House 28 Spring Grove Harrogate North Yorkshire HG1 2HS

**PROPOSAL:**

Felling of 3 no. Eucalyptus within Tree Preservation Order 01/2022.

**APPLICANT:**

Mr Gary Hester

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 - 2 N<sup>o</sup> Ginkgo biloba (Maidenhair tree). 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 order to maintain the amenity of the locality and in the interests of good arboricultural practice.

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**CASE NUMBER:** 22/04093/TPO  
**CASE OFFICER:** Emily Brown  
**GRID REF:** E 429980  
N 455858

**WARD:** Harrogate Coppice Valley  
**DATE VALID:** 24.10.2022  
**TARGET DATE:** 19.12.2022  
**REVISED TARGET:**

**DECISION DATE:** 23.11.2022

**APPLICATION NO:** 6.79.14947.TPO

**LOCATION:**

8 Springfield Avenue Harrogate North Yorkshire

**PROPOSAL:**

Crown lift 1 no. Beech (T1) of Tree Preservation Order No. 22/2022 to 5.5 meters above ground vertically clear height. Reduce lateral branch extending towards the corner elevation of 8 Springfield Avenue by 1 meter (to retain 8 meters radial spread) .

**APPLICANT:**

Mr Fisher

APPROVED subject to the following conditions:-

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

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/03195/FUL	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	19.08.2022
<b>GRID REF:</b>	E 429327	<b>TARGET DATE:</b>	14.10.2022
	N 455185	<b>REVISED TARGET:</b>	11.11.2022
		<b>DECISION DATE:</b>	07.11.2022

**APPLICATION NO:** 6.79.13176.B.FUL

**LOCATION:**

40 Cornwall Road Harrogate North Yorkshire HG1 2PP

**PROPOSAL:**

Adjustment of roof structure to form loft extension.

**APPLICANT:**

Mr Russell Nightingale

5 REFUSED. Reason(s) for refusal:-

1 Given that the complex and intricate roof plans form part of the prevailing character of the street scene, particularly on the residential dwellings located along the north of Cornwall Road, the proposed roof adjustment to incorporate a simple pitched roof, is considered to be uncharacteristic to both the dwelling and to the character of the area. As such, the proposed roof adjustment would be an incongruous addition and is not considered to be in keeping with the street scene. The proposal will therefore fail to preserve the appearance and character of the Conservation Area.

The proposal is therefore contrary to Local Plan Policies HP2 and HP3 which encourages development to protect and where possible enhance the District's heritage assets and reinforce those features that contribute to local distinctiveness.

2 The proposal is not considered to safeguard neighbouring amenity and will forward unacceptable levels of overshadowing and overbearing to the neighbour's (no.38 Cornwall Road) bedroom window. The proposal is therefore contrary to Local Plan Policies HP4 and HS8 which seeks to achieve development that does not adversely affect neighbouring residential amenity.

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<b>CASE NUMBER:</b>	22/03600/FUL	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	06.10.2022
<b>GRID REF:</b>	E 429489	<b>TARGET DATE:</b>	01.12.2022
	N 455918	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	16.11.2022

**APPLICATION NO:** 6.79.12761.D.FUL

**LOCATION:**

Long House 28 Kent Road Harrogate North Yorkshire HG1 2LH

**PROPOSAL:**

Demolition of existing detached garage block and the erection of a replacement garage block sited on the existing footprint.

**APPLICANT:**

Ms Stephanie Thirkill

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.11.2025.
- 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.2021 35 (Received 06.10.2022)  
 Site Plan: Drwg No.2021 34 (Received 06.10.2022)  
 Plans and Elevations: Drwg No.2021 32 (Received 16.09.2022)
- 3 Except where explicitly stated otherwise within the application form and submitted drawings, the external materials of the development hereby approved shall match those of the main dwelling.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/03832/FUL	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	04.10.2022
<b>GRID REF:</b>	E 428911	<b>TARGET DATE:</b>	29.11.2022
	N 455529	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	09.11.2022

**APPLICATION NO:** 6.79.2072.C.FUL

**LOCATION:**

60A Kent Road Harrogate North Yorkshire HG1 2EU

**PROPOSAL:**

Proposed first floor extension over existing garage. Installation of 1 no. pitched roof dormer to front elevation. Extension of flat roof dormer to rear elevation. Alterations to fenestration.

**APPLICANT:**

Mr And Mrs Teji

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 9th Novemebr 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the

following drawings:

(Amended) Proposed Elevations - Drawing No. 2045 P01, rev.A. Received 03.11.2022.

(Amended) Proposed Floor Plans - Drawing No. 2045 P02, rev.A. Received 03.11.2022.

Proposed Site Plan - Drawing No. 2045 SP1. 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.

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<b>CASE NUMBER:</b>	22/03874/FUL	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	06.10.2022
<b>GRID REF:</b>	<b>E</b> 428819	<b>TARGET DATE:</b>	01.12.2022
	<b>N</b> 455159	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	23.11.2022

**APPLICATION NO:** 6.79.6640.E.FUL

**LOCATION:**

34A Rutland Drive Harrogate North Yorkshire HG1 2NX

**PROPOSAL:**

Erection of a single storey rear extension and additional bay window to the side elevation. Alteration to fenestration. Addition of steps from proposed ground floor french doors to rear elevation.

**APPLICANT:**

Mr And Mrs D Wilton

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23rd November 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:



Existing and Proposed West Elevations - Drawing No. 2209-12. Received 06.10.2022.

Existing and Proposed North Elevations and Cross Section - Drawing No. 2209-13. Received 06.10.2022.

Existing and Proposed Ground Floor Plan - Drawing No. 2209-14. Received 06.10.2022.

Existing and Proposed Site Plan - Drawing No, 2209-15. Received 06.10.2022.

Location Plan and Existing and Proposed East Elevations - Drawing No. 2209-16. Received 06.10.2022.

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.

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<b>CASE NUMBER:</b>	22/03969/FUL	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	13.10.2022
<b>GRID REF:</b>	<b>E</b> 427865	<b>TARGET DATE:</b>	08.12.2022
	<b>N</b> 455566	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	23.11.2022

**APPLICATION NO:** 6.79.7667.T.FUL

**LOCATION:**

7 Queen Ethelburgas Gardens Harrogate North Yorkshire HG3 2GF

**PROPOSAL:**

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

**APPLICANT:**

Mr And Mrs M Walls

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.11.2025.
- 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 & Site Plan: Drwg No.22/1469/02 (Received 13.10.2022)  
Floor Plans and Elevations: Drwg No.22/1469/01 (Received 13.10.2022)

- 3 Except where explicitly stated otherwise within the application form and submitted drawings, the external materials of the development hereby approved shall match those of the main 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 interest of visual amenity.

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<b>CASE NUMBER:</b>	22/04175/AMENDS	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	31.10.2022
<b>GRID REF:</b>	<b>E</b> 428577	<b>TARGET DATE:</b>	28.11.2022
	<b>N</b> 455442	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	23.11.2022
<b>APPLICATION NO:</b>	6.79.14661.A.AMEND S		

**LOCATION:**

Bridgecroft 70A Kent Road Harrogate North Yorkshire HG1 2NH

**PROPOSAL:**

Non-material amendment of planning permission 22/02000/FUL - Erection of two storey rear extension (inc. basement), rear raised terrace area, replacement garage with room over and replacement front porch extension.

**APPLICANT:**

Mr And Mrs Humpreys

APPROVED

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**CASE NUMBER:** 20/05083/FUL                      **WARD:** Harrogate Fairfax  
**CASE OFFICER:** Arthama Lakhanpall           **DATE VALID:** 18.12.2020  
**GRID REF:** E 431969                              **TARGET DATE:** 12.02.2021  
                    N 455123                              **REVISED TARGET:** 30.11.2022  
   **DECISION DATE:** 24.11.2022

**APPLICATION NO:** 6.79.3905.V.FUL

**LOCATION:**

Harrogate Town Afc Wetherby Road Harrogate HG2 7RY

**PROPOSAL:**

Erection of two storey clubhouse with corporate suite and covered seating gallery and demolition of existing clubhouse and toilet block.

**APPLICANT:**

Harrogate Town AFC

APPROVED subject to the following conditions:-

20 letters of objection received. Material planning considerations summarised. Use of clubhouse unclear. Does not make positive contribution to surrounding area and neighbouring properties Disturbances and loss of residential amenity from with noise, odour, overshadowing, overlooking Issues with highway safety, access and parking and anti-social behaviour. Lack of consultation on application Request conditions. Reference to previous planning application 17/04738/FULMAJ

- 1 The development hereby permitted shall be begun on or before 24.11.2025.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 No development shall commence on site before the approved tree report detail (Smeeden Foreman Tree Report dated December 2020) including root protection area (RPA) fencing in line with the requirements of British Standard BS 5837: 2012 (section 6.2.2 figure 2) Trees in Relation to Construction - Recommendations, or any subsequent amendments to that document, around the trees or shrubs or planting to be retained, as indicated on the approved plan. The developer shall maintain such fences until all development subject of this permission is completed.
- 4 Before the development is brought into use details of an acoustic barrier as shown by red lines in Figure 4 of the APEX acoustic noise impact assessment reference 95805.10 11th March 2022 Revision B, shall be submitted to and approved in writing by the Local Planning Authority. This shall be constructed at 4.5 metres high. The use hereby approved shall not commence until the construction of the acoustic barrier has been completed and those works shall be retained thereafter.
- 5 A review of the written noise management plan shall be carried out by the person responsible for the site every 12 months and upon receipt of a justified noise

complaint. Any alterations to the written noise management scheme as a result of a review must be submitted to and approved in writing by the Local Planning Authority.

- 6 Prior to the commencement of the development a scheme containing full details of arrangements for internal air extraction, odour control, and discharge to atmosphere from cooking operations, including any external ducting and flues, shall be submitted to and approved in writing by the local planning authority. The works detailed in the approved scheme shall be installed in their entirety before the use hereby permitted is commenced. The equipment shall thereafter be maintained in accordance with the manufacturer's instructions and operated at all times when preparation of food and cooking is being carried out.
- 7 All activities associated with the development shall not occur outside the hours of 9:00am and 10:30pm on any evening match day and 9:00am and 10:00pm at any other time.
- 8 The clubhouse hereby permitted shall be used for Harrogate Town AFC club functions only, and shall not be made available for private or public hire.
- 9 The combined rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed background sound levels between the hours of 0700-2300 (taken as a one hour LA90 at sound sensitive premises) and shall not exceed the background sound level between 2300-0700 (taken as a 15 minute LA90 at 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.

- 10 All entertainment noise emanating from the premises shall be controlled so as to be inaudible at noise sensitive premises, inaudibility being defined as:
  - o if the LAeq, (1min) (of the entertainment noise) is not greater than the LA90 (of the background with no entertainment noise) and
  - o if the L10 (5min) (of the entertainment noise) is not greater than the L90 (of the background with no entertainment noise) in each 1/3rd octave band between 40Hz and 160Hz.

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 health and amenity value of the trees and good arboriculture practice.
- 4 In the interests of residential amenity and privacy.
- 5 In the interests of residential amenity and privacy.
- 6 In the interests of residential amenity and privacy.
- 7 In the interests of residential amenity and privacy.
- 8 In the interests of residential amenity and privacy.
- 9 In the interests of residential amenity and privacy.
- 10 In the interests of residential amenity and privacy.

## INFORMATIVES

- 1 The purpose of a Noise Management Plan is to be a living document which is subject to regular review and which identifies potential sources of noise, provides controls to minimise the noise impact from noise sources and provide an appropriate record and response to noise complaints.
- 2 To be effective the acoustic barrier must be designed so there are no cracks or gaps and that no cracks or gaps are likely to occur, be continuous to the ground, and have a surface density of at least 10 kg/m<sup>2</sup>.

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<b>CASE NUMBER:</b>	22/03875/FUL	<b>WARD:</b>	Harrogate Fairfax
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	06.10.2022
<b>GRID REF:</b>	E 432498	<b>TARGET DATE:</b>	01.12.2022
	N 455114	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	16.11.2022

**APPLICATION NO:** 6.79.5897.B.FUL

**LOCATION:**

50 Woodlands Avenue Harrogate North Yorkshire HG2 7SJ

**PROPOSAL:**

Demolition of conservatory and erection of single storey rear extension.

**APPLICANT:**

Mr And Mrs J Maullin

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.11.2025.
- 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 & Site Plan: Drwg No.22/1456/03 (Received 06.10.2022)  
Floor plans and Elevations: Drwg No.22/1456/02 Rev A (Received 06.10.2022)

- 3 Except where explicitly stated otherwise within the application form and submitted drawings, the external materials of the development hereby approved shall match those of the main 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 interest of visual amenity.

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<b>CASE NUMBER:</b>	22/03909/RG3	<b>WARD:</b>	Harrogate Fairfax
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	10.10.2022
<b>GRID REF:</b>	<b>E</b> 431997	<b>TARGET DATE:</b>	05.12.2022
	<b>N</b> 455533	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	16.11.2022

**APPLICATION NO:** 6.79.14905.A.RG3

**LOCATION:**

3 St Andrews Avenue Harrogate North Yorkshire HG2 7RN

**PROPOSAL:**

Erection of single storey and two storey extensions to rear

**APPLICANT:**

Harrogate Borough Council

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan DWG No. 36-100-05B Received 10.10.2022

Existing and Proposed Plans DWG No. 36-100-03B Received 10.10.2022

Proposed Elevations DWG No. 36-100-06B Received 10.10.2022

- 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.

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<b>CASE NUMBER:</b>	21/05055/FUL	<b>WARD:</b>	Harrogate Harlow
<b>CASE OFFICER:</b>	Sam Witham	<b>DATE VALID:</b>	29.09.2022
<b>GRID REF:</b>	E 429012	<b>TARGET DATE:</b>	24.11.2022
	N 453800	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	16.11.2022

**APPLICATION NO:** 6.79.14746.FUL

**LOCATION:**

13 Wharfedale Crescent Harrogate HG2 0AX

**PROPOSAL:**

Erection of a single storey side extension and porch to the front of the dwelling.

**APPLICANT:**

Mrs E Hodges

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

'Existing and Proposed Elevations and Floorplans' and 'Block Plan' received by the council on 21st July 2022 and 22nd November 2021.

Reasons for Conditions:-

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

1990.

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

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<b>CASE NUMBER:</b>	22/03427/FUL	<b>WARD:</b>	Harrogate Harlow
<b>CASE OFFICER:</b>	Connor Williams	<b>DATE VALID:</b>	02.09.2022
<b>GRID REF:</b>	<b>E</b> 429487	<b>TARGET DATE:</b>	28.10.2022
	<b>N</b> 453755	<b>REVISED TARGET:</b>	11.11.2022
		<b>DECISION DATE:</b>	11.11.2022

**APPLICATION NO:** 6.79.11789.D.FUL

**LOCATION:**

62 Pannal Ash Drive Harrogate North Yorkshire HG2 0HS

**PROPOSAL:**

Demolition of single storey stand-alone garage and erection of a single storey side and rear extension.

**APPLICANT:**

Mr Richard Stott

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - Ground Floor Plans, General Arrangement, 2150\_20\_000, R7, 02/08/2021
  - North and West Elevations, General Arrangement, 2150\_20\_100, R7, 02/08/2021
  - Roof Plans, General Arrangement, 2150\_20\_103, R7, 02/08/2021
  - Site Plan, General Arrangement, 2150\_90\_001, R7, 02/08/2021
  - South and East Elevations, General Arrangement, 2150\_20\_101, R7, 02/08/2021
- 3 Prior to their first use, samples of the materials to be used for the external walls and roof of the dwelling in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details.

Reasons for Conditions:-

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



- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of the character and appearance of the site

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<b>CASE NUMBER:</b>	21/05053/DISCON	<b>WARD:</b>	Harrogate High Harrogate
<b>CASE OFFICER:</b>	Izabelle Waddington	<b>DATE VALID:</b>	24.11.2021
<b>GRID REF:</b>	<b>E</b> 431535 <b>N</b> 456098	<b>TARGET DATE:</b>	19.01.2022
		<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	17.11.2022

**APPLICATION NO:** 6.79.4323.V.DISCON

**LOCATION:**  
 Harrogate High School Ainsty Road Harrogate HG1 4AP

**PROPOSAL:**  
 Approval of details required under part 3 condition 22 (Implementation of approved remediation scheme) and condition 23 (Design Stage Certificate BREEAM) of planning permission 14/05211/FULMAJ: Demolition of existing buildings and erection of replacement secondary school and sports centre with associated landscaping.

**APPLICANT:**  
 C/O Agent

4 CONFIRMATION of discharge of condition(s)

- 1 The details provided are considered acceptable for approval of details required under condition 22 part 3 and condition 23.

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<b>CASE NUMBER:</b>	22/01781/DVCMAJ	<b>WARD:</b>	Harrogate High Harrogate
<b>CASE OFFICER:</b>	Jillian Rann	<b>DATE VALID:</b>	03.05.2022
<b>GRID REF:</b>	<b>E</b> 431551 <b>N</b> 456627	<b>TARGET DATE:</b>	02.08.2022
		<b>REVISED TARGET:</b>	30.09.2022
		<b>DECISION DATE:</b>	08.11.2022

**APPLICATION NO:** 6.79.14473.DVCMAJ

**LOCATION:**  
 Harrogate Spa Tennis Centre Claro Park Harrogate North Yorkshire HG1 4BB

**PROPOSAL:**  
 Variation of Condition 2 (approved plans), Condition 12 (landscaping scheme) and

Condition 15 (Drainage) of application 20/04600/DVCMAJ, to allow for amendments to site layout (including changes to parking layout and to location of paddle courts and attenuation pond) and for landscaping details to be considered

**APPLICANT:**

MR STEVE REFFITT

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in complete accordance with the following submitted details:
  - \* Proposed Site Plan drawing number 2067.050 Revision C
  - \* Proposed Site Plan Phase 2 drawing number 2067.051 Revision C
  - \* Proposed Sections drawing number 2067.026 Revision E
  - \* Proposed Ground Floor Plan drawing number 2067.022 Revision D
  - \* Proposed Strip Section and Details drawing number 2067.027 Revision C
  - \* Proposed Elevations drawing number 2067.025 Revision D
  - \* Landscape Proposals drawing number SF 3138-LL01 Revision G.
- 2 The materials used externally in the construction of the walls and roof of the development hereby permitted shall be those specified in the details approved as part of Condition 1 of this permission.
- 3 Works to construct the external walling of the building hereby approved shall not commence until sectional details through the eaves, verges and all junctions of different materials have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the details thereby approved.
- 4 The development hereby permitted shall be carried out in complete accordance with the details and the programme for implementation which were approved under application 15/03956/DISCON with regard to measures to prevent surface water from non-highway areas discharging onto the existing or proposed highway.
- 5 No part of any Phase of the development, as specified in the list below, shall be occupied or brought into use until the access, parking and turning facilities for that Phase (including coach parking as appropriate) have been provided and marked out in accordance with the details on the respective approved drawings for that phase, as follows:
  - Phase 1 - External tennis courts, in accordance with the details on Drawing 2067.018 Rev B;
  - Phase 2 - Extended clubhouse, padel courts, attenuation pond, car parking area south of padel courts and car parking and coach parking and turning areas in southern part of site, in accordance with the details on Proposed Site Plan Phase 2 drawing number 2067.051 Revision C;
  - Phase 3 - Indoor tennis centre and car parking to the west of indoor tennis centre, in accordance with the details on Proposed Site Plan drawing number 2067.050

Revision C.

- 6 Precautions must be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site. These facilities shall include the provision of wheel washing facilities where necessary. No excavation or depositing of material in connection with the construction of any Phase of the development, as specified in Condition 5 of this permission, shall commence until such precautions have been made available for that Phase. The precautions shall be kept available and in full working order for the duration of construction on each Phase, and until such time as the local planning authority in consultation with the highway authority agrees in writing to their withdrawal for that Phase.
- 7 No external lighting equipment shall be used or installed at the site other than in accordance with details which shall first have been submitted to and approved in writing by the local planning authority in consultation with the highway authority.
- 8 No HGVs shall be brought onto the site in association with the construction of any Phase of the development, as specified in Condition 5 of this permission, until a survey recording the condition of the existing highway has been carried out in a manner approved in writing by the local planning authority in consultation with the highway authority.
- 9 Prior to and during the construction phase of each Phase of the development, as specified in condition 5 of this permission, the developer must provide for:
  - i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway;
  - ii) an on-site materials storage area capable of accommodating all materials required for the operation of the site.

The areas shall be kept available for their intended use at all times that construction works are in operation for the respective Phase. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.
- 10 The development shall be implemented, carried out and operated in accordance with the Travel Plan approved under application 15/03956/DISCON.
- 11 The landscaping of the site shall be carried out in accordance with Landscape Proposals drawing number SF 3138-LL01 Revision G. The approved landscaping works, including all planting of trees and/or shrubs, shall be completed before the indoor tennis centre building is first occupied or brought into use.
- 12 In the event of failure of any trees or shrubs planted in accordance with any scheme approved by the local planning authority to survive for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced by the developer with such live specimens of such species in such number as may be approved by the local planning authority.

- 13 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of section 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of section 2, which is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with section 3.

### Section 1: SITE CHARACTERISATION

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

- i) a survey of the extent, scale and nature of contamination;
- ii) an assessment of the potential risks to:
  - \* human health,
  - \* property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - \* adjoining land,
  - \* groundwaters and surface waters
  - \* ecological systems
  - \* archaeological sites and ancient monuments;
- iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

### Section 2: SUBMISSION OF REMEDIATION SCHEME

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

### Section 3: IMPLEMENTATION OF APPROVED REMEDIATION SCHEME

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise approved in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.

- 14 The development shall be carried out in accordance with the following submitted details:

Drainage Strategy drawing number 20164-DR-C-0100 Revision P13  
Drainage calculations reference SW Network 12.8ls Rev B

The flow rate from the site shall be restricted to a maximum flow rate of 12.8 litres per second, based on a catchment area of 8290m<sup>2</sup> (Greenfield - 5750m<sup>2</sup> /Brownfield - 2540m<sup>2</sup>). A 30% allowance shall be included for climate change for the lifetime of the development. Storage shall be provided to accommodate the minimum 1 in 100 year plus climate change for all critical storm events. Whilst not covered by this condition the scheme shall adopt a detailed maintenance and management regime for the storage facility and ancillary features.

- 15 The proposed development shall be carried out in accordance with the updated Flood Risk Assessment prepared by William Saunders dated May 2012 (as amended February 2013) and received by this Department on 13 April 2013.
- 16 No development relating to the construction of the building to house the indoor tennis centre shall take place until a submission report has been submitted to BRE to demonstrate how the building will achieve the "Very Good Status". Within 24 weeks or in accordance with an agreed timetable with the local planning authority, whichever is the later, a Design Stage Certificate issued by BRE must be submitted to and approved in writing by the local planning authority. The development shall meet BREEAM "Very Good" or higher. Thereafter the development shall be carried out in accordance with the approved details.
- 17 A Post Construction Stage Certificate issued by BRE for the development shall be submitted for the approval in writing of the local planning authority prior to the first occupation of indoor tennis centre building.
- 18 The development hereby permitted shall be carried out in complete accordance with the scheme for the improvement and maintenance of the retained playing field area, including the improvement and maintenance programme, which were approved under application 15/03956/DISCON. The playing fields shall thereafter be improved and maintained in accordance with the scheme thereby approved.

## Reasons for Conditions:-

- 1 For the avoidance of doubt and 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 In the interests of visual amenity.
- 4 In the interests of highway safety.
- 5 To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
- 6 To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety
- 7 In the interests of highway safety and visual amenity.
- 8 In the interests of highway safety and the general amenity of the area.
- 9 To provide for appropriate on-site vehicle parking and storage facilities in the interests of highway safety and the general amenity of the area.
- 10 To establish measures to encourage more sustainable non-car modes of transport.
- 11 In the interests of amenity.
- 12 To safeguard the rights of control by the local planning authority in these respects and in the interests of amenity.
- 13 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 14 To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.
- 15 In the interests of flood prevention.
- 16 To safeguard the environment and mitigate climate change.
- 17 To safeguard the environment and mitigate climate change.
- 18 To ensure the quality of pitches is satisfactory and that they are available for use prior to the commencement of use of the development.

## INFORMATIVES

- 1 For the avoidance of doubt, any reference to 'Phase' or 'Phases' in the conditions above refers to the Phases (1-3 inclusive) specified in Condition 5 of this permission.
- 2 For the avoidance of doubt, and notwithstanding notes on the submitted drawings, insofar as it relates to the proposed Padel courts this permission relates solely to the location of those courts. This decision does not grant permission for any fencing, buildings, canopies or other structures in relation to the Padel courts. A separate application for planning permission would be required for any such structures.
- 3 This development is subject to a Planning Obligation made under Section 106 of

the Town and Country Planning Act 1990.

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<b>CASE NUMBER:</b>	22/04024/TPO	<b>WARD:</b>	Harrogate High Harrogate
<b>CASE OFFICER:</b>	Emily Brown	<b>DATE VALID:</b>	18.10.2022
<b>GRID REF:</b>	<b>E</b> 431246	<b>TARGET DATE:</b>	13.12.2022
	<b>N</b> 456324	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	22.11.2022

**APPLICATION NO:** 6.79.10682.B.TPO

**LOCATION:**

34 Claro Road Harrogate North Yorkshire HG1 4AU

**PROPOSAL:**

Works to 1 no. Oak of Tree Preservation Order No. 29/2000 T1. Crown lift by 3.5 metres. Removal of branches no greater than 5cm.

**APPLICANT:**

Highstone Building Services

APPROVED subject to the following conditions:-

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

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/03970/FUL	<b>WARD:</b>	Harrogate Kingsley
<b>CASE OFFICER:</b>	Lisa Alder	<b>DATE VALID:</b>	25.10.2022
<b>GRID REF:</b>	<b>E</b> 432043	<b>TARGET DATE:</b>	20.12.2022

N 456033

**REVISED TARGET:**

**DECISION DATE:** 24.11.2022

**APPLICATION NO:** 6.79.14938.FUL

**LOCATION:**

49 Rydal Road Harrogate North Yorkshire HG1 4SD

**PROPOSAL:**

Small rear extension and a pitched roof.

**APPLICANT:**

Mrs Cotton

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

'Planning Drawing' DWG: 2242-01 dated 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.

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**CASE NUMBER:** 22/04005/FUL

**CASE OFFICER:** Lisa Alder

**GRID REF:** E 431978

N 455775

**WARD:**

Harrogate Kingsley

**DATE VALID:**

17.10.2022

**TARGET DATE:**

12.12.2022

**REVISED TARGET:**

**DECISION DATE:**

17.11.2022

**APPLICATION NO:** 6.79.14889.A.FUL

**LOCATION:**

13 Jesmond Road Harrogate North Yorkshire HG1 4RZ

**PROPOSAL:**

Single storey side and rear wrap round extension (revised scheme)

**APPLICANT:**



Mr \_ Mrs Humble

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17th November 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawing:

'AS PROPOSED - Planning Drawing Resubmission' DWG: J.R.(13)/08 dated October 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.

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<b>CASE NUMBER:</b>	22/03492/TPO	<b>WARD:</b>	Harrogate New Park
<b>CASE OFFICER:</b>	Chloe Temple	<b>DATE VALID:</b>	14.09.2022
<b>GRID REF:</b>	E 429698	<b>TARGET DATE:</b>	09.11.2022
	N 457069	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	15.11.2022

**APPLICATION NO:** 6.79.10044.B.TPO

**LOCATION:**

1 Quarry Oval Quarry Lane Harrogate North Yorkshire HG1 3LA

**PROPOSAL:**

Works to Tree Preservation Order 70/2018 W1 Mixed Deciduous - Fell 1no. Ash (due to reported ash die back) and lateral reduction of 3m to 2no. Sycamore.

**APPLICANT:**

Mr Nick Hopwood

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<sup>o</sup> 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.

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**CASE NUMBER:** 22/03647/ADV  
**CASE OFFICER:** Kate Exley

**WARD:** Harrogate New Park  
**DATE VALID:** 21.09.2022

**GRID REF:** E 429632 **TARGET DATE:** 16.11.2022  
N 456573 **REVISED TARGET:**  
**DECISION DATE:** 16.11.2022

**APPLICATION NO:** 6.79.14931.ADV

**LOCATION:**

Land At Grid Reference 429636 456568 Ripon Road Harrogate North Yorkshire

**PROPOSAL:**

Erection of 1no. Internally-illuminated freestanding LED digital 48-sheet display board.

**APPLICANT:**

Alight Media

REFUSED. Reason(s) for refusal:-

- 1 Due to its large size, scale, method of illumination and prominent location, the proposed would present a visually intrusive feature detrimental to the amenity within the surrounding area. It would be located on a vacant and isolated portion of land, which would not be associated to an adjacent business, building or within the grounds of an associated site, and as such the signage would create an incongruous feature tantamount to visual clutter. The proposal is therefore not in accordance with guidance in the NPPF or Local Plan Policy HP3.

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**CASE NUMBER:** 22/03670/FUL **WARD:** Harrogate New Park  
**CASE OFFICER:** Sam Witham **DATE VALID:** 23.09.2022  
**GRID REF:** E 429665 **TARGET DATE:** 18.11.2022  
N 456325 **REVISED TARGET:**  
**DECISION DATE:** 14.11.2022

**APPLICATION NO:** 6.79.9613.C.FUL

**LOCATION:**

9 Oakbank Harrogate North Yorkshire HG1 2JT

**PROPOSAL:**

Erection of first floor extension above existing garage to form self-contained annex.

**APPLICANT:**

Mr Geoff Fowler

REFUSED. Reason(s) for refusal:-

- 1 The resultant building would not be subservient in size or scale to the main dwelling.

The proposal will result in a very tall two storey building that gives off the visual appearance of an independent dwelling rather than a building ancillary to 9 Oakbank. Whilst it is acknowledged that the building is sited in the rear garden, the sheer size of the resultant building is still considered to be unacceptable and would detrimentally impact on the space about the buildings in this area of Oakbank. As such, the resultant building is not considered to be subservient in scale when taking into consideration the host property. The proposed garage extension is not in line with the NPPF, policies HP3 and HS8 of the Harrogate District Local Plan (2014) and the Council's Design Guide.

- 2 The proposal is considered to have a harmful impact on the nearby neighbouring amenity due to the increase in the height of the building and the close relationship with neighbouring dwellings. The proposal is therefore considered to have an adverse impact on the residential amenity currently enjoyed by neighbouring dwellings and is not in accordance with policies HS8 and HP4 in the Harrogate District Local Plan (2014) and the Council's Design Guide.

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<b>CASE NUMBER:</b>	22/02233/OUTMAJ	<b>WARD:</b>	Harrogate Oatlands
<b>CASE OFFICER:</b>	Jillian Rann	<b>DATE VALID:</b>	06.06.2022
<b>GRID REF:</b>	<b>E</b> 431120	<b>TARGET DATE:</b>	05.09.2022
	<b>N</b> 452426	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	18.11.2022

**APPLICATION NO:** 6.79.3870.N.OUTMAJ

**LOCATION:**

Almsford Bank Stables Leeds Road Harrogate North Yorkshire HG2 8AA

**PROPOSAL:**

Outline planning application, with access considered, for the development of 35 residential dwellings (14 affordable, 7 first homes and 14 self or custom build dwelling plots)

**APPLICANT:**

Square Feet Ltd And Antela Developments Ltd

6 REFUSED. Reason(s) for refusal:-

- 1 The application site is located outside the development limit for Harrogate and is not on land allocated for development in the Harrogate District Local Plan 2014-2035 (the Local Plan). Consequently, and as the Council is able to demonstrate a deliverable supply of housing land in excess of 5 years, the proposed development would undermine the Council's growth strategy as set out in the Local Plan, and is considered inappropriate in this location and contrary to Policies GS1, GS2 and GS3 of the Local Plan.
- 2 The proposed development would result in harm to the character and appearance of its surroundings, including the Crimple Valley Special Landscape Area, through the

loss of open fields and woodland and the introduction of unacceptable and incongruous (sub)urban development into an area of high landscape value, important to the setting of Harrogate and the grade II\* listed Crimple Valley Viaduct. The proposal would therefore fail to protect local distinctiveness or landscape character, and would be contrary to Policies HP3, NE4 and NE5 of the Local Plan, to the guidance in the Harrogate District Landscape Character Assessment, and to the NPPF.

- 3 The proposed development would urbanise and erode the distinctive rural character of the Crimple Valley landscape, and would thus cause harm to the setting of the grade II\* listed building, Crimple Valley Viaduct, and to the wider historic environment. The public benefits of the proposed development are not considered to outweigh the harm arising to the setting of the designated heritage asset, which would be less than substantial. The proposed development would therefore be contrary to Policies HP2 and NE4 of the Local Plan, to the guidance within the Harrogate District Landscape Character Assessment, and to the NPPF.
- 4 The removal of a relatively large number of mature trees, including trees protected by a tree preservation order, would result in the fragmentation of mature woodland and the loss of mature planting, to the significant detriment of the character and appearance of the site and the wider landscape. The proposals would also be likely to cause further tree loss, through potential disruptions to hydrology and/or nutrient pathways, and construction works unacceptably close to mature trees including ancient and/or veteran trees. Such losses would further harm landscape character. The submitted re-planting scheme underestimates likely tree loss as it does not take into account those likely indirect effects and it relies on works to transplant existing trees which are not considered practical or feasible. It would thus fail to compensate for the losses and harm arising from the proposed development. The benefits of the scheme do not outweigh the harm arising, nor do they represent wholly exceptional reasons for the likely deterioration of irreplaceable habitat including ancient and/or veteran trees. The development would therefore be contrary to Policies HP3, NE4 and NE7 of the Local Plan, to the guidance in the Harrogate District Landscape Character Assessment, and to the NPPF.
- 5 The introduction of residential development onto the site and the re-routing of the public right of way (a public bridleway) within the site, as indicated, would significantly change and erode the distinctive rural character of the existing public right of way. The proposed development would therefore fail to protect the recreational and amenity value of the public right of way. It would therefore be contrary to Policy HP5 of the Local Plan and to the NPPF.
- 6 On the basis of the information submitted, it has not been demonstrated that the proposed reduction in speed limit could be achieved in practice, or that the proposals would make safe and satisfactory provision for cycle infrastructure, with reference to relevant guidance. It has therefore not been demonstrated that the proposed development would provide a safe and suitable access to the site for all users, or that it would not have an unacceptable impact on highway safety. The proposed development would therefore be contrary to the NPPF.
- 7 The proposed development would result in the removal of mature trees and would also involve development unacceptably close to trees considered to be ancient and/or veteran trees. As a result, the proposed development would have an unacceptable adverse effect on biodiversity and would result in the loss or deterioration of irreplaceable habitats including ancient and veteran trees. No wholly exceptional reasons exist with regard to any public benefit that would clearly

outweigh the loss or deterioration of those irreplaceable habitats. Therefore the proposed development is contrary to Policy NE3 of the Local Plan, to the guidance in the Providing Net Gain for Biodiversity SPD and to the NPPF.

- 8 On the basis of the submitted information, it has not been demonstrated that the proposed development would be satisfactorily drained, or that it would not result in flood risk elsewhere as a result of additional surface water runoff. The proposals would therefore conflict with Policy CC1 of the Local Plan and with the NPPF.
- 9 The application does not include an Energy Statement to demonstrate how the energy hierarchy set out in Local Plan Policy CC4 has been applied to make the fullest contribution to reducing greenhouse gas emissions. Consequently, it has not been demonstrated that the proposed development would be designed to reduce the extent and impacts of climate change or reduce carbon dioxide emissions as set out in the energy hierarchy, and the scheme therefore does not comply with Policy CC4 of the Local Plan.
- 10 No mechanism has been provided by which to secure necessary planning obligations via S106 legal agreement. Therefore the proposals would fail to mitigate the impacts of the development in terms of education and off-site public open space provision as well as secure on-site affordable housing, open space and biodiversity enhancements and their long-term management. Consequently, the proposal is contrary to the requirements of Policies TI4, HS2 and HP7 of the Local Plan and to the guidance in the Affordable Housing SPD and Provision of Open Space and Village Halls SPD.

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<b>CASE NUMBER:</b>	22/03723/TPO	<b>WARD:</b>	Harrogate Oatlands
<b>CASE OFFICER:</b>	Kate Exley	<b>DATE VALID:</b>	26.09.2022
<b>GRID REF:</b>	<b>E</b> 430835	<b>TARGET DATE:</b>	21.11.2022
	<b>N</b> 452584	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	21.11.2022

**APPLICATION NO:** 6.79.14933.TPO

**LOCATION:**

24 Stone Rings Close Harrogate North Yorkshire HG2 9HZ

**PROPOSAL:**

Lateral reduction by 3m, up to boundary of mixed species (G1) including Cornus, Hazel and Willow, within Tree preservation order 34/1996

**APPLICANT:**

Mrs Rishton

APPROVED subject to the following conditions:-

- 1 The works hereby approved shall be completed within two years of the date of this decision

- 2 The proposed works shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/03763/FUL	<b>WARD:</b>	Harrogate Oatlands
<b>CASE OFFICER:</b>	Kate Exley	<b>DATE VALID:</b>	28.09.2022
<b>GRID REF:</b>	<b>E</b> 431067	<b>TARGET DATE:</b>	23.11.2022
	<b>N</b> 453259	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	21.11.2022

**APPLICATION NO:** 6.79.13130.B.FUL

**LOCATION:**  
18 Almsford Road Harrogate North Yorkshire HG2 8EQ

**PROPOSAL:**  
Alterations to fenestration and replacement single garage.

**APPLICANT:**  
Mrs McIlhinnery

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 21.11.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the application form and drawings provided on 28 September 2022:

Existing and Proposed Floor Plans, Elevations and Block Plan. Drawing no. 2236-01.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/03876/FUL	<b>WARD:</b>	Harrogate Oatlands
<b>CASE OFFICER:</b>	Sam Witham	<b>DATE VALID:</b>	06.10.2022
<b>GRID REF:</b>	<b>E</b> 431067	<b>TARGET DATE:</b>	01.12.2022
	<b>N</b> 452545	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	23.11.2022

**APPLICATION NO:** 6.79.14599.A.FUL

**LOCATION:**

Almsmead 4 Fulwith Road Harrogate North Yorkshire HG2 8HL

**PROPOSAL:**

Amendments to previously approved application Ref 21/01959/FUL to include alteration of porch design, increase parapet wall above garage, omit 2 proposed dormers from front elevation, change part pitched/part flat roof to single storey extension to flat roof.

**APPLICANT:**

Mr R Abel

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23rd November 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

4034-2 LOWER GROUND FLOOR  
4034-3 GROUND FLOOR  
4034-4 FIRST FLOOR  
792-01-02E PROPOSED PLANS GROUND FLOOR AND BASEMENT  
792-01-03B PROPOSED ELEVATIONS  
792-01-04 EXISTING AND PROPOSED BLOCK PLANS

Received by the council on the 6th October 2022

- 3 The external materials of the extension hereby approved shall match the existing to



the satisfaction of the Local Planning Authority.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/03884/ADV	<b>WARD:</b>	Harrogate Oatlands
<b>CASE OFFICER:</b>	Emily Brown	<b>DATE VALID:</b>	07.10.2022
<b>GRID REF:</b>	E 430763	<b>TARGET DATE:</b>	02.12.2022
	N 453492	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	09.11.2022

**APPLICATION NO:** 6.79.1235.AY.ADV

**LOCATION:**

Oatlands Retail Park Unit 1 Beech Avenue Harrogate North Yorkshire HG2 8DS

**PROPOSAL:**

Four replacement high-level Flex Face (Backlit Illuminated) fascia signs on the 'turret' at the north-western corner of the foodstore building. One replacement acrylic face (backlit illuminated) light box sign of the front elevation of the store (elevation D).

**APPLICANT:**

Marks \_ Spencer PLC

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
.Proposed External Elevations and Signage Details HRF038 411 P05

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/03908/FUL	<b>WARD:</b>	Harrogate Oatlands
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	10.10.2022
<b>GRID REF:</b>	<b>E</b> 430534	<b>TARGET DATE:</b>	05.12.2022
	<b>N</b> 452955	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	09.11.2022

**APPLICATION NO:** 6.79.1472.C.FUL

**LOCATION:**

3 Mallinson Oval Harrogate HG2 9HH

**PROPOSAL:**

Erection of a single-storey extension to the rear of the property. Part two storey extension to the rear of the property. Convert the rear half of the existing garage. (Revised Scheme)

**APPLICANT:**

Mr And Mrs Walsh

6 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Floor Plans - Drawing No. 2136.P01. Received 10.10.2022.

Proposed Elevations - Drawing No. 2136.P02. Received 10.10.2022.

Proposed Site Plan - Drawing No. 2136.P04. Received 10.10.2022.

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.

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<b>CASE NUMBER:</b>	22/03983/FUL	<b>WARD:</b>	Harrogate Oatlands
<b>CASE OFFICER:</b>	Emily Brown	<b>DATE VALID:</b>	18.10.2022
<b>GRID REF:</b>	<b>E</b> 430931	<b>TARGET DATE:</b>	13.12.2022
	<b>N</b> 453676	<b>REVISED TARGET:</b>	

**DECISION DATE:** 23.11.2022

**APPLICATION NO:** 6.79.14943.FUL

**LOCATION:**

19 Hookstone Avenue Harrogate North Yorkshire HG2 8ER

**PROPOSAL:**

Demolition of existing timber lean-to rear extension. Erection of single-storey lean-to rear extension.

**APPLICANT:**

Mr Gareth Roberts

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23rd November 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - .Proposed Extension Ground Floor Plan- As proposed 002 (PL) 011 Sept 2022 (received 18th October 2022)
  - .Proposed Extension Elevations- As Proposed 002 (PL) 013 Sept 2022 (received 14th October 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 CLC10 - Landfill Gas Migration - Informative  
This site is within 250m of a landfill site. In accordance with practice notes for such a development, a site specific investigation is not necessary, but it is recommended 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 lean to.
  - o Adequate ventilation.
  - o Verification of the works undertaken on completion by a suitably competent person.

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**CASE NUMBER:** 22/02906/CLOPUD      **WARD:** Harrogate Pannal Ward  
**CASE OFFICER:** Chloe Temple      **DATE VALID:** 19.08.2022  
**GRID REF:** E 429922      **TARGET DATE:** 14.10.2022  
   **N 451751**      **REVISED TARGET:**  
   **DECISION DATE:** 22.11.2022  
**APPLICATION NO:** 6.152.445.A.CLOPUD

**LOCATION:**  
28 Burn Bridge Oval Burn Bridge North Yorkshire HG3 1LP

**PROPOSAL:**  
Certificate of lawfulness for the erection of dormer creating infill between two existing dormers.

**APPLICANT:**  
Mr And Mrs John Garbutt

REFUSED

- 1 The proposed infill dormer, with existing additions of roof space taken into account, exceeds the roof space allowed under this application. Therefore it is not permitted development under the terms of Schedule 2, Part 1, Class B and C of the General Permitted Development Order 2015 (as amended).

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**CASE NUMBER:** 22/03856/DVCON      **WARD:** Harrogate Pannal Ward  
**CASE OFFICER:** Jeremy Constable      **DATE VALID:** 11.10.2022  
**GRID REF:** E 429865      **TARGET DATE:** 06.12.2022  
   **N 451555**      **REVISED TARGET:**  
   **DECISION DATE:** 18.11.2022  
**APPLICATION NO:** 6.152.412.DVCON

**LOCATION:**  
7 Burn Bridge Oval Burn Bridge North Yorkshire HG3 1LR

**PROPOSAL:**  
Variation of condition 2 (Approved Plans) to alter scheme of planning permission 20/05099/FUL - Demolition of existing flat roof garage, erection of single storey rear and side extensions, formation of a timber framed carport and raised terrace and alterations to the existing internal layout.

**APPLICANT:**

Mr & Mrs Colbert

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 30.03.2024
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:  
Proposed Plans and Elevations Project Number H-20049 Dwg No.P103 Rev C (Received 11.10.2022)
- 3 Unless stated otherwise in the application form the external materials of the extensions hereby approved shall match the existing to the satisfaction of the Local Planning Authority.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/04031/FUL	<b>WARD:</b>	Harrogate Pannal Ward
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	18.10.2022
<b>GRID REF:</b>	<b>E</b> 429955	<b>TARGET DATE:</b>	13.12.2022
	<b>N</b> 451714	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	23.11.2022

**APPLICATION NO:** 6.152.406.A.FUL

**LOCATION:**

6 Westminster Close Burn Bridge North Yorkshire HG3 1LT

**PROPOSAL:**

Erection of a single storey rear extension.

**APPLICANT:**

Ms J Milner

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Existing and Proposed Elevations - Drawing No. Milner - 302, rev.D. Received 18.10.2022.

Existing and Proposed Ground Floor Plans - Drawing No. Milner - 300, rev.B. Received 18.10.2022.

Existing and Proposed Site Plans - Drawing No. Milner - 303. Received 18.10.2022.

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.

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<b>CASE NUMBER:</b>	22/04036/FUL	<b>WARD:</b>	Harrogate Pannal Ward
<b>CASE OFFICER:</b>	Lisa Alder	<b>DATE VALID:</b>	18.10.2022
<b>GRID REF:</b>	E 429670	<b>TARGET DATE:</b>	13.12.2022
	N 451737	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	24.11.2022

**APPLICATION NO:** 6.152.371.A.FUL

**LOCATION:**

5 Blackthorn Lane Burn Bridge North Yorkshire HG3 1NZ

**PROPOSAL:**

Demolition of garage/utility and erection of side extension, loft conversion, rear dormer window and alterations to fenestration and materials.

**APPLICANT:**

Mr And Mrs A Miles

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following submitted drawings:

'Proposed floor plans sections and elevations' DWG: 22/1470/02 REV: A dated 01/09/2022

'Block Plan & Location Plan' DWG: 22/1470/03 dated 01/09/2022

- 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 In the interests of proper planning and for the avoidance of doubt.
- 3 In the interests of visual amenity.

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<b>CASE NUMBER:</b>	22/02315/FUL	<b>WARD:</b>	Harrogate St Georges
<b>CASE OFFICER:</b>	Lisa Alder	<b>DATE VALID:</b>	19.09.2022
<b>GRID REF:</b>	<b>E</b> 430324	<b>TARGET DATE:</b>	14.11.2022
	<b>N</b> 453939	<b>REVISED TARGET:</b>	12.12.2022
		<b>DECISION DATE:</b>	04.11.2022

**APPLICATION NO:** 6.79.12315.A.FUL

#### **LOCATION:**

55 St Georges Road Harrogate North Yorkshire HG2 9BP

#### **PROPOSAL:**

Replacement of existing 2.2m fence (retrospective)

#### **APPLICANT:**

Mr Daren Harris

REFUSED. Reason(s) for refusal:-

#### **INFORMATIVES**

Due to the design, height, material finish, siting and appearance, the close boarded horizontal timber fencing, in spite of any additional planting, would be a prominent, visually incongruous feature, which would not preserve or enhance the wider

conservation area. The fencing would not be sensitive to its surroundings and would be detrimental to the character and appearance of the property and the surrounding area. The proposal is therefore contrary to guidance in the National Planning Policy Framework, Policy HP2 and HP3 of the Harrogate District Local Plan and guidance in the House Extensions and Garages Design Guide SPD.

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<b>CASE NUMBER:</b>	22/03548/FUL	<b>WARD:</b>	Harrogate St Georges
<b>CASE OFFICER:</b>	Kate Exley	<b>DATE VALID:</b>	21.09.2022
<b>GRID REF:</b>	<b>E</b> 430445	<b>TARGET DATE:</b>	16.11.2022
	<b>N</b> 453814	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	07.11.2022

**APPLICATION NO:** 6.79.3620.D.FUL

**LOCATION:**

15 Wensley Grove Harrogate North Yorkshire HG2 8AH

**PROPOSAL:**

Demolition of existing single storey extension, and erection of a two storey extension with alterations to fenestration.

**APPLICANT:**

Mr and Mrs Brown

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 07.11.2025.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the council on 13 September 2022 and as modified by the conditions of this consent:

Proposed Site Plan, Floor Plans and Elevations. Drawing no. 2019.261.002 Rev /A.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no further windows shall be inserted in the north elevations of the two storey side extension hereby approved, without the prior written approval of the Local Planning Authority.
- 4 The windows in the first floor north elevation of the development hereby approved shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be retained throughout the lifetime of the development.
- 5 Any opening part of the roof lights in the north elevation of the development hereby approved shall be set at a minimum height of 1.7 metres above internal finished floor level.



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 privacy and residential amenity.
- 4 In the interests of privacy and residential amenity.
- 5 In the interests of privacy and residential amenity

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<b>CASE NUMBER:</b>	22/03602/FUL	<b>WARD:</b>	Harrogate St Georges
<b>CASE OFFICER:</b>	Kate Exley	<b>DATE VALID:</b>	16.09.2022
<b>GRID REF:</b>	<b>E</b> 429688	<b>TARGET DATE:</b>	11.11.2022
	<b>N</b> 453136	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	07.11.2022

**APPLICATION NO:** 6.79.14928.FUL

**LOCATION:**

2 Rossett Avenue Harrogate North Yorkshire HG2 9NA

**PROPOSAL:**

Erection of single storey rear extension, front bay window & alterations to fenestration

**APPLICANT:**

Mr & Mrs G Walker

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 07.11.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the following detail received by the council on 16 September 2022.

Existing and Proposed Floor Plans and Elevations. drawing no. 22-1458-01 Revision A dated 01.09.22.

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.

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<b>CASE NUMBER:</b>	22/03680/FUL	<b>WARD:</b>	Harrogate St Georges
<b>CASE OFFICER:</b>	Izabelle Waddington	<b>DATE VALID:</b>	23.09.2022
<b>GRID REF:</b>	<b>E</b> 429998	<b>TARGET DATE:</b>	18.11.2022
	<b>N</b> 454209	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	04.11.2022

**APPLICATION NO:** 6.79.1430.B.FUL

**LOCATION:**

66 West End Avenue Harrogate North Yorkshire HG2 9BY

**PROPOSAL:**

Proposed rear extension, external works and replacement garage

**APPLICANT:**

Ms Sarah Craven

3 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 04.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - Proposed Block Plan - 01812-211/REV A
  - As Proposed Plans, Sheet 1 of 2 - 01812-212/REV A
  - As Proposed Plans, Sheet 2 of 2 - 01812-213/REV A
  - As Proposed Elevations, Sheet 1 of 2 - 01812-215/REV A
- 3 The garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 66 West End Avenue.

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.

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<b>CASE NUMBER:</b>	22/03987/FUL	<b>WARD:</b>	Harrogate St Georges
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**CASE OFFICER:** Izabelle Waddington      **DATE VALID:** 14.10.2022  
**GRID REF:** E 429807      **TARGET DATE:** 09.12.2022  
N 454046      **REVISED TARGET:**  
**DECISION DATE:** 21.11.2022

**APPLICATION NO:** 6.79.3718.E.FUL

**LOCATION:**

Cherryburn 36A Arthurs Avenue Harrogate North Yorkshire HG2 0EB

**PROPOSAL:**

Erection of a single storey rear extension and fenestration alterations.

**APPLICANT:**

Mr And Mrs Evans

1                                    APPROVED subject to the following conditions:-

- 1    The development hereby permitted shall be begun on or before 21.11.2025.
- 2    The development hereby permitted shall be carried out in strict accordance with the following drawings:  
     - Proposed Plans and Elevations - H22009 / P004 REV A

Reasons for Conditions:-

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

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**CASE NUMBER:** 22/01516/DISCON      **WARD:** Harrogate Stray  
**CASE OFFICER:** Connor Williams      **DATE VALID:** 21.04.2022  
**GRID REF:** E 431223      **TARGET DATE:** 16.06.2022  
N 454595      **REVISED TARGET:**  
**DECISION DATE:** 14.11.2022

**APPLICATION NO:** 6.79.765.BU.DISCON

**LOCATION:**

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

**PROPOSAL:**

Approval of details under Condition 3 (Lighting Scheme), 6 (Maintenance Scheme), 7

(Community Use Agreement) of planning permission 20/01967/FUL: Replacement of existing natural grass football pitch with new 3G artificial grass pitch, installation of floodlighting, perimeter fencing, acoustic fencing and new access footpath.

**APPLICANT:**

St Aidan's C Of E High School

1 CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

- 1 Proposed flood lighting (HLS2335, by Halliday Lighting, dated 25/03/2021) is considered suitable in line with condition 3.
- 2 Maintenance scheme by Lano Spots, Artificial Grass Solutions is considered suitable in line with condition 6.
- 3 Community Use Agreement (V7, October 2022) is considered suitable in line with condition 7.

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<b>CASE NUMBER:</b>	22/03442/FUL	<b>WARD:</b>	Harrogate Stray
<b>CASE OFFICER:</b>	Sam Witham	<b>DATE VALID:</b>	16.09.2022
<b>GRID REF:</b>	E 431826	<b>TARGET DATE:</b>	11.11.2022
	N 454818	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	04.11.2022

**APPLICATION NO:** 6.79.14924.FUL

**LOCATION:**

4 Wayside Grove Harrogate North Yorkshire HG2 8NR

**PROPOSAL:**

Single Storey Rear Extension. Two Storey Side Extension

**APPLICANT:**

Mr David Ward

APPROVED subject to the following conditions:-

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

'Proposed Ground Floor Plan', 'Proposed Rear Elevation' and 'Proposed Elevations'

received by the council on 3rd November 2022 and 4th November 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.

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<b>CASE NUMBER:</b>	22/03528/FUL	<b>WARD:</b>	Harrogate Stray
<b>CASE OFFICER:</b>	Lisa Alder	<b>DATE VALID:</b>	20.09.2022
<b>GRID REF:</b>	<b>E</b> 430784	<b>TARGET DATE:</b>	15.11.2022
	<b>N</b> 454459	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	04.11.2022

**APPLICATION NO:** 6.79.10518.F.FUL

**LOCATION:**

9 Stray Walk Harrogate North Yorkshire HG2 8HU

**PROPOSAL:**

Erection of first floor rear extension over existing single storey rear extension with existing rear flat roof parapet levels reduced. Alterations to fenestration and installation of rooflights.

**APPLICANT:**

Mr and Mrs Will and Kate Peat

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 04.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

'Site Plan as Proposed' JOB: 22037 DWG: 011 REV: A dated 27 July 2022

'Elevations as Proposed' JOB: 22037 DWG: 015 dated 27 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.

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<b>CASE NUMBER:</b>	22/03648/FUL	<b>WARD:</b>	Harrogate Stray
<b>CASE OFFICER:</b>	Izabelle Waddington	<b>DATE VALID:</b>	22.09.2022
<b>GRID REF:</b>	<b>E</b> 431471	<b>TARGET DATE:</b>	17.11.2022
	<b>N</b> 454326	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	04.11.2022

**APPLICATION NO:** 6.79.5726.T.FUL

**LOCATION:**

Kingsdon House 40 Oatlands Drive Harrogate North Yorkshire HG2 8JR

**PROPOSAL:**

Erection of 2m matching brick wall to front boundary

**APPLICANT:**

Mr Jonathan Greenwood

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 04/11/25.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - As Proposed Site Plan - 02163-114/REV A
  - As Proposed Contextual Section - 02163-115
- 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 wall 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.
- 4 Prior to commencement of an approved scheme an Arboricultural Method Statement (AMS) is to be submitted to and approved in writing by the the local planning authority. The AMS will provide detail specifying the protection of the rooting areas of the existing trees during the build period. The development will be carried out in strict accordance with the approved AMS.
- 5 All external stonework and brickwork of the proposed development shall match the existing stonework and brickwork of the boundary brick piers in type, size, colour, dressing and coursing 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 the health and amenity of the tree(s).
- 4 In the interests of the health and amenity of the tree(s).
- 5 In the interests of visual amenity.

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<b>CASE NUMBER:</b>	22/03708/FUL	<b>WARD:</b>	Harrogate Stray
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	13.10.2022
<b>GRID REF:</b>	E 431261	<b>TARGET DATE:</b>	08.12.2022
	N 454832	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	23.11.2022

**APPLICATION NO:** 6.79.8852.C.FUL

**LOCATION:**

Castlewood 3B St Winifreds Road Harrogate North Yorkshire HG2 8LN

**PROPOSAL:**

Replaement of timber windows and doors to upvc heritage flush casement windows and upvc timber-alternative

**APPLICANT:**

Mrs Clare Abbott

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Site Plan - Received 26.09.2022.

Proposed South Elevation - Received 13.10.2022.

Proposed North Elevation - Received 13.10.2022.

Proposed East Elevation - Received 13.10.2022.

Proposed West Elevation - Received 13.10.2022.

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.

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<b>CASE NUMBER:</b>	22/03817/FUL	<b>WARD:</b>	Harrogate Stray
<b>CASE OFFICER:</b>	Lisa Alder	<b>DATE VALID:</b>	03.10.2022
<b>GRID REF:</b>	<b>E</b> 431604	<b>TARGET DATE:</b>	28.11.2022
	<b>N</b> 454527	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	10.11.2022

**APPLICATION NO:** 6.79.7342.B.FUL

**LOCATION:**

15 Apley Close Harrogate North Yorkshire HG2 8PS

**PROPOSAL:**

Erection of first floor front extension & rear dormer window

**APPLICANT:**

Mr & Mrs B Kennedy

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

'Proposed floor plans sections and elevations' DWG: 22/1372/02 REV: A dated 10/02/2022

'Location Plan & Block Plan' DWG: 22/1372/03 dated 03/10/2022

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.



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**CASE NUMBER:** 22/03401/CLOPUD      **WARD:** Harrogate Valley Gardens  
**CASE OFFICER:** Chloe Temple      **DATE VALID:** 01.09.2022  
**GRID REF:** E 429802      **TARGET DATE:** 27.10.2022  
   **N 455091**      **REVISED TARGET:**  
   **DECISION DATE:** 15.11.2022

**APPLICATION NO:** 6.79.1996.B.CLOPUD

**LOCATION:**

35-37 Cold Bath Road Harrogate North Yorkshire HG2 0NL

**PROPOSAL:**

Enlargement of existing restaurant premises into adjoining Hairdressing Salon and creation of opening between.

**APPLICANT:**

Pranzo Italian

APPROVED

- 1 The proposed enlargement of existing restaurant premises into adjoining Hairdressing Salon and creation of opening between is shown in plans titled:
  - o 'Existing GA Plans' - prepared by Architecture One Eight, drawing number 322.01.101, date: 08/2022
  - o 'Existing GA Elevations' - prepared by Architecture One Eight, drawing number 322.01.102, date: 08/2022
  - o 'Proposed GA Elevations' - prepared by Architecture One Eight, drawing number 322.01.103, date: 08/2022
  - o 'Proposed GA Plans' - prepared by Architecture One Eight, drawing number 322.01.101, date: 08/2022

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**CASE NUMBER:** 22/03540/FUL      **WARD:** Harrogate Valley Gardens  
**CASE OFFICER:** Sam Witham      **DATE VALID:** 23.09.2022  
**GRID REF:** E 429659      **TARGET DATE:** 18.11.2022  
   **N 454820**      **REVISED TARGET:**  
   **DECISION DATE:** 11.11.2022

**APPLICATION NO:** 6.79.4403.I.FUL

**LOCATION:**

129 Cold Bath Road Harrogate North Yorkshire HG2 0NU

**PROPOSAL:**

Change of use from a travel agents office/shop to a cafe & bar with additional retail space for vinyl records and clothing.

**APPLICANT:**

Mr John Caladine

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11th November 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
  
Existing and Proposed Elevations and Existing and Proposed Floor Plans received by the council on the 13th September 2022
- 3 The permitted cafe and restaurant or permitted retail space shall not be open outside the hours of:-  
09:00 to 23:00 on any day of the week including sundays and 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 residential amenity.

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<b>CASE NUMBER:</b>	22/03662/TPO	<b>WARD:</b>	Harrogate Valley Gardens
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	22.09.2022
<b>GRID REF:</b>	E 429606	<b>TARGET DATE:</b>	17.11.2022
	N 454424	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	09.11.2022

**APPLICATION NO:** 6.79.5633.T.TPO

**LOCATION:**

Oak Lodge 64 Cold Bath Road Harrogate North Yorkshire HG2 0HW

**PROPOSAL:**

Crown lift to 2m over the lawn of 9 no. Lime trees and 1no. Yew tree within area A1 and A2 of Tree Preservation Order 03/1992.

**APPLICANT:**

Noakes

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 with appropriate public liability insurance.
- 4 All works shall be carried out so as to conform to British Standards: 3998 (2010) Recommendations for Tree Works.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/04431/AMENDS	<b>WARD:</b>	Harrogate Valley Gardens
<b>CASE OFFICER:</b>	Izabelle Waddington	<b>DATE VALID:</b>	18.11.2022
<b>GRID REF:</b>	<b>E</b> 429763	<b>TARGET DATE:</b>	16.12.2022
	<b>N</b> 454855	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	24.11.2022

**APPLICATION NO:** 6.79.13198.AMENDS

**LOCATION:**

16 Treesdale Road Harrogate North Yorkshire HG2 0LX

**PROPOSAL:**

Roof changed from slate roof with velux to glazed roof. Doors changed from crittal style upvc / aluminium frame.

**APPLICANT:**

Caroline Woolley

APPROVED

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<b>CASE NUMBER:</b>	21/03439/FUL	<b>WARD:</b>	Killinghall & Hampsthwaite
<b>CASE OFFICER:</b>	Jillian Rann	<b>DATE VALID:</b>	24.09.2021
<b>GRID REF:</b>	<b>E</b> 429262	<b>TARGET DATE:</b>	19.11.2021
	<b>N</b> 458383	<b>REVISED TARGET:</b>	25.11.2022
		<b>DECISION DATE:</b>	24.11.2022

**APPLICATION NO:** 6.93.385.I.FUL**LOCATION:**

Spruisty Hall Farm Ripon Road Killinghall Harrogate North Yorkshire HG3 2AU

**PROPOSAL:**

Change of use of land from agriculture and Licenced caravan and camping site to year-round caravan and camping site, including 20 pitches for caravans/motor homes and retention of hardstanding. (Site Area 0.81ha).

**APPLICANT:**

Mr D Umpleby

2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun not later than 3 years from the date of this decision.
- 2 The development hereby permitted shall be carried out in complete accordance with the following submitted details:
  - \* Location Plan, Scale 1:2500, received 2 August 2021;
  - \* Site Layout Plan and Landscaping drawing number SHF5, received 21 November 2022.
- 3 The use hereby permitted shall not commence until a detailed landscaping scheme relating to the proposed tree and hedge planting shown on the Site Layout Plan and Landscaping drawing number SHF5 has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the proposed tree and hedge planting including species, planting sizes and densities. It shall also include a timetable for the implementation of the proposed tree and hedge planting. The proposed tree and hedge planting shall thereafter be carried out in complete accordance with the details and timescales thereby approved.
- 4 If, within a period of five years from the date of the completion of the tree and hedge

planting scheme pursuant to condition 3 of this permission, any plant which is part of that tree and hedge planting scheme is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged, diseased or defective, it shall be replaced by planting of the same size and species as originally approved. Any such replacement planting shall be completed before the end of the next available planting season following the removal, uprooting, destruction or death of the original plant(s).

- 5 The use hereby permitted shall not commence until details of a scheme for the storage of refuse in association with the approved camping and caravan site has been submitted to and approved in writing by the local planning authority. The refuse storage facilities shall be provided in accordance with the details thereby approved before the use hereby permitted commences, and shall be retained for the lifetime of the development.
- 6 There shall be no more than 20 pitches in total on the site at any one time, including pitches used for caravans, motorhomes and/or tents.
- 7 The camping and caravan site hereby approved shall only be operated by the occupants and operators of Spruisty Hall Farm.

#### 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 to ensure compliance with the approved details.
- 3 To protect landscape character and visual amenity.
- 4 To protect landscape character and visual amenity.
- 5 To ensure that satisfactory and sufficient refuse storage is provided, in the interests of visual amenity.
- 6 To allow the local planning authority control over any future changes, as the application was submitted and considered on the basis that the site would be used for 20 pitches only, and the creation of additional pitches could have additional implications in terms of landscape impact, highway safety and/or residential amenity.
- 7 As the proposed development is not within settlement development limits and is only justified and considered acceptable on the basis that it would form part of the diversification of the existing farming enterprise, Spruisty Hall Farm.

#### **INFORMATIVES**

- 1 The applicant is advised that an Environmental Permit may be required for any proposed package treatment plan, and to contact the Environment Agency for further advice in that regard. For the avoidance of doubt, the granting of planning permission does not guarantee that an Environmental Permit for the package treatment plan, if required, would be granted.

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**CASE NUMBER:** 22/02971/LB                      **WARD:** Killinghall & Hampsthwaite  
**CASE OFFICER:** Emma Gibbens              **DATE VALID:** 03.08.2022  
**GRID REF:** E 425771                              **TARGET DATE:** 28.09.2022  
                    N 458584                              **REVISED TARGET:**  
**DECISION DATE:** 08.11.2022

**APPLICATION NO:** 6.92.315.D.LB

**LOCATION:**

High Stone Cottage 22 High Street Hampsthwaite North Yorkshire HG3 2ET

**PROPOSAL:**

To remove all of the existing windows from the three storey bay and the second floor gable end window and install new single glazed windows.

**APPLICANT:**

Mrs Karen Ward

1                      APPROVED subject to the following conditions:-

1      The works to which this consent relates must be begun on or before 08.11.2025.

2      The works hereby permitted shall be carried out in accordance with the following Approved plans, reports and drawings:

Existing Second Floor Gable End Fixed Light Window W04, ref. KJ/EC/Q2874-A/SD-E-SFW no. 10, received 3rd August 2022.

Proposed Attic Second Floor Window to Form Fire Escape Window (section of W04), ref. KJ/EC/Q2874-A/SD-P-SFW, received 4th November 2022.

Section Drawing - Existing - Ground, First & Second Floor, ref. KJ/EC/Q2874-A/SD-E-GF-FF-SF no. 7, received 3rd August 2022.

Section Drawing - Proposed - Ground, First & Second Floor, ref. KJ/EC/Q2874-A/SD-P-GF-FF-SF/02 no. 8, received 3rd August 2022.

Section Drawing for both existing & proposed ground/first & second floor windows, Ground, First & Second Floor, ref. KJ/EC/Q2874-A/SD-E&P-GF-FF-SFW no. 9, received 3rd August 2022.

Elevation Drawing - Existing & Proposed, ref. KJ/EC/Q2874-A/ED-E&P-SFW, received 4th November 2022.

Estimate from Kirby Joinery dated 16th April 2022, received 3rd August 2022

**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.

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<b>CASE NUMBER:</b>	22/03496/FUL	<b>WARD:</b>	Killinghall & Hampsthwaite
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	08.09.2022
<b>GRID REF:</b>	<b>E</b> 428358	<b>TARGET DATE:</b>	03.11.2022
	<b>N</b> 458537	<b>REVISED TARGET:</b>	16.12.2022
		<b>DECISION DATE:</b>	23.11.2022

**APPLICATION NO:** 6.93.478.C.FUL

**LOCATION:**

15 Castle Close Killinghall North Yorkshire HG3 2DX

**PROPOSAL:**

Loft conversion with rear flat roof dormer (revised scheme).

**APPLICANT:**

Mr Richard Thompson

REFUSED. Reason(s) for refusal:-

- 1 Chapter 13 of the Council's House Extensions and Garages Design Guide (September 2005) discourages the erection of wide flat-roof dormers. Dormers should not over-dominate the roof slope and are encouraged to be set down from the ridge, up from the eaves and in from the sides.

The proposed rear dormer incorporates a flat roof design and spans the entire width of the original roof slope, interlocking with the existing two storey rear extension. The proposed rear dormer would over-dominate the rear roof slope and be an unacceptably large addition to the rear roof slope. As such, the proposed rear dormer represents an incongruous addition to the host property. The proposed rear dormer would therefore be contrary to the guidance outlined in Chapter 13 of the Design Guide.

The proposed rear dormer is not supported on visual amenity grounds and is considered to be an incongruous addition to the host property. The proposal would be contrary to Local Plan Policy HP3 and HS8, which states that development should respect the spatial quality of the local area and respond positively to the context of the site.

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<b>CASE NUMBER:</b>	22/03719/FUL	<b>WARD:</b>	Killinghall & Hampsthwaite
<b>CASE OFFICER:</b>	Kate Exley	<b>DATE VALID:</b>	26.09.2022
<b>GRID REF:</b>	<b>E</b> 426156	<b>TARGET DATE:</b>	21.11.2022
	<b>N</b> 457998	<b>REVISED TARGET:</b>	

**DECISION DATE:** 21.11.2022

**APPLICATION NO:** 6.92.55.L.FUL

**LOCATION:**

Steane Croft 78 Hollins Lane Hampsthwaite North Yorkshire HG3 2HH

**PROPOSAL:**

Erection of roof extension to form first floor accommodation (including alterations to roof formation, roof height and erection of first floor front gable extension and dormer). Erection of two storey rear extension. Alterations to fenestration and materials.

**APPLICANT:**

Ms K Brumfitt

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 21.11.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the application form and following drawings provided on 26 September 2022:  
  
Proposed Floor Plans and Elevations. Drawing no. 22/1436/02 Revision B.  
Proposed Site Plan and Location Plan. Drawing no. 22/1436/03.
- 3 The windows in the First Floor Northern Elevation of the development hereby approved shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be retained throughout the life of the development.

Reasons for Conditions:-

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

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**CASE NUMBER:** 22/03843/TPO

**CASE OFFICER:** Emily Brown

**GRID REF:** E 428580

N 458504

**WARD:**

Killinghall & Hampsthwaite

**DATE VALID:**

04.10.2022

**TARGET DATE:**

29.11.2022

**REVISED TARGET:**

**DECISION DATE:**

08.11.2022

**APPLICATION NO:** 6.93.653.B.TPO



**LOCATION:**

The Laurels 17B Ripon Road Killinghall North Yorkshire HG3 2DG

**PROPOSAL:**

Works to trees within Tree Preservation Order No. 13/1996 Lateral reduction by up to 2.5m of 1 no. Beech (T1) to the red line in photo. Maximum pruning cuts 60mm. Lateral reduction by up to 3m of 1 no. Beech (T2) to the red line in photo. Maximum pruning cuts 65mm. Want to prune trees back from the garden side to keep it from impacting the garden too much.

**APPLICANT:**

Mr Peter Morten

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. No pruning wounds in excess of 25mm 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.

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<b>CASE NUMBER:</b>	22/03943/FUL	<b>WARD:</b>	Killinghall & Hampsthwaite
<b>CASE OFFICER:</b>	Emily Brown	<b>DATE VALID:</b>	18.10.2022
<b>GRID REF:</b>	<b>E</b> 428640	<b>TARGET DATE:</b>	13.12.2022
	<b>N</b> 458680	<b>REVISED TARGET:</b>	
<b>APPLICATION NO:</b>	6.93.89.P.FUL	<b>DECISION DATE:</b>	23.11.2022

**LOCATION:**

Site Of Three Horseshoes Ripon Road Killinghall North Yorkshire HG3 2DH

**PROPOSAL:**

Installation of an electric car park barrier between supermarket and residential areas

**APPLICANT:**

Dryden Wilkinson Partnership Ltd

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23rd November 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - .Barrier Elevations LDS 2564/101 October 2022
  - .Proposed Site Plan LDS 2564/002 October 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.

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<b>CASE NUMBER:</b>	22/03944/FUL	<b>WARD:</b>	Killinghall & Hampsthwaite
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	12.10.2022
<b>GRID REF:</b>	<b>E</b> 425658	<b>TARGET DATE:</b>	07.12.2022
	<b>N</b> 458561	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	15.11.2022

**APPLICATION NO:** 6.92.357.A.FUL

**LOCATION:**

7 Peckfield Close Hampsthwaite North Yorkshire HG3 2ES

**PROPOSAL:**

Removal of existing side extension and replacing with new single storey side extension with rooflight. Proposed garage and drive. (Revised Scheme)

**APPLICANT:**

M And Mrs P Thompson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 15th November 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

(Amended) Proposed Garage Plans and Elevations - Drawing No. T51-1A-PLG2, rev.A. Received 02.11.2022.

Proposed Extension Plans and Elevations - Drawing No. T51-1A-PLG1. Received 12.10.2022.

Proposed Site Plan - Drawing No. T51-1A-PLG3. Received 12.10.2022.

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.

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<b>CASE NUMBER:</b>	22/04016/AMENDS	<b>WARD:</b>	Killinghall & Hampsthwaite
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	17.10.2022
<b>GRID REF:</b>	<b>E</b> 427566	<b>TARGET DATE:</b>	14.11.2022
	<b>N</b> 457948	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	04.11.2022

**APPLICATION NO:** 6.93.165.A.AMENDS

**LOCATION:**

Fairview Cottage 20 Lund Lane Killinghall North Yorkshire HG3 2BQ

**PROPOSAL:**

Non-material amendment to planning permission 20/04431/FUL - Erection of two storey rear extension. Amendment of stone faced wall to be faced in render.

**APPLICANT:**

Mr And Mrs Ibbetson

2 REFUSED. Reason(s) for refusal:-

- 1 The proposal would result in changes to the design of the extension that would materially alter its appearance.

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<b>CASE NUMBER:</b>	22/03646/FUL	<b>WARD:</b>	Knaresborough Aspin & Calcutt
<b>CASE OFFICER:</b>	Izabelle Waddington	<b>DATE VALID:</b>	21.09.2022
<b>GRID REF:</b>	<b>E</b> 434390	<b>TARGET DATE:</b>	16.11.2022
	<b>N</b> 455729	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	16.11.2022
<b>APPLICATION NO:</b>	6.100.1838.B.FUL		

**LOCATION:**

1 Belmont Terrace Forest Moor Road Knaresborough North Yorkshire HG5 8JS

**PROPOSAL:**

Proposed roof extension, single storey rear extension, outbuilding and other alterations.

**APPLICANT:**

Mrs Katrina Farrell

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - Proposed Garden room - (PL)07A - submitted 21/09/22
  - Proposed Site Plan (PL)04E - submitted 14/11/22
  - Proposed Floor Plans (PL)05G - submitted 14/11/22
  - Proposed Elevations (PL)06F - submitted 14/11/22

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.

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<b>CASE NUMBER:</b>	22/02617/DISCON	<b>WARD:</b>	Knaresborough Castle
<b>CASE OFFICER:</b>	Connor Williams	<b>DATE VALID:</b>	11.07.2022
<b>GRID REF:</b>	<b>E</b> 435164	<b>TARGET DATE:</b>	05.09.2022
	<b>N</b> 456958	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	10.11.2022

**APPLICATION NO:** 6.100.96.F.DISCON

**LOCATION:**

The Board Inn 3 High Street Knaresborough North Yorkshire HG5 0ET

**PROPOSAL:**

Approval of details under condition 13 (noise report) of planning permission 21/05456/DVCON- Variation of Condition 2 (approved plans) to allow alterations of drawings, of planning application 19/01383/FUL - Conversion of existing public house/bed and breakfast and manager's flat to form public house, 2 no. flats and 4 no. houses. Removal of chimney and alterations to fenestration (revised description).

**APPLICANT:**

Ms Natali Flamarique-Amado

2 CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

1 Noise Report (DRUK/ACC/RS/NFFBIPHSK/2888.1, by Druk Limited, 28th February 2022) is considered suitable in line with condition 13.

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<b>CASE NUMBER:</b>	22/03105/FUL	<b>WARD:</b>	Knaresborough Castle
<b>CASE OFFICER:</b>	Kate Exley	<b>DATE VALID:</b>	09.08.2022
<b>GRID REF:</b>	E 433766	<b>TARGET DATE:</b>	04.10.2022
	N 457882	<b>REVISED TARGET:</b>	04.11.2022
		<b>DECISION DATE:</b>	04.11.2022

**APPLICATION NO:** 6.100.13687.FUL

**LOCATION:**

The Garden House Lands Lane Knaresborough North Yorkshire HG5 9DE

**PROPOSAL:**

Demolition of existing and erection of replacement garage; erection of single storey rear extension; erection of garden room (kitchen, w/c and office) and canopy; associated hard landscaping at rear including raised patio.

**APPLICANT:**

Mr And Mrs Smith

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 04/11/2025.

- 2 The development hereby approved shall be carried out in strict accordance with the following detail.

Amended - Proposed Floor Plans. Drawing no. S10.4 revision S. Received 31 October 2022.

Amended - Proposed Garden Office Elevations. Drawing no. S10.2 revision S. Received 31 October 2022.

Amended - Proposed Extensions Elevations. Drawing no. S10.1 revision S. Received 31 October 2022.

Amended - Proposed 3D Isometrics. Drawing no. T10.7 Revision T. Received 3 November 2022.

- 3 Prior to the occupation of the development hereby permitted, a visual screen shall be erected along the boundary with The White House Lands Lane for the extent of the development hereby permitted, in strict accordance with Drawing No. T10.7 Revision T (Received 3 November 2022). The screen shall thereafter be maintained and retained as such for the lifetime of the development.
- 4 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 The Garden House Lands Lane Knaresborough.

#### 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 no overlooking arises from the proposed window and raised terrace, in the interests of residential amenity.
- 4 The formation of a separate residential use would not be acceptable.

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<b>CASE NUMBER:</b>	22/03186/LB	<b>WARD:</b>	Knaresborough Castle
<b>CASE OFFICER:</b>	Emma Gibbens	<b>DATE VALID:</b>	30.08.2022
<b>GRID REF:</b>	<b>E</b> 435001	<b>TARGET DATE:</b>	25.10.2022
	<b>N</b> 457147	<b>REVISED TARGET:</b>	18.11.2022
		<b>DECISION DATE:</b>	15.11.2022

**APPLICATION NO:** 6.100.865.N.LB

#### **LOCATION:**

Beech Hall 62 High Street Knaresborough North Yorkshire HG5 0EA

#### **PROPOSAL:**

Installation of automated external defibrillator and cabinet with associated wiring to front

wall of Beech Hall's car park.

**APPLICANT:**

Hospital And Medical Care Association

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 15.11.2025.
- 2 The works hereby permitted shall be carried out in accordance with the following Approved plans, reports and drawings:  
Location and details of defibrillator, received 30th August 2022.  
Heritage Statement, received 30th August 2022.  
Photograph showing location (of defibrillator), received 16th August 2022.
- 3 The defibrillator cabinet hereby approved shall be green in colour.

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 interest of conserving the character and special interest of the listed building.

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<b>CASE NUMBER:</b>	22/03465/TPO	<b>WARD:</b>	Knaresborough Castle
<b>CASE OFFICER:</b>	Lisa Alder	<b>DATE VALID:</b>	04.10.2022
<b>GRID REF:</b>	<b>E</b> 433807	<b>TARGET DATE:</b>	29.11.2022
	<b>N</b> 458012	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	08.11.2022

**APPLICATION NO:** 6.100.1244.C.TPO

**LOCATION:**

Appledorn Lands Lane Knaresborough North Yorkshire HG5 9DE

**PROPOSAL:**

Lateral reduction by up to 1m east facing of 1 no. Oak (T10) within Tree Preservation Order 15/1995 Lateral pruning to 75mm of east facing aspect to provide clearance from roofs and gutters of applicant's property, back to previous 2014 post-pruning condition. Remove remains of one dead branch on same aspect.

**APPLICANT:**

Mr Colin Hainstock

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 carried out by a trained arborist with appropriate public liability insurance.

All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/03611/ADV	<b>WARD:</b>	Knareborough Castle
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	16.09.2022
<b>GRID REF:</b>	<b>E</b> 435105	<b>TARGET DATE:</b>	11.11.2022
	<b>N</b> 457037	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	11.11.2022

**APPLICATION NO:** 6.100.246.C.ADV

**LOCATION:**

32 And 32B High Street Knareborough North Yorkshire HG5 0EQ

**PROPOSAL:**

Display of 1no. externally-illuminated fascia sign, 1no.externally-illuminated projecting sign and 1no. internal digital screen to front elevation.

**APPLICANT:**

Greggs PLC

APPROVED subject to the following conditions:-



- 1 The signage hereby approved shall remain in strict accordance with the following submitted plans and details.

Location Plan: (Received 16.09.2022)

Elevations: Drwg No. RPEN/S6603/01A (Received 10.11.2022)

- 2 All lighting associated with the signage hereby permitted shall be switched off outside of the operating hours of the business.

Reasons for Conditions:-

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 In the interests of visual amenity

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<b>CASE NUMBER:</b>	22/03626/TPO	<b>WARD:</b>	Knaresborough Castle
<b>CASE OFFICER:</b>	Amina Jones	<b>DATE VALID:</b>	21.09.2022
<b>GRID REF:</b>	<b>E</b> 434513	<b>TARGET DATE:</b>	16.11.2022
	<b>N</b> 457081	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	14.11.2022

**APPLICATION NO:** 6.100.1313.AA.TPO

**LOCATION:**

Mother Shiptons Cave Prophecy Lodge Harrogate Road Knaresborough North Yorkshire HG5 8DD

**PROPOSAL:**

Tree works within the Knaresborough Conservation Area. Felling of 3 no. Elm Trees (T1, T2, T3) due to Dutch Elm disease infection. Felling of 1 no. Ash (T4) due to ash dieback.

**APPLICANT:**

Mother Shiptons Cave

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 - 2 N<sup>o</sup> Sycamore (*Acer pseudoplatanus*) and 2 N<sup>o</sup> beech (*Fagus sylvatica*). 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 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.

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<b>CASE NUMBER:</b>	22/03707/FUL	<b>WARD:</b>	Knareborough Eastfield
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	26.09.2022
<b>GRID REF:</b>	<b>E</b> 436819	<b>TARGET DATE:</b>	21.11.2022
	<b>N</b> 456993	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	16.11.2022

**APPLICATION NO:** 6.100.309.A.FUL

**LOCATION:**

The Oaks Hay-A-Park Lane Knareborough North Yorkshire HG5 0ST

**PROPOSAL:**

Demolition of detached garage. Erection of single storey extension, front porch and detached garage, alterations to internal layout and fenestration.

**APPLICANT:**

Mrs Rosanna Stevenson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.11.2025.
- 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.(05)01 (Received 26.09.2022)  
Site Plan: Drwg No.(05)02 (Received 26.09.2022)  
Floor Plans and Elevations: Drwg No.(05)02 (Received 26.09.2022)
- 3 Except where explicitly stated otherwise within the application form and submitted drawings, the external materials of the development hereby approved shall match those of the main dwelling.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/03741/TPO	<b>WARD:</b>	Knaresborough Eastfield
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	27.09.2022
<b>GRID REF:</b>	<b>E</b> 435305	<b>TARGET DATE:</b>	22.11.2022
	<b>N</b> 456886	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	09.11.2022

**APPLICATION NO:** 6.100.496.M.TPO

**LOCATION:**

27 York Place Knaresborough North Yorkshire HG5 0AD

**PROPOSAL:**

Targeted reduction of elongated limbs of 1no. Willow tree (T1) of Tree Preservation Order 16/2009.

**APPLICANT:**

Mr Hartley

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 with appropriate public liability insurance.
- 4 All works shall be carried out so as to conform to British Standards: 3998 (2010) Recommendations for Tree Works

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/03895/FUL	<b>WARD:</b>	Knareborough Eastfield
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	17.10.2022
<b>GRID REF:</b>	<b>E</b> 436032	<b>TARGET DATE:</b>	12.12.2022
	<b>N</b> 457081	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	24.11.2022

**APPLICATION NO:** 6.100.13615.A.FUL

**LOCATION:**

3 Dentdale Drive Knareborough HG5 0BE

**PROPOSAL:**

Erection of a single storey rear extension, addition of an awning to the rear and alterations to existing garage

**APPLICANT:**

Mr Ryan Sweetman

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Existing and Proposed Layouts DWG No. 20009/0001-1 Rev. B Received  
12.10.2022

Existing and Proposed Layouts Site Plans DWG No. 20009/0001-1 Rev. B Received  
17.10.2022

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.

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<b>CASE NUMBER:</b>	22/03228/FUL	<b>WARD:</b>	Knaresborough Scriven Park
<b>CASE OFFICER:</b>	Chloe Temple	<b>DATE VALID:</b>	19.08.2022
<b>GRID REF:</b>	E 435054	<b>TARGET DATE:</b>	14.10.2022
	N 458406	<b>REVISED TARGET:</b>	16.11.2022
		<b>DECISION DATE:</b>	16.11.2022

**APPLICATION NO:** 6.94.93.FUL

**LOCATION:**

8 Greengate Drive Knaresborough North Yorkshire HG5 9EN

**PROPOSAL:**

Erection of single storey front extension and single storey side and rear extension with alterations to driveway to front.

**APPLICANT:**

Mr And Mrs Ambler

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawing:

'As Proposed - Planning Drawing' - Prepared by Stephen Wood Architectural Services, dwg no. G.D. (05)/P03 REV G received by the council on 15/11/2022.

- 3 Before any materials are brought onto the site or any development is commenced, the developer shall submit for approval an agreed specification for root protection area (RPA) fencing in line with the requirements of British Standard BS 5837: 2012 Trees in Relation to Construction - Recommendations, or any subsequent amendments to that document, around the trees or shrubs or planting to be retained, as indicated on the approved plan and for the entire area as specified in accordance with BS 5837:2012. The developer shall maintain such fences until all development the subject of this permission is completed.
- 4 No operations shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the root protection area (RPA) works required by the approved tree protection scheme are in place.

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 good arboricultural practice.
- 4 In the interests of good arboricultural practice.

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<b>CASE NUMBER:</b>	22/03796/TPO	<b>WARD:</b>	Knaresborough Scriven Park
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	30.09.2022
<b>GRID REF:</b>	E 435564	<b>TARGET DATE:</b>	25.11.2022
	N 458446	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	10.11.2022

**APPLICATION NO:** 6.100.1491.AB.TPO

**LOCATION:**

10 Garten Close Knaresborough North Yorkshire HG5 0TR

**PROPOSAL:**

Felling of 1no. Ash tree (T1) within Woodland Tree Protection Order (W1) 61/2018.

**APPLICANT:**

Atkinson

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 with appropriate public liability insurance.
- 4 All works shall be carried out so as to conform to British Standards: 3998 (2010) Recommendations for Tree Works.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/03631/CLOPUD	<b>WARD:</b>	Marston Moor
<b>CASE OFFICER:</b>	Chloe Temple	<b>DATE VALID:</b>	22.09.2022
<b>GRID REF:</b>	<b>E</b> 442691	<b>TARGET DATE:</b>	17.11.2022
	<b>N</b> 452486	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	07.11.2022

**APPLICATION NO:** 6.124.192.F.CLOPUD

**LOCATION:**

Oakdene Oak Road Cowthorpe North Yorkshire LS22 5EY

**PROPOSAL:**

Certificate of lawfulness application for 2no. dormers with obscure glazed, non-opening windows to the south elevation and 1no. obscure glazed and non-opening roof light to north elevation

**APPLICANT:**

Deborah Bethell

APPROVED

- 1 The proposed 2no. dormers and 1no. rooflight is shown in plans titled:
- o Proposed Dormer Roof Extensions- prepared by JMD Architectural Designs, project number 101988.01, dated Sept 2022. Received by the council on 20/09/2022
  - o Site Plans- prepared by JMD Architectural Designs, drawing number 101988.02, dated Sept 2022. Received by the council on 20/09/2022
  - o Volume Calculations - prepared by JMD Architectural Designs, project number 101988.01, dated Sept 2022. Received by the council on 20/09/2022
  - o Email received from John Marriott on 03/11/2022 15:39 confirming the proposed roof light will be obscure glazed, non-opening and not protrude by the plan of the roof by more than 0.15m

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

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<b>CASE NUMBER:</b>	22/00703/FUL	<b>WARD:</b>	Masham & Kirkby Malzeard
<b>CASE OFFICER:</b>	Jillian Rann	<b>DATE VALID:</b>	22.03.2022
<b>GRID REF:</b>	<b>E</b> 422087	<b>TARGET DATE:</b>	17.05.2022
	<b>N</b> 475929	<b>REVISED TARGET:</b>	17.11.2022
		<b>DECISION DATE:</b>	17.11.2022

**APPLICATION NO:** 6.18.141.D.FUL

**LOCATION:**

Askham Barn Foulgate Nook Lane Grewelthorpe HG4 3DP

**PROPOSAL:**

Part change of use and conversion of existing building, and part erection of new building, to form 4 holiday lets, with alterations to existing building including insertion of rooflights and new openings

**APPLICANT:**

Mr L Smith

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun not later than 3 years from the date of this decision.
- 2 The development hereby permitted shall be carried out in complete accordance with the following submitted details:
  - \* Site Location Plan drawing number 21.030-9001 Revision B
  - \* Existing and Proposed Site Layout drawing number 21.030-9002 Revision F
  - \* Proposed Site Layout Coloured drawing number ZZ-SI-A-9003 Revision B
  - \* Ground Floor – Proposed drawing number 00-GA-A-0003 Revision D



\* First Floor – Proposed drawing number 01-GA-A-0004 Revision D

\* Proposed Elevations drawing number ZZ-EL-A-0011 Revision D

- 3 Each of the 4 holiday lets hereby permitted shall be used as holiday accommodation only. None of them shall not be occupied as a person's sole or main place of residence and the owner/operator shall maintain an up to date register of the names of all occupiers of each of the 4 holiday lets, including the dates and duration of their stay and their permanent home address. Such a register and records shall be made available for inspection by the local planning authority within 48 hours of a written request by that authority.
- 4 The development hereby permitted shall only be built in walling and roofing materials the details of which shall first have been submitted to and approved in writing by the local planning authority. Samples of the proposed walling materials shall be made available on site for the inspection of the local planning authority. The development shall thereafter be carried out in accordance with the details thereby approved.
- 5 The development shall not be occupied until the doors, windows, rooflights, heads, sills, and any glazing to the ventilation slots have been installed in accordance with details which shall first be submitted to and approved in writing by the local planning authority. All doors shall be timber, all windows shall be timber framed, all infill sections around the glazed patio doors in the arched openings in the southern elevation shall be timber boarded, all heads and sills shall be stone, and all rooflights shall be conservation style. The submitted details shall include information regarding the materials, colour, and design of the relevant features.
- 6 The landscaping of the site, including the planting of structural/screening native hedgerow planting and hedgerow trees to the south and west of the building, shall be carried out in complete accordance with the details on Existing and Proposed Site Layout drawing number 21.030-9002 Revision F and Proposed Site Layout Coloured drawing number ZZ-SI-A-9003 Revision B. The planting shall be completed in accordance with those drawings no later than the end of the first available planting season following the substantial completion of the development or the first occupation of any part of the development, whichever is the earlier.
- 7 If within a period of five years from the date of the completion of the landscaping scheme pursuant to condition 6, any tree, hedge or shrubs are felled, removed, uprooted, destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, it/they shall be replaced by planting of the same species and size as that originally planted in the same location, unless the local planning authority gives its written consent to any variation. This replacement planting shall be undertaken before the end of the first available planting season following the removal, uprooting, destruction or death of the original plant(s).
- 8 No part of the development hereby permitted shall be occupied or brought into use until details of boundary treatments and surfacing materials, including details of works to repair and/or reinstate the existing dry stone wall to the west of the building as shown on Existing and Proposed Site Layout drawing number 21.030-9002 Revision F have been submitted to and approved in writing by the local planning

authority. The boundary treatments shall be installed, and hard surfaced areas shall be laid out, in accordance with the details thereby approved before any part of the development hereby permitted is first occupied or brought into use. The boundary treatments and hard surfaced areas shall be retained in accordance with the approved details thereafter.

- 9 Notwithstanding the provisions of Article 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), (or any order revoking, re-enacting or modifying that Order), no extensions, outbuildings, garages, windows, rooflights, dormer windows, porches, chimneys or flues shall be erected or installed without the express grant of planning permission, other than those expressly authorised by this permission.
- 10 No works shall take place outside the existing hard surfaced areas, as defined on Existing Site Layout drawing number 21.030-9004 Revision A, until a method statement setting out reasonable avoidance measures to avoid impacts on great crested newts as a result of the development hereby permitted, including the construction phase, has been submitted to and approved in writing by the local planning authority. The works shall thereafter be carried out in accordance with the details thereby approved.
- 11 The development hereby permitted shall not be occupied or brought into use until one integrated bat brick and one integrated swift brick have been installed at height, beneath the eaves or gable end(s) of the permitted building. The bat brick and swift brick shall be retained thereafter.
- 12 No vegetation removal shall be undertaken during the bird nesting season (i.e. from March to August inclusive) unless a pre-commencement investigation and survey, carried out by a suitably qualified ecologist, demonstrates that no actively nesting birds are present or would be disturbed by the works.
- 13 No external lighting shall be installed at the site unless details of the proposed external lighting have been submitted to and approved in writing by the local planning authority. Any external lighting shall thereafter only be installed in accordance with the details thereby approved.
- 14 No part of the development hereby permitted shall be occupied or brought into use until the crossing of the highway verge has been constructed in accordance with the approved details and/or Standard Detail number E50 and the following requirements.
  - \* Any gates or barriers must be erected a minimum distance of 6 metres back from the carriageway of the existing highway and must not be able to swing over the existing highway.
  - \* Provision to prevent surface water from the site/plot discharging onto the existing highway must be constructed and maintained thereafter to prevent such discharges.
  - \* The final surfacing of any private access within 6 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.
- 15 There shall be no access or egress by any vehicles between the highway and the

application site in association with the construction of the development hereby permitted, or its occupation thereafter, until splays are provided giving clear visibility of 140 metres west and 50 metres east 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.

- 16 No part of the development hereby permitted shall be occupied or brought into use until the access, parking, manoeuvring and turning areas for all vehicles and users have been constructed in accordance with the details on Existing and Proposed Site Layout drawing number 21.030-9002 Revision F and Proposed Site Layout Coloured drawing number ZZ-SI-A-9003 Revision B. Once created, these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 17 No groundworks or development shall commence in association with the development hereby permitted until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) has been submitted to and approved in writing by the local planning authority.
- 18 Where further intrusive investigation is recommended in the approved Preliminary Risk Assessment, no groundworks or development shall commence in association with the development hereby permitted until a land contamination Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the local planning authority.
- 19 Where site remediation is recommended in the approved Phase II Intrusive Site Investigation Report, no groundworks or development shall commence in association with the development hereby permitted 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.
- 20 Land contamination remediation of the site shall be carried out and completed in accordance with the 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.
- 21 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.

- 22 No part of the development hereby permitted shall be occupied or brought into use until at least 1 electric vehicle charging point has been provided within the permitted parking area on site. The charging point shall be Mode 3 type with a type 2 outlet socket and the cable and circuitry ratings shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32 amps. At least one electric vehicle charging point shall thereafter be retained within the parking area.
- 23 No part of the development hereby permitted shall be occupied or brought into use until details of arrangements for the storage and collection of refuse and waste associated with the development have been submitted to and approved in writing by the local planning authority. The refuse storage facilities thereby approved shall be provided in accordance with the approved details before any part of the development is occupied or brought into use. The approved refuse storage facilities shall thereafter be retained.
- 24 None of the holiday lets hereby permitted shall be occupied by the same person(s) for more than 28 days in any 12 month period.

#### 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 to ensure compliance with the approved drawings.
- 3 To ensure that the development is not used as permanent residential accommodation and to enable the local planning authority to monitor and control its use as such because, as the site is within the countryside, and due to the limited outlook and privacy of some of the rooms within the units, the permitted development is only considered acceptable on the basis that it would be used as holiday lets, and it would not be considered acceptable for use as permanent residential accommodation.
- 4 In the interests of visual amenity.
- 5 In the interests of visual amenity and to ensure that the materials and detailing of the building are appropriate to its rural surroundings and to the character and appearance of the landscape and the Area of Outstanding Natural Beauty.
- 6 In the interests of visual amenity, landscape character, and biodiversity.
- 7 To ensure that the landscaping becomes established and is maintained and managed, in the interests of visual amenity, landscape character and biodiversity.

- 8 In the interests of landscape character and protecting the Area of Outstanding Natural Beauty.
- 9 To allow the local planning authority to retain control over such further development to ensure that the form and bulk of the building and the character and appearance of its rural surroundings including the Area of Outstanding Natural Beauty, is not adversely affected by inappropriate alterations or extensions.
- 10 To avoid adverse impacts on protected species as a result of the development.
- 11 To provide biodiversity enhancements as part of the proposed development, in accordance with Local Plan Policy NE3 and paragraph 180 of the NPPF.
- 12 To avoid harm to any nesting birds during the course of the works.
- 13 To ensure that any external lighting is sensitively designed to avoid adverse impacts on protected species, including bats, and in the interests of protecting the character and appearance of the landscape and the AONB, including nocturnal character.
- 14 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.
- 15 In the interests of highway safety.
- 16 To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
- 17 To ensure that risks from contamination to the future users of the land and neighbouring land are minimised and to fully ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and other off-site receptors.
- 18 To ensure that risks from contamination to the future users of the land and neighbouring land are minimised and to fully ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and other off-site receptors.
- 19 To ensure that risks from contamination to the future users of the land and neighbouring land are minimised and to fully ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and other off-site receptors.
- 20 To ensure that risks from contamination to the future users of the land and neighbouring land are minimised and to fully ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and other off-site receptors.
- 21 To ensure that risks from contamination to the future users of the land and neighbouring land are minimised and to fully ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and other off-site receptors.
- 22 To improve opportunities for sustainable transport and to improve air quality across the district.
- 23 In the interests of visual and residential amenity.
- 24 To ensure that the development is not used as permanent residential accommodation because, as the site is within the countryside, the permitted development is only considered acceptable on the basis that it would be used for short term holiday accommodation, and it would not be considered acceptable for use as long term or permanent residential accommodation.

## **INFORMATIVES**

- 1 The applicant/developer is advised that an Environmental Permit may be required for the proposed package treatment plant, and to contact the Environment Agency for further advice in that regard. For the avoidance of doubt, the granting of planning permission does not guarantee that an Environmental Permit for the package treatment plant, if required, would be granted.
- 2 The business operator has a duty of care with respect to their waste. They must ensure their waste is stored securely on site and is given to an authorised person for disposal and with each transfer a waste transfer document must be produced and retained for 2 years. In addition if the business operator wishes to transport their own waste to an authorised or permitted waste disposal site they must hold a waste carriers licence issued by the Environment Agency.
- 3 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 Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in condition 14 of this permission.

<b>CASE NUMBER:</b>	22/00922/FUL	<b>WARD:</b>	Masham & Kirkby Malzeard
<b>CASE OFFICER:</b>	Mike Parkes	<b>DATE VALID:</b>	04.03.2022
<b>GRID REF:</b>	<b>E</b> 421976	<b>TARGET DATE:</b>	29.04.2022
	<b>N</b> 476366	<b>REVISED TARGET:</b>	28.10.2022
		<b>DECISION DATE:</b>	23.11.2022

**APPLICATION NO:** 6.18.139.K.FUL

**LOCATION:**

Oak Stile Farm Grewelthorpe Ripon North Yorkshire HG4 3DP

**PROPOSAL:**

Conversion of Agricultural Barn to create a dwelling

**APPLICANT:**

Mr And Mrs T Easby

3 REFUSED. Reason(s) for refusal:-

- 1 The proposal by virtue of its isolated location and design would create a visually prominent and discordant feature that is visually intrusive in the Nidderdale Area of Outstanding Natural Beauty and through the resultant urbanisation of the countryside cause significant detriment to the special character and scenic beauty of that designated area contrary to Policies GS6, HP3, HS6, NE4 and NE5 of the Harrogate District Local Plan 2014-2035 and Paragraph 80 of the National Planning Practice Framework.
- 2 The proposal by virtue of the change in rural character would have a detrimental

impact on the recreational and amenity value of the adjacent Public Right of Way which would be contrary to Policy HP5 of the Harrogate District Local Plan 2014-2035.

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<b>CASE NUMBER:</b>	22/03743/FUL	<b>WARD:</b>	Masham & Kirkby Malzeard
<b>CASE OFFICER:</b>	Kate Exley	<b>DATE VALID:</b>	27.09.2022
<b>GRID REF:</b>	<b>E</b> 422974	<b>TARGET DATE:</b>	22.11.2022
	<b>N</b> 476321	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	07.11.2022

**APPLICATION NO:** 6.18.79.A.FUL

**LOCATION:**

2 Church View Grewelthorpe Village Grewelthorpe North Yorkshire HG4 3BY

**PROPOSAL:**

Formation of rear patio area, alterations to front elevation, fenestration and materials.

**APPLICANT:**

Mr And Mrs A Hart

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 7th November 2025.
- 2 The development hereby approved shall be carried out in strict accordance with the following detail received by the council on 27 September 2022:

Proposed Floor Plans. Drawing no. 22/1444/03 Revision A dated 19.09.22.  
Proposed Elevations and Section. Drawing no. 22/1444/04 Revision A dated 19.09.22.  
Design, Access and Heritage Statement by SRH Design Solutions.

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:** 22/04126/PROWNY  
**CASE OFFICER:** Emily Brown  
**GRID REF:** E 422822  
N 474408

**WARD:** Masham & Kirkby Malzeard  
**DATE VALID:** 26.10.2022  
**TARGET DATE:** 07.12.2022  
**REVISED TARGET:**  
**DECISION DATE:** 10.11.2022

**APPLICATION NO:** 6.24.291.PROWNY

**LOCATION:**

Land Comprising Field At 422822 474408 Back Lane Kirkby Malzeard North Yorkshire

**PROPOSAL:**

Proposed Addition of Section of Public Bridleway over part of Cow Scot Lane (Point A to B on Attached Plan) Proposed Reclassification of Bridleway no 38 as a Public Footpath (Point C to D on Attached Plan)

**APPLICANT:**

Sarah Blakemore

Subject to NO OBJECTIONS

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**CASE NUMBER:** 22/03328/DVCON  
**CASE OFFICER:** Natalie Ramadhin  
**GRID REF:** E 420103  
N 462483

**WARD:** Nidd Valley  
**DATE VALID:** 22.09.2022  
**TARGET DATE:** 17.11.2022  
**REVISED TARGET:**  
**DECISION DATE:** 18.11.2022

**APPLICATION NO:** 6.66.341.DVCON

**LOCATION:**

Site Of K E Balsdon Butcher Summerbridge North Yorkshire

**PROPOSAL:**

Variation of condition 12 (to alter the specification of EV charger) of planning permission 18/01749/FUL - Demolition of existing buildings and erection of 2 dwellings, including parking.

**APPLICANT:**

Mrs Sarah-Jane Dawson

REFUSED. Reason(s) for refusal:-

- 1 The variation of condition 12 to a lower mode of EV charger would diminish the quality of the approved development in conflict with paragraph 135 of the National Planning Policy Framework.



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**CASE NUMBER:** 22/03338/FUL  
**CASE OFFICER:** Emma Walsh  
**GRID REF:** E 424358  
N 457262

**WARD:** Nidd Valley  
**DATE VALID:** 26.08.2022  
**TARGET DATE:** 21.10.2022  
**REVISED TARGET:** 23.11.2022  
**DECISION DATE:** 23.11.2022

**APPLICATION NO:** 6.99.151.E.FUL

**LOCATION:**

The Croft Long Lane Felliscliffe North Yorkshire HG3 2LU

**PROPOSAL:**

Erection of 1 no. replacement dwelling.

**APPLICANT:**

Mr B Baxter

3 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 23.11.2025.

2 The development hereby approved shall be carried out and maintained in strict accordance with the following plans and drawings;

Location plan; job no. 22/04/2293, drawing no. 01, Rev B, received 26.08.2022.

Proposed site plan; job no. 22/04/2293, drawing no. 05, Rev F, received 03.10.2022.

Proposed floor plans; job no. 22/04/2293, drawing no. 03, Rev E, received 10.11.2022.

Proposed elevations; job no. 22/04/2293, drawing no. 04, Rev E, received 10.11.2022.

3 Prior to the construction of the external walls of the development hereby permitted, such materials shall be made available on site for the inspection of and approval of the Local Planning Authority and the work shall thereafter be carried out and completed entirely in accordance with the approved details.

4 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.

- 5 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no development of the types described in the following Classes of Schedule 2 shall be undertaken without the express grant of planning permission, other than that expressly authorised by this permission:

- Part 1, Class A (enlargements, improvements or other alterations);
- Part 1, Class AA (additional storey)
- Part 1, Class B (roof additions);
- Part 1, Class C (other roof alterations);
- Part 1, Class D (porches);
- Part 1, Class E (incidental buildings, enclosures, swimming or other pools)

- 6 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking, re-enacting or modifying that Order), no further fenestration shall be inserted / installed at first floor level in the side and rear elevations of the dwelling hereby permitted without the express grant of planning permission other than that expressly authorised by this permission.

- 7 Unless agreed in writing by the Local Planning Authority, the demolition of the existing dwelling with the development hereby permitted must commence outside of the main birds nesting season (March-August inclusively).

- 8 An integrated bat box must be incorporated to first floor or eaves height of the new dwelling hereby permitted, away from any direct artificial sources of light, prior to the first occupation of the new dwelling hereby permitted.

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

- 10 The development hereby approved shall according with the Landscaping within

Proposed site plan; (job no. 22/04/2293, drawing no. 05, Rev F, received 03.10.2022.) and which shall be carried out within the first planting season from the granting of this planning consent.

- 11 Should any planting within the Landscaping scheme permitted under condition 10, 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.
- 12 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.

#### Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of the visual amenity within the open countryside of the Nidderdale AONB and in accordance with policies GS6, HP3 and NE4.
- 4 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy HP4 of the Harrogate District Local Plan and the NPPF.
- 5 To enable the Local Planning Authority to exercise control over development in order to safeguard the character and appearance of the locality together with the character and appearance of its setting is not changed by inappropriate alteration and to prevent unacceptable harm being caused to the residential amenity of occupiers of adjoining property.
- 6 To enable the Local Planning Authority to exercise control over development in order to safeguard the character and appearance of the locality together with the character and appearance of its setting is not changed by inappropriate alteration and to prevent unacceptable harm being caused to the residential amenity of occupiers of adjoining property.
- 7 To avoid harm to nesting birds during the course of works.
- 8 As biodiversity enhancement, in accordance with NPPF paragraph 180(d).
- 9 In the interests of encouraging low emission vehicles on new developments in accordance with part F of policy TI3 of the Local Plan
- 10 In the interests of the visual amenity within the open countryside of the Nidderdale AONB and in accordance with policies GS6, HP3 and NE4.
- 11 In the interests of the visual amenity within the open countryside of the Nidderdale AONB and in accordance with policies GS6, HP3 and NE4.
- 12 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.

## INFORMATIVES

- 1 The Council's Environmental Health officer recommends the applicant consider whether the property may require noise mitigation measures such as upgraded glazing, installation of acoustic fencing around outside areas, orientation of noise sensitive rooms i.e. bedrooms, living rooms, away from the noise sources. Full comments are available on Public Access.
  
- 2
  - 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](mailto: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.

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<b>CASE NUMBER:</b>	22/03568/DVCON	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Natalie Ramadhin	<b>DATE VALID:</b>	22.09.2022
<b>GRID REF:</b>	E 418597	<b>TARGET DATE:</b>	17.11.2022
	N 459415	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	16.11.2022

**APPLICATION NO:** 6.65.54.K.DVCON

**LOCATION:**

Oxen Close Farm Darley North Yorkshire

**PROPOSAL:**

Variation of condition 2 (approved plans - to include PV panels and additional fenestration) of planning permission 21/01084/FUL - Conversion of barn to form a single dwelling.

**APPLICANT:**

Mr B Barningham

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 15.11.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details and plans (proposed plans; reference 4877, dated 14/09/2022) and as modified by the conditions of this consent.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, garages, roof or dormer windows other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.
- 4 The window frames of the development hereby permitted shall be constructed in timber and no other materials shall be used without the prior written consent of the Local Planning Authority.
- 5 The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works" published by the Local Highway Authority and the following requirements:

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

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

o Measures to enable vehicles to enter and leave the site in a forward gear.

All works must accord with the approved details.

- 6 The bakery hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling.
- 7 In the event that contamination not previously identified by the developer prior to the

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

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

- 8 All external stonework of the proposed development shall match the stonework of the existing buildings in type, size, colour, dressing and coursing to the satisfaction of the Local Planning Authority.
- 9 The rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.

#### Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure that the development is carried out in accordance with the approved drawings.
- 3 In order to protect the visual amenities of the surrounding area in view of the prominence of this site.
- 4 In the interests of visual amenity.
- 5 To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.
- 6 In the interests of residential amenity.
- 7 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 8 In the interests of visual amenity and in order to harmonise with the existing building.
- 9 In the interests of visual amenity.

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**CASE NUMBER:** 22/03704/FUL  
**CASE OFFICER:** Emily Brown  
**GRID REF:** E 423810  
N 459548

**WARD:** Nidd Valley  
**DATE VALID:** 04.10.2022  
**TARGET DATE:** 29.11.2022  
**REVISED TARGET:**  
**DECISION DATE:** 09.11.2022

**APPLICATION NO:** 6.91.67.D.FUL

**LOCATION:**

Wesley Cottage 1 The Allotments Birstwith North Yorkshire HG3 2NQ

**PROPOSAL:**

Erection of a Summerhouse.

**APPLICANT:**

Rebecca Jaeger

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 9th November 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
.Proposed Layout Plan 405645 Rev 0001 04/08  
.Site Proposals Plan PWP 668 002 Rev 02  
.Proposed Plan 405645 Rev 001 04/08

Reasons for Conditions:-

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

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**CASE NUMBER:** 22/03725/FUL  
**CASE OFFICER:** Emily Brown  
**GRID REF:** E 419667  
N 459569

**WARD:** Nidd Valley  
**DATE VALID:** 27.09.2022  
**TARGET DATE:** 22.11.2022  
**REVISED TARGET:**  
**DECISION DATE:** 04.11.2022

**APPLICATION NO:** 6.90.70.D.FUL

**LOCATION:**

Claremont Darley Head Darley Harrogate North Yorkshire HG3 2QF

**PROPOSAL:**

Erection of lockable stable/storage building on hard standing.

**APPLICANT:**

Mr Jonathan Robson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 4th November 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
.Location Plan, Proposed Site Plan, Floor Plan and Elevations 18/10/1810 01  
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.

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<b>CASE NUMBER:</b>	22/03733/PNA	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	27.09.2022
<b>GRID REF:</b>	E 419111	<b>TARGET DATE:</b>	22.11.2022
	N 463686	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	16.11.2022

**APPLICATION NO:** 6.66.17.K.PNA

**LOCATION:**

Riverside Farm Low Laithe Harrogate North Yorkshire HG3 4BU

**PROPOSAL:**

Erection of dry store - Machinery & Hay

**APPLICANT:**

Mr Robinson

REFUSED. Reason(s) for refusal:-



- 1 The application fails to demonstrate that the proposed building is reasonably required for the purposes of supporting a commercial agricultural enterprise in order to meet Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended 2021).

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<b>CASE NUMBER:</b>	22/03749/FUL	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Emma Walsh	<b>DATE VALID:</b>	27.09.2022
<b>GRID REF:</b>	<b>E</b> 424318	<b>TARGET DATE:</b>	22.11.2022
	<b>N</b> 457240	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	18.11.2022

**APPLICATION NO:** 6.99.153.D.FUL

**LOCATION:**

Long Lane Farm Long Lane Felliscliffe Harrogate North Yorkshire HG3 2LU

**PROPOSAL:**

Demolition of agricultural buildings; Partial demolition and conversion of agricultural building to form dwelling with live/work space; Formation of domestic curtilage; Rescind planning permission 15/03433/FUL.

**APPLICANT:**

Mrs J Atkinson

REFUSED. Reason(s) for refusal:-

- 1 The proposal does not represent the conversion of the existing agricultural building due to the extensive degree of alterations to both the external materials and structure of the building to include; the replacement of all walling and roofing materials, reducing the building to its steel frame which would be amended through the demolition of the western section of the frame. The resultant building would set-in large sections of external wall from their existing positions. As such the proposal represents the construction of a dwelling outside the development limits and without the express support of other planning policy. The proposal is contrary to policy GS2 and GS3.
- 2 The development, by virtue of introducing domestic accommodation of the proposed scale, mass and appearance in relation to its setting would erode the special character of the AONB with long-reaching views of the proposal within the landscape, contrary to Local Plan Policies GS6, HS6 and NE4 and the NPPF.

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**CASE NUMBER:** 22/03861/TPO  
**CASE OFFICER:** Emily Brown  
**GRID REF:** E 423782  
N 459517

**WARD:** Nidd Valley  
**DATE VALID:** 05.10.2022  
**TARGET DATE:** 30.11.2022  
**REVISED TARGET:**  
**DECISION DATE:** 08.11.2022

**APPLICATION NO:** 6.91.28.D.TPO

**LOCATION:**

The Spinney The Allotments Birstwith North Yorkshire HG3 2NQ

**PROPOSAL:**

Works to trees within Tree Preservation Order No. 14/1999 Crown lift trees within G1 from 4m to 6m Crown lift trees within G2 from 6m to 9m

**APPLICANT:**

Mr D Fisher

1 REFUSED. Reason(s) 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.

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**CASE NUMBER:** 22/03869/FUL  
**CASE OFFICER:** Emily Brown  
**GRID REF:** E 421674  
N 456837

**WARD:** Nidd Valley  
**DATE VALID:** 05.10.2022  
**TARGET DATE:** 30.11.2022  
**REVISED TARGET:**  
**DECISION DATE:** 16.11.2022

**APPLICATION NO:** 6.99.89.D.FUL

**LOCATION:**

Inglehurst Farm Cold Cotes Road Felliscliffe Harrogate North Yorkshire HG3 2LW

**PROPOSAL:**

Erection of a steel portal frame building for the storage of hay, straw and agricultural machinery. Sited next to existing agricultural buildings that comprise the main farm yard

**APPLICANT:**

Mr Stephen Bradley

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16th November 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - .Existing and Proposed Site Plan Sep 27, 2022
  - .Proposed Plan and Elevations 29th 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.

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<b>CASE NUMBER:</b>	20/04467/FUL	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Aimée McKenzie	<b>DATE VALID:</b>	30.11.2020
<b>GRID REF:</b>	E 445063	<b>TARGET DATE:</b>	25.01.2021
	N 461730	<b>REVISED TARGET:</b>	18.11.2022
		<b>DECISION DATE:</b>	09.11.2022

**APPLICATION NO:** 6.80.209.FUL

**LOCATION:**

Burrows Park Back Lane Great Ouseburn YO26 9SG

**PROPOSAL:**

Change of use of land to provide a 30 pitch caravan site (seasonal and touring pitches), associated access drive, amenity buildings and attenuation pond (Revised Scheme)

**APPLICANT:**

Mr And Mrs Kay

3 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 9th November 2025.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details unless otherwise modified by the conditions

below:

Location Plan, drawing references: BS5016-02 Rev A and BS5016-01, Planning Statement dated received 13 November 2020

Flood Risk Assessment Rev B, Surface Water Drainage Maintenance and Management Schedule, drawing reference: SFA10C, Drainage-Network Calculations (Micro Drainage), Drainage Map 1 or 2, Drainage Map 2 of 2, Drainage Photo - Area 1 and 2 x Drainage Consent Letters dated received 15 July 2021

Drawing reference: Site Plan - 20/04/1989 Rev D, Landscape Master Plan Rev B and DR-C-0100 Rev P8 dated received 11 July 2022

BEMP Rev 3 and Burrows Park BNG Revised SUDS dated received 29 July 2022

- 3 The development hereby permitted shall be used for short term holiday letting purposes 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 An electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any dwelling hereby permitted. The plan shall contain details of the number and location of all electric vehicle charging points which shall be of Mode 3 type (specific socket on a dedicated circuit with a minimum current rating of 16 Amp). Buildings and parking spaces that are to be provided with charging points shall not be brought into use until associated charging points are installed in strict accordance with approved details and are operational. The charging point installed shall be retained thereafter.
- 5 Prior to the installation of any external lighting scheme, details of the proposed lighting shall be provided to the Local Planning Authority for approval. The lighting scheme shall be implemented in accordance with the details approved and maintained and retained as such for the lifetime of the development.
- 6 Prior to the construction of the access road to the site off Cross Lane, details for the provision of new passing places on Cross Lane (not to be fewer than 3 passing places) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority.  
The submitted details shall include:
  - For each scheme of off-site highway mitigation, except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any scheme of off-site highway mitigation or any structure or apparatus which will lie beneath that scheme must take place, until full detailed engineering drawings of all aspects of that scheme including any structures which affect or form part of the scheme have been submitted to and approved in writing by the Local Planning Authority.
  - An independent Stage 2 Road Safety Audit carried out in accordance with GG119 - Road Safety Audits or any superseding regulations must be included in the submission and the design proposals must be amended in accordance with the recommendations of the submitted Safety Audit prior to the commencement of works on site.
  - A programme for the delivery of that scheme and its interaction with delivery of the other identified schemes.

Once approved in writing each item of the off-site highway works must be completed in accordance with the approved engineering details and programme and shall be maintained as agreed unless otherwise approved in writing.

- 7 There shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) at Burrows Park, Cross Lane until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority:
  - o vehicular access;
  - o vehicular parking;
  - o vehicular turning arrangements including measures to enable vehicles to enter and leave the site in a forward gear, and;
  - o loading and unloading arrangements.No part of the development must be brought into use until the vehicle access, parking, manoeuvring and turning areas at Burrows Park, Cross Lane 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.
- 8 Prior to the commencement of the development hereby approved a written noise management scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the site. This scheme, as approved, shall be implemented before the development is brought into use and maintained for the life of the development. A review of the written noise management scheme shall be carried out by the person responsible for the site every 12 months and upon receipt of a justified noise complaint from the Council. Any alterations to the written noise management scheme as a result of a review must be submitted to and approved in writing by the Local planning Authority in consultation with Environmental Health. The agreed written noise management scheme and the last 12 months of written reviews must be kept on the premises at all times and be available to the Council upon request within 7 days of such a request.
- 9 No development approved by this permission shall be commenced until the Local Planning Authority in consultation with the Internal Drainage Board a surface water drainage and foul sewage scheme, which shall be approved in writing and implanted as approved. The surface water and foul water scheme shall include:
  - The total discharge rate for both surface water and treated effluent must not exceed 2.7 litres per second.
- 10 No woody vegetation may be removed during the main birds nesting season (i.e. not between March-August inclusively) unless a pre-commencement survey by a suitably experienced ecologist demonstrates that no actively nesting birds are present that might be disturbed by such works.

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 The site is not located in an area considered suitable for housing development, and it is not considered that touring caravans could provide a suitable level of amenity for permanent residential accommodation. Or that such a use could be undertaken without adverse impact upon the rural character of the landscape area.
- 4 In the interests of providing opportunities for sustainable transport and to improve air quality across the District.
- 5 In the interests of preserving the setting of the character of the rural landscape and to protect local biodiversity.
- 6 To ensure that the design is appropriate in the interests of the safety and convenience of highway users.
- 7 To ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.
- 8 In the interested of neighbours residential amenity, in line with the requirements of policies NE4 of the Local Plan and guidance within the NPPF.
- 9 To ensure the development is provided with satisfactory means of drainage.
- 10 To avoid harm to nesting birds during the course of works.

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<b>CASE NUMBER:</b>	22/02821/DVCON	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	25.08.2022
<b>GRID REF:</b>	<b>E</b> 444639	<b>TARGET DATE:</b>	20.10.2022
	<b>N</b> 461995	<b>REVISED TARGET:</b>	15.11.2022
		<b>DECISION DATE:</b>	15.11.2022

**APPLICATION NO:** 6.80.141.G.DVCON

**LOCATION:**

Fourways Main Street Great Ouseburn North Yorkshire YO26 9RE

**PROPOSAL:**

Variation of condition 2 (Approved plans) to allow amendments to the external appearance including alterations to the roof, of planning approval 21/02997/DVCON and previously 21/00585/REM - Reserved Matters application for appearance under Outline Permission 18/04460/OUT

**APPLICANT:**

Mr Nicholas Rostron

APPROVED subject to the following conditions:-

- 1 The development to which this approval relates shall be begun on or before 22.06.2023
- 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 & Site Plan: Drwg No.101973.01 Rev C (Received 18.07.2022)  
Plans and Elevations: Drwg No.101984/01 Rev C (Received 08.11.2022)
- 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 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 To protect the character, appearance and setting of the application property.

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<b>CASE NUMBER:</b>	22/02865/DISCON	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Connor Williams	<b>DATE VALID:</b>	26.07.2022
<b>GRID REF:</b>	E 444278	<b>TARGET DATE:</b>	20.09.2022
	N 462042	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	08.11.2022

**APPLICATION NO:** 6.80.194.DISCON

**LOCATION:**

Land Comprising Field At 444278 462042 Branton Lane Great Ouseburn North Yorkshire

**PROPOSAL:**

Approval of details under Condition 16 (Arboriculture Method Statement) of planning permission 15/01020/OUTMAJ: Outline application for erection of up to 39 dwellings with access considered (Site Area 3.6ha).

**APPLICANT:**

Stonebridge Homes Ltd

CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

- 1      Arboricultural Method Statement (JAC REF 18354-A/AJB, Revision A, by JCA arboricultural and Ecological Consultants Ltd, 20/07/2022) is considered suitable in line with condition 16.

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<b>CASE NUMBER:</b>	22/02866/DISCON	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Connor Williams	<b>DATE VALID:</b>	26.07.2022
<b>GRID REF:</b>	<b>E</b> 444278	<b>TARGET DATE:</b>	20.09.2022
	<b>N</b> 462042	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	23.11.2022

**APPLICATION NO:** 6.80.194.DISCON

**LOCATION:**

Land Comprising Field At 444278 462042 Branton Lane Great Ouseburn North Yorkshire

**PROPOSAL:**

Approval of details under Condition 22 (Drainage) of planning permission 15/01020/OUTMAJ: Outline application for erection of up to 39 dwellings with access considered (Site Area 3.6ha). 302398-R01(01) ??? Surface Water Management Plan, prepared by RSK

**APPLICANT:**

Katie Purdam

- 1                      CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

- 1      Surface Water Management Plan (ref -302398, by RSK Geosciences, 29/09/2021) is considered suitable in line with condition 22.

Email correspondence with the applicant dated 23/09/2022 is considered suitable in line with condition 22.

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<b>CASE NUMBER:</b>	22/03563/TPO	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Lisa Alder	<b>DATE VALID:</b>	14.09.2022



**GRID REF:** E 442137  
N 463304

**TARGET DATE:** 09.11.2022  
**REVISED TARGET:**  
**DECISION DATE:** 22.11.2022

**APPLICATION NO:** 6.71.173.E.TPO

**LOCATION:**

Springfield House Thorny Hill Lane Marton Cum Grafton North Yorkshire YO51 9QJ

**PROPOSAL:**

Crown lift to 5.2m and crown reduction of 2.5 metres or to nearest growth points of 1 no. Oak (T1) and crown lift to 5.2m of 1 no. Horse Chestnut within Tree Preservation Order 79/2021

**APPLICANT:**

Paul Gilhooley

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 carried out by a trained arborist with appropriate public liability insurance.

All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.

Reasons for Conditions:-

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

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**CASE NUMBER:** 22/03636/TPO  
**CASE OFFICER:** Jeremy Constable  
**GRID REF:** E 441625  
N 463346

**WARD:** Ouseburn  
**DATE VALID:** 20.09.2022  
**TARGET DATE:** 15.11.2022  
**REVISED TARGET:**  
**DECISION DATE:** 09.11.2022

**APPLICATION NO:** 6.71.91.T.TPO

**LOCATION:**

Beech House Grafton Lane Marton Cum Grafton YO51 9QJ

**PROPOSAL:**

Felling of 1no. Copper Beech tree (T1) of Tree Preservation Order 53/2009.

**APPLICANT:**

Mr and Mrs Scott

REFUSED. Reason(s) for refusal:-

- 1 The proposed works would significantly harm the health of the tree and visual amenity of the locality within the conservation area. This would conflict with guidance in the 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.

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<b>CASE NUMBER:</b>	22/03697/DISCON	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Emma Gibbens	<b>DATE VALID:</b>	23.09.2022
<b>GRID REF:</b>	E 446699	<b>TARGET DATE:</b>	18.11.2022
	N 462177	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	14.11.2022

**APPLICATION NO:** 6.80.216.DISCON

**LOCATION:**

Aldwark Bridge Great Ouseburn North Yorkshire

**PROPOSAL:**

22/00993/LB Conditions 3, 4 and 5

**APPLICANT:**

Aldwark Toll Bridge

- 1 CONFIRMATION of discharge of condition(s)

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<b>CASE NUMBER:</b>	22/03739/FUL	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Sam Witham	<b>DATE VALID:</b>	27.09.2022
<b>GRID REF:</b>	<b>E</b> 451071	<b>TARGET DATE:</b>	22.11.2022
	<b>N</b> 454904	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	16.11.2022

**APPLICATION NO:** 6.115.19.G.FUL

**LOCATION:**

Rhondali Lane End Moor Monkton York North Yorkshire YO26 8JJ

**PROPOSAL:**

Erection of steel portal frame shed for agricultural use including storage of machinery and animal feed.

**APPLICANT:**

Frank Buck

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.11.2025.
- 2 The development hereby permitted shall be carried out in accordance with the following approved drawings:
  - PL03B Proposed Elevations and Floor Plans and Proposed Site Plans received by the Council on the 27th September 2022.
- 3 The surface water drainage works shall be constructed in accordance with Drawing No 2224/01/05 - Revision A - dated 25 March 2022 by ARP Associates.

Any changes to the scheme must be approved by the Local Planning Authority in consultation with Ainsty (2008) Internal Drainage Board, and then implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into 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 To ensure the development is provided with satisfactory means of drainage.

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<b>CASE NUMBER:</b>	22/03906/DISCON	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Connor Williams	<b>DATE VALID:</b>	10.10.2022
<b>GRID REF:</b>	<b>E</b> 444278	<b>TARGET DATE:</b>	05.12.2022
	<b>N</b> 462042	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	04.11.2022

**APPLICATION NO:** 6.80.194.DISCON

**LOCATION:**

Land Comprising Field At 444278 462042 Branton Lane Great Ouseburn North Yorkshire

**PROPOSAL:**

Approval of details under conditions 21 (drainage) of planning permission 15/01020/OUTMAJ: Outline application for erection of up to 39 dwellings with access considered (Site Area 3.6ha).

**APPLICANT:**

Stonebridge Homes Ltd

CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

- 1 Agreement Plan (045-500-001 S104 and 045-500-002 S104 and 045-500-003 S104, by Stonebridge, dated 21/06/2022) is considered suitable in line with condition 21.
  - 2 Manhole Schedule (045-500-005, by Stonebridge, dated 21/06/2022) is considered suitable in line with condition 21.
  - 3 Hydro-Brake Construction Details (045-500-006, by Stonebridge, dated 21/06/2022) is considered suitable in line with condition 21.
  - 4 Headwall S26 Construction Details (045-500-007 and 045-500-008 REV B, by Stonebridge, dated 21/06/2022) is considered suitable in line with condition 21.
  - 5 Impermeable Area Plan (045-500-009, by Stonebridge, dated 21/06/2022) is considered suitable in line with condition 21.
  - 6 Flood Routing Plan (045-500-010, by Stonebridge, dated 21/06/2022) is considered suitable in line with condition 21.
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**CASE NUMBER:** 22/04004/CMA  
**CASE OFFICER:** Izabelle Waddington  
**GRID REF:** E 445093  
N 461517

**WARD:** Ouseburn  
**DATE VALID:** 14.10.2022  
**TARGET DATE:** 11.11.2022  
**REVISED TARGET:**  
**DECISION DATE:** 08.11.2022

**APPLICATION NO:** 6.80.114.O.CMA

**LOCATION:**

Great Ouseburn Community Primary School Main Street Great Ouseburn York North  
Yorkshire YO26 9RG

**PROPOSAL:**

Consultation on planning application for the purposes of the demolition of an existing pre-fabricated classroom unit and erection of a permanent single storey pre-fabricated classroom unit, external fixed wall lights, fan coil units, re-location of garden room, removal of a tree, paved hardstanding, tree planting and hard and soft landscaping works on land at Great Ouseburn Community Primary School, Main Street, Great Ouseburn, North Yorkshire, YO26 9RG.

**APPLICANT:**

C/O Agent

Subject to NO OBJECTIONS with OBSERVATIONS as follows:-

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**CASE NUMBER:** 22/04322/CMA  
**CASE OFFICER:** Lisa Alder  
**GRID REF:** E 445093  
N 461517

**WARD:** Ouseburn  
**DATE VALID:** 11.11.2022  
**TARGET DATE:** 09.12.2022  
**REVISED TARGET:**  
**DECISION DATE:** 16.11.2022

**APPLICATION NO:** 6.80.114.P.CMA

**LOCATION:**

Great Ouseburn Community Primary School Main Street Great Ouseburn York North  
Yorkshire YO26 9RG

**PROPOSAL:**

Demolition of an existing pre-fabricated classroom unit and erection of a permanent single storey pre-fabricated classroom unit, external fixed wall lights, fan coil units, re-location of garden room, removal of a tree, paved hardstanding, tree planting and hard and soft landscaping works

**APPLICANT:**

Subject to NO OBJECTIONS

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**CASE NUMBER:** 22/03405/FUL                      **WARD:** Pateley Bridge & Nidderdale  
Moors  
**CASE OFFICER:** Sam Witham                      **DATE VALID:** 20.09.2022  
**GRID REF:** E 414393                      **TARGET DATE:** 15.11.2022  
N 464035                      **REVISED TARGET:**  
**DECISION DATE:** 14.11.2022  
**APPLICATION NO:** 6.59.201.F.FUL

**LOCATION:**

Gillbeck Farm Beverley Harrogate North Yorkshire HG3 5JF

**PROPOSAL:**

30 ground mounted solar panels

**APPLICANT:**

Mr John Adams

REFUSED. Reason(s) for refusal:-

- 1 The ground mounted panels in this location will be highly visible from a vast majority of vantage points and rights of way, as well as to users travelling along Peat Lane. The panels will cause visual harm and have a negative impact on the landscape and the character of the Nidderdale AoNB. The solar panels will dominate the landscape and become a very prominent feature within it, in a negative and unacceptable manner. As such, the proposal fails to comply with policy GS6 by means of its impact on the Nidderdale AoNB.

**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.

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<b>CASE NUMBER:</b>	22/03526/COU	<b>WARD:</b>	Pateley Bridge & Nidderdale Moors
<b>CASE OFFICER:</b>	Natalie Ramadhin	<b>DATE VALID:</b>	28.09.2022
<b>GRID REF:</b>	E 417753 N 464588	<b>TARGET DATE:</b>	23.11.2022
		<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	23.11.2022
<b>APPLICATION NO:</b>	6.49.77.M.COU		

**LOCATION:**

The Birch Tree Inn Lupton Bank Glasshouses North Yorkshire HG3 5EA

**PROPOSAL:**

Conversion and change of use of public house to form 1 no. holiday cottage.

**APPLICANT:**

Radcliffe

3 REFUSED. Reason(s) for refusal:-

1 The proposal would result in the loss of the community facility and this loss is not justified, therefore the development is in conflict with policy HP8 and part F of policy EC7 of the Local Plan. It has not been demonstrated that reasonable attempts have been made to actively market the land and premises in line with the requirements of policy HP8.

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<b>CASE NUMBER:</b>	22/03663/FUL	<b>WARD:</b>	Pateley Bridge & Nidderdale Moors
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	29.09.2022

**GRID REF:** E 420425  
N 465423

**TARGET DATE:** 24.11.2022  
**REVISED TARGET:**  
**DECISION DATE:** 09.11.2022

**APPLICATION NO:** 6.49.775.E.FUL

**LOCATION:**

Rocks Cottage Brimham Rocks Farm Brimham Moor Road Summerbridge Harrogate  
North Yorkshire HG3 4BF

**PROPOSAL:**

Erection of 1no Timber Holiday Cottage

**APPLICANT:**

Mr R Harker

REFUSED. Reason(s) for refusal:-

- 1 The site lies outside the development limits of any village or settlement, as defined for the purposes of Policy GS3. The proposal is for a new tourism use however the application fails to demonstrate that the development requires a rural location and cannot be accommodated elsewhere. The site is not accessible to existing local services and the proposal would not promote sustainable travel. The proposal would not be supported by other local plan policies, a neighbourhood plan or national planning policy, and is unsustainable development. The proposal therefore would be contrary to guidance in the National Planning Policy Framework and Policies EC7, GS5 and GS3 of the Harrogate District Local Plan (2020).

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**CASE NUMBER:** 22/03961/FUL

**WARD:** Pateley Bridge & Nidderdale  
Moors

**CASE OFFICER:** Izabelle Waddington

**DATE VALID:** 13.10.2022

**GRID REF:** E 417228  
N 458897

**TARGET DATE:** 08.12.2022

**REVISED TARGET:**

**DECISION DATE:** 16.11.2022

**APPLICATION NO:** 6.73.3368.FUL

**LOCATION:**

Keldwick Church Gate Farm Thornthwaite North Yorkshire HG3 2QS

**PROPOSAL:**

2 storey extension on footprint of existing extension (which is to be demolished). New porch.

**APPLICANT:**

Mr And Mrs Cawley



APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - Proposed Floor Plans - 2181.P01
  - Proposed Elevations - 2181.P02

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 HI 12 Public Rights of Way
  - i) There is a Public Right of Way or a 'claimed' Public Right of Way within or adjoining the application site boundary - please see the attached plan.
  - ii) If the proposed development will physically affect the Public Right of Way permanently in any way an application to the Local Planning Authority for a Public Path Order/Diversion Order will need to be made under S.257 of the Town and Country Planning Act 1990 as soon as possible. Please contact the Local Planning Authority for a Public Path Order application form.
  - iii) If the proposed development will physically affect a Public Right of Way temporarily during the period of development works only, an application to the Highway Authority (North Yorkshire County Council) for a Temporary Closure Order is required. Please contact the County Council or visit their website for an application form.
  - iv) The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as an alternative route has been provided by either a temporary or permanent Order.
  - v) It is an offence to obstruct a Public Right of Way and enforcement action can be taken by the Highway Authority to remove any obstruction.
  - vi) If there is a "claimed" Public Right of Way within or adjoining the application site boundary, the route is the subject of a formal application and should be regarded in the same way as a Public Right of Way until such time as the application is resolved.
  - vii) Where public access is to be retained during the development period, it shall be kept free from obstruction and all persons working on the development site must be made aware that a Public Right of Way exists, and must have regard for the safety of Public Rights of Way users at all times.

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.

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<b>CASE NUMBER:</b>	22/03194/DISCON	<b>WARD:</b>	Ripon Minster
<b>CASE OFFICER:</b>	Mike Parkes	<b>DATE VALID:</b>	17.08.2022
<b>GRID REF:</b>	<b>E</b> 431410	<b>TARGET DATE:</b>	12.10.2022
	<b>N</b> 470823	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	18.11.2022

**APPLICATION NO:** 6.31.878.G.DISCON

**LOCATION:**

The Ship Bondgate Ripon North Yorkshire HG4 1QE

**PROPOSAL:**

Application for approval of details of surface water drainage works, construction management plan, written scheme of archaeological investigation, land contamination remediation strategy and Secured by Design under conditions 3, 5, 9, 10, 11 and 18 of planning permission 22/01157/DVCMAJ which permitted a revised parking layout including additional access from Bondgate Green Close, changed location by 3m to the northwest of 4 terraced houses and revised fenestration featuring ivory sand blasted masonry walling with pewter split face feature banding in respect of the erection of 4 no. terraced dwellings and 1 no. detached dwelling along with the demolition of a two storey house, change of use of the former public house to 5 no. flats originally granted by planning permission 29/00624/FULMAJ.

**APPLICANT:**

Watson Batty Properties LLP

CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

- 1 The approved detail under condition 5 are the surface water drainage details set out in the Jameson Consulting Engineers Ltd;
  - Drainage strategy ref 3624 Design Stage Report dated 13 May 2022 with surface water will discharging to public combined sewer at a restricted rate of 8.2 litres per second,
  - Consulting Engineers Ltd Proposed Site Drainage Plan drawing no. 3624 JCE S (10) 01 revision A dated 4 July 22,
  - Site Drainage Sections & Details drawing no. 3624 JCE S (10) 02 dated May 22.

The ongoing terms of that condition require there to be no piped discharge of surface water from the development prior to the completion of approved surface water drainage works.

- 2 The approved detail under condition 9 are the Watson Batty Properties LLP Construction Management Plan dated 12/08/22 and the AMG Architectural Job No 2021 384 drawings dated January 2022;

- Dwg No. 200 Phasing Plan
- Dwg No. 201 Construction Site Layout Phase 1
- Dwg No. 202 Construction Site Layout Phase 2

The ongoing terms of the condition require the development to be undertaken in accordance with those approved details.

- 3 The 'Written Scheme of Investigation for an Archaeological Watching Brief' prepared by Archaeological Services WYAS April 2022 is the approved detail under condition 10. The ongoing terms of that condition require;

- no demolition nor development to take place other than in accordance with that approved Written Scheme of Investigation, and

- the development not to be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in that approved Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

- 4 The Arc Environmental Ltd 'Remediation Strategy and Validation Proposal Sheets' Project reference 22-517 dated 24 June 2022 are the approved detail under condition 11.

- 5 The Watson Batty Properties LLP 'Secured By Design Implementation Statement' dated 12/08/22 is the approved detail under condition 18.

The ongoing terms of that condition require those approved details to be implemented prior to the occupation of any of the units hereby approved.

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<b>CASE NUMBER:</b>	22/03777/CON	<b>WARD:</b>	Ripon Minster
<b>CASE OFFICER:</b>	Mike Parkes	<b>DATE VALID:</b>	29.09.2022
<b>GRID REF:</b>	<b>E</b> 431311	<b>TARGET DATE:</b>	24.11.2022
	<b>N</b> 471090	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	10.11.2022

**APPLICATION NO:** 6.31.729.L.CON

**LOCATION:**

1,3,5 Bedern Court And 17 Skellgarths Ripon North Yorkshire HG4 1PF HG4 1BS

**PROPOSAL:**

Demolition of nos. 1, 3 & 5 Bedern Court and 17 Skellgarths including access steps. Site to then be enclosed by 1.8m high hoarding whilst site investigation can be carried out.

**APPLICANT:**

Bedern Court Limited

2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10th November 2025.
- 2 No later than concurrent with the completion of demolition works 1.8m high solid screen hoarding to all of the site boundaries shall be erected and thereafter maintained painted RAL7015 Slate Grey in colour except where its removal in all or part is necessary to permit site investigations to occur, after which it shall be reinstated, or for the undertaking any future permitted, by the Local Planning Authority, redevelopment of the land.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In the interests of the local character of the Ripon Conservation Area.

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<b>CASE NUMBER:</b>	22/03618/FUL	<b>WARD:</b>	Ripon Moorside
<b>CASE OFFICER:</b>	Chloe Temple	<b>DATE VALID:</b>	23.09.2022
<b>GRID REF:</b>	<b>E</b> 430948	<b>TARGET DATE:</b>	18.11.2022
	<b>N</b> 469724	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	17.11.2022

**APPLICATION NO:** 6.31.2627.A.FUL

**LOCATION:**

36 Moorside Dale Ripon North Yorkshire HG4 2RZ

**PROPOSAL:**

Proposed porch for downstairs toilet with obscure glazed window to front - Brick work and roof tiles on porch to match existing bricks and roof tiles to main dwellinghouse.

**APPLICANT:**

Andy Wilson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawing:
  - o 'Front (south) Elevation' - Dwg no. MD Ext 01, dated 31/08/2022 received by the council on 19/09/2022.
  - o 'Side (west) Elevation' - Dwg no. MD Ext 02, dated 31/08/2022 received by the council on 19/09/2022.
  - o 'Side (east) Elevation' - Dwg no. MD Ext 03, dated 31/08/2022 received by the council on 19/09/2022.
  - o 'Floor Plan' - Dwg no. MD Ext 04, dated 31/08/2022 received by the council on 19/09/2022.

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

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<b>CASE NUMBER:</b>	22/03378/TPO	<b>WARD:</b>	Ripon Spa
<b>CASE OFFICER:</b>	Chloe Temple	<b>DATE VALID:</b>	30.08.2022
<b>GRID REF:</b>	<b>E</b> 430872	<b>TARGET DATE:</b>	25.10.2022
	<b>N</b> 470876	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	07.11.2022

**APPLICATION NO:** 6.31.2850.E.TPO

### LOCATION:

Wentworth Grange 17 Borrage Lane Ripon North Yorkshire HG4 2PZ

### PROPOSAL:

Works to Tree Preservation Order 01/1978 A1 - re-pollard 8 secondary stems on southern canopy down to the historic pollard head (see image on public access).

**APPLICANT:**

Mr Marcus Rees

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.

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<b>CASE NUMBER:</b>	22/03711/TPO	<b>WARD:</b>	Ripon Spa
<b>CASE OFFICER:</b>	Kate Exley	<b>DATE VALID:</b>	26.09.2022
<b>GRID REF:</b>	<b>E</b> 430054	<b>TARGET DATE:</b>	21.11.2022
	<b>N</b> 470895	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	07.11.2022

**APPLICATION NO:** 6.31.1296.S.TPO

**LOCATION:**

Low Lodge Studley Road Ripon North Yorkshire HG4 2QR

**PROPOSAL:**

Removal of 1 no. Elm tree within Tree Preservation Order 01/1969.

**APPLICANT:**

Mr Edward Legard

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<sup>o</sup> Sycamore. Tree to be nursery stock size 10-12 cm girth when measured at 1.5 metres from ground level at the point of planting.

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

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

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

Tree to be planted in the first planting season after the felling of the noted 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.

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**CASE NUMBER:** 19/03290/FUL

**WARD:**

Ripon Ure Bank

**CASE OFFICER:** Mike Parkes  
**GRID REF:** E 431131  
N 471546

**DATE VALID:** 22.08.2019  
**TARGET DATE:** 17.10.2019  
**REVISED TARGET:** 14.02.2019  
**DECISION DATE:** 08.11.2022

**APPLICATION NO:** 6.31.1332.H.FUL

**LOCATION:**

The Old Chapel Coltsgate Hill Ripon HG4 2AB

**PROPOSAL:**

Change of use from offices (Use Class B1) to 4 no. self-contained flats (Use Class C3) including re-opening blocked windows, enlarging 2 no. existing windows, formation of 1 no. new window and 1 no. external door.

**APPLICANT:**

C G Hill Holdings Limited

REFUSED. Reason(s) for refusal:-

- 1 The proposed bin stores by reason of their location across the frontage of this Grade II listed building will harmfully detract from its character and that of the surrounding Ripon Conservation Area such as to be contrary to Policies HP2, HP3 and NE5 of the Harrogate District Local Plan.

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**CASE NUMBER:** 19/03291/LB  
**CASE OFFICER:** Mike Parkes  
**GRID REF:** E 431131  
N 471546

**WARD:** Ripon Ure Bank  
**DATE VALID:** 22.08.2019  
**TARGET DATE:** 17.10.2019  
**REVISED TARGET:**  
**DECISION DATE:** 08.11.2022

**APPLICATION NO:** 6.31.1332.I.LB

**LOCATION:**

The Old Chapel Coltsgate Hill Ripon HG4 2AB

**PROPOSAL:**

Listed building consent for change of use from offices (Use Class B1) to 4 no. self-contained flats (Use Class C3). Works to include removal and installation of partition walls, re-opening blocked windows, enlarging 2 no. existing windows, formation of 1 no. external door and 1 no. external window and raising of first floor level, removal of pipes, bars and concrete infills.

**APPLICANT:**

C G Hill Holdings Limited



APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 8th November 2025.
- 2 The works hereby permitted shall be carried out strictly in accordance with point 4 of the 'Public benefits' section of the email from Becky Lomas of Johnson Mowat Planning & Development Consultants dated 04 September 2020 timed at 12:09, the same authors email of 03 March 2022 timed at 09:30 regarding the insulation to be installed and the following SPX Architects drawings numbers commencing 01827-, as amended by the further conditions of this consent;  
  
210 As proposed ground floor plan dated June 2019  
211 revision A As proposed ground floor plan dated 21/11/19  
212 revision A As proposed first floor plan dated 21/11/19  
215 revision A As proposed section dated 20/11/19  
216 As proposed elevations dated June 2019  
217 As proposed elevations dated June 2019  
401 As proposed window details dated June 2019
- 3 Before any works comprising the repair of the historic fabric of this listed building commence a method statement shall be submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in strict accordance with the approved details.
- 4 All new external pipework shall be finished black in colour and thereafter maintained as such.
- 5 Prior to their installation large scale details of the basement doors to be installed in the south elevation of the building shall be submitted to and approved in writing by Local Planning Authority. The works shall be carried out in strict accordance with the approved details.
- 6 Samples of any replacement or new materials to be used externally in the works hereby consented shall be made available for inspection on site by and the written approval of the Local Planning Authority prior to their first use in the works.

Reasons for Conditions:-

- 1 To ensure compliance with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
- 2 To ensure the works are carried out in accordance with the approved drawings.
- 3 To maintain the character of the heritage asset.
- 4 In the interests of visual amenity.
- 5 To ensure the doors are in the character of the heritage asset.
- 6 In order to ensure that the materials used conform to the amenity requirements of the locality.

## INFORMATIVES

- 1 In respect of condition 3 such repair works include those to lath and plaster, decorative plasterwork and the windows.
- 2 For the avoidance of doubt this consent does not extend to the siting of bin stores to the frontage of the Old Chapel.
- 3 Planning permission is also required for the works permitted by this consent.

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<b>CASE NUMBER:</b>	22/02325/DISCON	<b>WARD:</b>	Ripon Ure Bank
<b>CASE OFFICER:</b>	Chloe Temple	<b>DATE VALID:</b>	10.06.2022
<b>GRID REF:</b>	E 431911	<b>TARGET DATE:</b>	05.08.2022
	N 472229	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	18.11.2022

**APPLICATION NO:** 6.31.962.AB.DISCON

### LOCATION:

2 Hutton Bank Ripon North Yorkshire

### PROPOSAL:

Approval of details under condition 16 (surface water), 21 (highways - surface water) and 25 (highways - deposits on road) of Planning Application: 18/04504/OUTMAJ - OUTLINE PLANNING APPLICATION FOR ERECTION OF 37 DWELLINGS (DETAILS OF ACCESS AND LAYOUT SUBMITTED) TOGETHER WITH THE CREATION OF SERVICED EMPLOYMENT PLOTS (B1c Use Class)

### APPLICANT:

Nuspace Homes

PART confirmation of discharge of condition(s)

### CONFIRMATION OF DISCHARGE TO PART BELOW:

Condition 25 is agreed.

### REFUSAL OF DISCHARGE TO PART BELOW:

Condition 16 and 21 remain outstanding.

### Reasons for refusal:

- 1 The supporting information is insufficient to agree Conditions 16 and 21, therefore they remain outstanding.

## INFORMATIVES

- 1 A Construction Method Statement (Prepared by NuSpace Homes, Issue 1, Date 16/05/2022) and Construction Method Statement Plan (undated, no title or ref no.) was submitted to the council on 10/06/2022. The local Highways Authority were consulted and deemed the supporting information sufficient to agree.

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<b>CASE NUMBER:</b>	22/03137/TPO	<b>WARD:</b>	Ripon Ure Bank
<b>CASE OFFICER:</b>	Chloe Temple	<b>DATE VALID:</b>	11.08.2022
<b>GRID REF:</b>	<b>E</b> 430868	<b>TARGET DATE:</b>	06.10.2022
	<b>N</b> 472322	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	08.11.2022

**APPLICATION NO:** 6.31.2526.M.TPO

### LOCATION:

The Red House 41 Palace Road Ripon North Yorkshire HG4 1FA

### PROPOSAL:

Works to Tree Preservation Order 17/2013 W1 mixed woodland, 33/2003 W1 mixed woodland, 33/2003 T1 cedar, 33/2003 G1 1cedar1oak1holly1sorbus1maple2syc2birch3beech and 33/2003 W2 mixed woodland. Please note -1 no. Goat Willow (T154) not covered by a TPO, made into separate TCON app.

### APPLICANT:

The Red House

Part APPROVED and part REFUSED as set out below:

### PART TO BE APPROVED:

Works to TPO 17.2013 W1.W2 Mixed Woodland:Fell 1no. Syc(T145),1no. Rowan(T142),1no. Ash(T86),Fell 1no. Horse Chestnut(T80),Fell 1no. Ash(T58),Fell 1no. Ash(T56),Fell 1no. Syc(T63). Works to TPO 33.2003 G1:Deadwood T5,Fell 1no. Beech(T8)

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 -7 Tree(s) to be nursery stock size 10-12 cm girth when measured at 1.5 metres from ground level at the point of planting.

A replacement scheme that looks to diversify the species on site adding alder, aspen, oak and sycamore to the species list. All of these are appropriate to the location and diversify the species mix for future sustainability of the site.

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 and attached the trunk of the tree at approx.1 metre above ground level. Stakes to be driven into the ground clear of the root ball.

Tree(s) to be planted in the first planting season after the felling of the noted trees and between November and March within 2.0 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.

PART TO BE REFUSED:

Works to TPO17.2013 W1 Mix.Wood:Crown lift 1no.F. Maple(T132),Coppice 1no.Hazel(T133).Works to TPO33.2003 W1 Mix.Wood:Fell 1no.Syc(T129),1no.Syc(T124), 1no.Hazel(T109).Works to TPO33.2003 T1 cedar: dw over 50mm in dia.,remove branch.

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.

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<b>CASE NUMBER:</b>	22/03924/FUL	<b>WARD:</b>	Ripon Ure Bank
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	11.10.2022
<b>GRID REF:</b>	E 431071	<b>TARGET DATE:</b>	06.12.2022
	N 471906	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	14.11.2022

**APPLICATION NO:** 6.31.2234.C.FUL

**LOCATION:**

Primrose Cottage 20 Primrose Close Ripon North Yorkshire HG4 1EH

**PROPOSAL:**

First floor extension over existing garage to form ancillary studio office to house. Solar panels to south and east roof slopes. (Revised Scheme)

**APPLICANT:**

Mr And Mrs Hall

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 14.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Floor Plans - Drawing No. HI-3A-PLG1. Received 11.10.2022.

Proposed Elevations - Drawing No. HI-3A-PLG2. Received 11.10.2022.

Proposed Site Plan- Drawing No. HI-3A-PLG3. Received 11.10.2022.

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.

**INFORMATIVES**

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

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<b>CASE NUMBER:</b>	22/01325/DISCON	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Connor Williams	<b>DATE VALID:</b>	12.04.2022
<b>GRID REF:</b>	E 430831	<b>TARGET DATE:</b>	07.06.2022
	N 449700	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	16.11.2022

**APPLICATION NO:** 6.141.19.E.DISCON

**LOCATION:**

Low Snape Farm Walton Head Lane Kirkby Overblow North Yorkshire HG3 1HZ

**PROPOSAL:**

Approval of details under Condition 4 (conservation) of planning permission 21/01885/LB : Listed building application for erection of energy building with swimming pool, gym and store and solar PV panels, erection of glazed link extension and replacement roofs, conversion of stables and outbuildings to form gallery, store, office, and annex including erection of single storey extensions, installation of windows, doors, rooflight and gates and associated groundworks and landscaping, removal of uPVC pipework, repair of windows and repointing with internal alterations to include replacement of internal staircase, removal of fireplace, installation and removal of partitions and joinery and general repair work.

**APPLICANT:**

Mr J King

CONFIRMATION of discharge of condition(s)

## INFORMATIVES

- 1 The Building Recording Report by ELG Heritage dated 24/03/2022 is considered suitable in line with condition 4.

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<b>CASE NUMBER:</b>	22/01760/FUL	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Emma Walsh	<b>DATE VALID:</b>	16.06.2022
<b>GRID REF:</b>	<b>E</b> 439837	<b>TARGET DATE:</b>	11.08.2022
	<b>N</b> 450277	<b>REVISED TARGET:</b>	25.11.2022
		<b>DECISION DATE:</b>	18.11.2022

**APPLICATION NO:** 6.136.194.D.FUL

### LOCATION:

Primrose Cottage Lime Kiln Lane Kirk Deighton North Yorkshire LS22 4EA

### PROPOSAL:

Change of Use to domestic curtilage. Alteration to land levels and with new plants/hedging.

### APPLICANT:

Rachel Taylor

- 3 APPROVED subject to the following conditions:-

- 1 The works within the development hereby permitted shall be completed within 12 months of this planning consent.

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

Location Plan; drwg no. P3-P03, received 01/05/2022

Proposed Site Plan and Sections; drwg no. P3-P02 Rev C, received 01.05.2022

- 3 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no development of the types described in the following Classes of Schedule 2 shall be undertaken without the express grant of planning permission, other than that expressly authorised by this permission:

Part 1, Class E (incidental buildings, enclosures, swimming or other pools)  
Part 2, Class A (Gates, walls and fences etc)

- 4 The Arboricultural Method Statement (AMS) (Barnes Associates BA11511AMS dated 02/11/2022) and plan submitted in support of the development hereby permitted shall be adhered to in full, to include a site meeting once the ground protection and arboricultural fencing is in place and prior to the removal of land permitted to be excavated, with the developers including the LPA Tree Officer. Subsequently, monthly reports shall be submitted to the LPA by the arboricultural specialist including images ensuring all works are completed in accordance with the AMS.
- 5 Within a period of 6 months from the decision of the development hereby permitted, a detailed scheme for landscaping, including the planting of trees and or shrubs and the use of surface materials shall be submitted to the Local Planning Authority (LPA) for their written approval: 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.
- 7 Works must be undertaken in strict accordance with the submitted GCN Method Statement (Appendix 1 of the Ecological Mitigation and Compensation Method Statement, Quants Environmental, October 2022) except where this may be superseded by the requirements of any Natural England Protected Species Licence.
- 8 Boundary hedging within the approved landscaping scheme shall not exceed greater than 2m in height.

Reasons for Conditions:-

- 1 To ensure the works are carried out and to rectify the unauthorised works in a timely manner in the interest of visual amenity within open countryside and adjacent to the Conservation Area in line with policies NE4 and HP2.
  - 2 For the avoidance of doubt and in the interests of proper planning.
  - 3 In the interests of the visual amenity within the open countryside in accordance with policies HP3 and NE4.
  - 4 In the interest of safeguarding a tree protected by a TPO under policy NE7.
  - 5 In the interests of the visual amenity within the open countryside in accordance with policies HP3 and NE4.
  - 6 In the interests of the visual amenity within the open countryside in accordance with policies HP3 and NE4.
  - 7 To safeguard GCN during the course of works and to ensure that adequate aquatic and terrestrial habitat is retained onsite following the completion of works to support the GCN population on site at existing levels.
  - 8 In the interest of safeguarding key views into the Conservation Area in line with policy HP2.
-





- o Pink/Buff Cropped and Tumbled Natural Stone Walling
- o Ibstock Bricks Type: Grainger Colour: Antique
- o Parex Render Type: MOnorex GM Colour: G20 (off white)
- o Sandtoft (Wienerberger) Roof Tiles Type: Calderdale Edge Colour: Dark Grey
- o Sandtoft (Wienerberger) Roof Tiles Type: Double Pantile Colour: Rustic
- o Abbey Artstone (Heads & Cills) Type: Semi Dry cast Colour: M05

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<b>CASE NUMBER:</b>	22/02819/FUL	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Izabelle Waddington	<b>DATE VALID:</b>	18.07.2022
<b>GRID REF:</b>	<b>E</b> 434916	<b>TARGET DATE:</b>	12.09.2022
	<b>N</b> 453799	<b>REVISED TARGET:</b>	24.10.2022
		<b>DECISION DATE:</b>	18.11.2022
<b>APPLICATION NO:</b>	6.108.59.FUL		

**LOCATION:**

2 Wingate Court Plompton Knaresborough North Yorkshire HG5 8LX

**PROPOSAL:**

Listed building consent for the erection of single storey rear extension, including new first floor dormer window and enlarged patio with steps to garden.

**APPLICANT:**

Ms Victoria Hillas

REFUSED. Reason(s) for refusal:-

- 1 The proposed single storey rear extension and 1 no. Dormer roof extension are not acceptable. The addition of 2 no. pitched roof lines would be detrimental to the character of the host dwelling when viewed overall with the existing circular roof line of the off shoot the low pitched roof of the converted agricultural building. It is further noted that the relationship between the proposed extension and the wheel-house off shoot would result in a harmful impact on the host dwelling, in that the proposed extension takes away from the sense of robustness that former agricultural buildings should convey. Finally, the extension and 1 no. dormer window are viewed to be overly domestic in form which is detrimental to the character of the former agricultural buildings.

The proposal would therefore forward harm to the significance of the designated heritage asset and as a result fail to preserve the appearance and character of the Grade II Listed Building, its setting and the surrounding landscape. The proposal is therefore contrary to Local Plan Policies HP2 and HP3 and guidance within the NPPF and Section 66 of the LBCA Act.

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<b>CASE NUMBER:</b>	22/02820/LB	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Izabelle Waddington	<b>DATE VALID:</b>	18.07.2022
<b>GRID REF:</b>	E 434916 N 453799	<b>TARGET DATE:</b>	12.09.2022
		<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	18.11.2022
<b>APPLICATION NO:</b>	6.108.59.A.LB		

**LOCATION:**  
2 Wingate Court Plompton North Yorkshire HG5 8LX

**PROPOSAL:**  
Listed building consent for the erection of single storey rear extension, including new first floor dormer window and enlarged patio with steps to garden.

**APPLICANT:**  
Ms Victoria Hillas

REFUSED. Reason(s) for refusal:-

- 1 The proposed single storey rear extension and 1 no. Dormer roof extension are not acceptable. The addition of 2 no. pitched roof lines would be detrimental to the character of the host dwelling when viewed overall with the existing circular roof line of the off shoot the low pitched roof of the converted agricultural building. It is further noted that the relationship between the proposed extension and the wheel-house off shoot would result in a harmful impact on the host dwelling, in that the proposed extension takes away from the sense of robustness that former agricultural buildings should convey. Finally, the extension and 1 no. dormer window are viewed to be overly domestic in form which is detrimental to the character of the former agricultural buildings.

The proposal would therefore forward harm to the significance of the designated heritage asset and as a result fail to preserve the appearance and character of the Grade II Listed Building and its setting. The proposal is therefore contrary to Local Plan Policies HP2 and HP3 and guidance within the NPPF and Section 66 of the LBCA Act.

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<b>CASE NUMBER:</b>	22/03560/FUL	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Lisa Alder	<b>DATE VALID:</b>	20.09.2022
<b>GRID REF:</b>	E 432291 N 452093	<b>TARGET DATE:</b>	15.11.2022
		<b>REVISED TARGET:</b>	

**DECISION DATE:** 04.11.2022

**APPLICATION NO:** 6.121.165.F.FUL

**LOCATION:**

Alexander House Pannal Road Follifoot North Yorkshire HG3 1DP

**PROPOSAL:**

Erection of single storey front extensions, external terrace, alterations to fenestration and internal remodelling.

**APPLICANT:**

Mr Jim Leatham

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 04/11/2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

'Proposed Site Plan' DWG: 2022/19/20P1 dated 22/08/2022

'Proposed Elevations' DWG: 2022/19/23P2 dated 22/08/2022

'Proposed Ground and First Floor' DWG: 2022/19/21P2 dated 22/08/2022

'Proposed 3D Render Views' DWG: 2022/19/28P1 dated 22/08/2022

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.

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<b>CASE NUMBER:</b>	22/03617/FUL	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Lisa Alder	<b>DATE VALID:</b>	26.09.2022
<b>GRID REF:</b>	E 436552	<b>TARGET DATE:</b>	21.11.2022
	N 448461	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	07.11.2022

**APPLICATION NO:** 6.149.37.D.FUL

**LOCATION:**

Grange Cottage Wetherby Road Sicklinghall North Yorkshire LS22 4AR

**PROPOSAL:**

New driveway and parking area.

**APPLICANT:**

Mr Edele Paton

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 07.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
  
'Grange Cottage Site Plan' date produced: 02 April 2021 received by the council on 4th November 2022.  
'Proposed Elevation' received by the council on 26th September 2022.  
'Proposed Site Plan' received by the council on 27th October 2022.
- 3 Any gates or other features shall be hung so as to open inwards or fixed in such a manner that, when open, there is no overhang to any part of the highway.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/03619/FUL	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Sam Witham	<b>DATE VALID:</b>	23.09.2022
<b>GRID REF:</b>	<b>E</b> 436375	<b>TARGET DATE:</b>	18.11.2022
	<b>N</b> 451240	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	15.11.2022
<b>APPLICATION NO:</b>	6.122.138.A.FUL		

**LOCATION:**

24 Grange Avenue Spofforth North Yorkshire HG3 1AH

**PROPOSAL:**

Erection of single storey side extension and conversion of detached garage to home office

space.

**APPLICANT:**

Mr Mathew Beastall

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 15th November 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

'Site Plan 467/LP3', 'Proposed Elevations 467/P1' received by the council on 19th 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.

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<b>CASE NUMBER:</b>	22/03678/FUL	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Emma Walsh	<b>DATE VALID:</b>	28.09.2022
<b>GRID REF:</b>	<b>E</b> 438914	<b>TARGET DATE:</b>	23.11.2022
	<b>N</b> 451669	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	23.11.2022
<b>APPLICATION NO:</b>	6.135.30.G.FUL		

**LOCATION:**

Manor Farm North Deighton North Yorkshire LS22 4EN

**PROPOSAL:**

Conversion of agricultural barn to from 1 no. dwelling including erection of a single storey extensions, roof and fenestration alterations, and demolition of agricultural barns; conversion of agricultural building to form garage, workshop and ancillary residential accommodation. REVISED PLANS.

**APPLICANT:**

Mr C Sturdy

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.11.2025.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted amended details:

Proposed Site Plan, Floorplans and Elevations; drwg no. 04 Rev E, received 06.10.2022
- 3 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.
- 4 Groundworks shall not commence until a land contamination remediation strategy has been submitted to and approved in writing by the local planning authority. The remediation strategy shall include a timetable for the implementation and completion of the approved remediation measures.
- 5 Land contamination remediation of the site shall be carried out and completed in accordance with the 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.
- 6 Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a land contamination Verification Report shall be submitted to the local planning authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for that part of the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the local planning authority. Where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority.
- 7 Prior to its first occupation, suitable and sufficient provision shall be made for:
  - o the storage and containment of refuse prior to collection
  - o access for collection of refuse

These areas shall be maintained and retained at all times in perpetuity.

- 8 Prior to the first occupation of the dwelling hereby permitted, an electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall contain details of the number and location of all electric vehicle charging points which shall be of Mode 3 type (specific socket on a dedicated circuit with a minimum current rating of 16 Amp). Buildings and parking spaces that are to be provided with charging points shall not be brought into use until associated charging points are installed in strict accordance with approved details and are operational. The charging points installed shall be retained thereafter.
- 9 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
- 10 The development hereby permitted shall form one dwelling and the workshop with ancillary accommodation within drawing 04 Rev E, shall remain ancillary to the domestic use of the dwelling hereby permitted and not form a separate or additional dwelling or commercial operation.
- 11 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.
- 12 Prior to the occupation of the development hereby approved, details of a landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority. The landscaping scheme shall include but not be limited to; the number, species, size, and method of planting. Thereafter, the development shall be constructed in accordance with the approved plans.
- 13 Should any plants or shrubs within the approved landscaping scheme of condition 12, die or otherwise be destroyed or removed within 5 years of its planting, such planting shall be replaced with the same species to the satisfaction of the Local Planning Authority.
- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, garages, roof or dormer windows other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the Local Planning Authority.
- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-



enacting that Order), no further windows shall be inserted in any elevation of the dwelling hereby approved, without the prior written approval of the Local Planning Authority.

- 16 Works must be undertaken strictly in accordance with the recommendations of section 4.1.1.10 of the Dusk Emergence Bat Surveys Report (Quants Environmental, 2022). Evidence of the provision of a minimum of 5 bat boxes must be submitted for the written approval of the local planning authority prior to the first occupation of converted buildings.
- 17 Works must be commenced on each building outside the main birds nesting season (March-August inclusively) unless a pre-commencement check by a suitably experienced ecologist determines that no actively nesting birds would be disturbed by the proposed works.
- 18 Provision of 2 swallow nesting features and 2 integrated swift bricks (at a minimum height of 5 meters) must be installed in suitable locations within the redeveloped buildings and evidence of their installation must be submitted for the written approval of the local planning authority prior to the first occupation of converted buildings.
- 19 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, including the boundary wall, 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.
- 20 Prior to their installation, joinery details of the doors and windows to be installed as part of the development hereby permitted shall be submitted in writing at a scale of 1:10 or 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.

#### 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 provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
- 4 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 5 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 6 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property

and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 7 In the interests of highway safety.
- 8 In the interests of air quality and pollution.
- 9 In the interests of safeguarding against unacceptable noise impacts on amenity.
- 10 The formation of a separate residential use would not be acceptable in this location.
- 11 To ensure the development is provided with satisfactory means of drainage and to reduce the risk of flooding.
- 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 the visual amenity within the open countryside in accordance with policies HP3 and NE4.
- 15 In the interests of privacy and residential amenity and in order to protect the visual amenities of the surrounding area in view of the prominence of this site.
- 16 To avoid harm to bats during the course of works and to provide opportunities bats to continue to be able to roost within the converted buildings.
- 17 To avoid harm to nesting birds during the course of works and to provide opportunities for nesting birds to be able to utilise the converted buildings.
- 18 To avoid harm to nesting birds during the course of works and to provide opportunities for nesting birds to be able to utilise the converted buildings.
- 19 In the interests of visual amenity within the street scene, Conservation Area and the setting of a Grade II Listed building in line within policies HP2 and HP3.
- 20 In the interests of visual amenity and to safeguard residential amenity.

## INFORMATIVES

- 1 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 (1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in an lawful manner. Natural England can be contacted at [consultations@naturalengland.org.uk](mailto: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 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.
  - 3 The applicant's ecological consultants advise that a protected licence will require to be obtained from Natural England in order to undertake the works lawfully. It is the responsibility of the applicant to ensure that such a licence is in place prior to the commencement of any works that might disturb bats.
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**CASE NUMBER:** 22/03811/DVCON      **WARD:** Spofforth With Lower Wharfedale  
**CASE OFFICER:** Lisa Alder      **DATE VALID:** 03.10.2022  
**GRID REF:** E 436015      **TARGET DATE:** 28.11.2022  
                         N 448370      **REVISED TARGET:**  
**DECISION DATE:** 10.11.2022  
**APPLICATION NO:** 6.149.21.I.DVCON

**LOCATION:**

Rock House Cottage Main Street Sicklinghall North Yorkshire LS22 4BD

**PROPOSAL:**

Variation of Condition 2 (approved drawings) of planning permission 20/04140/FUL - Demolition of existing conservatory, erection of a replacement orangery, infill single storey side extension and the creation of a parking space to the front of the property

**APPLICANT:**

Mr David Tiernan

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 14.05.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the details in the application form and the following drawings:  
  
Proposed Elevations Rear and Side Received 25.03.21  
Proposed Side Elevations Received 25.03.21  
Revised Elevations & Plan View of the proposed extension/conservatory Received 03.10.22  
Proposed First Floor Plan Received 12.04.21  
Proposed Ground Floor Plan Received 12.04.21  
Proposed Site Plan Received 22.10.20
- 3 Unless stated otherwise in the submission, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reasons for Conditions:-

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



**LOCATION:**

Manor Farm Gill Lane Kearby North Yorkshire LS22 4BS

**PROPOSAL:**

Construction of an additional earth banked slurry storage lagoon.

**APPLICANT:**

J R Birkhead Farms

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

'Site Plan' from Hardcastle Rural Surveyors produced on 14th October 2022.

'Land ownership plan' and 'Location Plan' from Hardcastle Rural Surveyors produced on 22nd November 2022.

'Floorplan' ref: HRS/551-2 drawn 14/10/2022

'Elevations and Cross Sections' ref: HRS/551-2 drawn 14/10/2022

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.

**INFORMATIVES**

- 1 Northern Gas Networks has no objections to these proposals, however there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversionary works be required these will be fully chargeable.
- 2 There is a Public Right of Way or a 'claimed' Public Right of Way within or adjoining the application site boundary.

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.

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.

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.

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.

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.

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.

The developer is also to ensure that during and after construction there must be absolutely no possibility of leakage of the slurry tank onto or across the Public Footpath. Where a public right of way is also used for private vehicular access, if any damage caused to the surface of the Footpath by private motor vehicle use while development takes place or due to additional use over times, those persons exercising that private right, must make good any damage caused to the surface of the Footpath, by that private vehicular use. Any repairs to the surface, must in themselves, be suitable for the public using the Footpath.

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<b>CASE NUMBER:</b>	22/02894/CLOPUD	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Chloe Temple	<b>DATE VALID:</b>	22.09.2022
<b>GRID REF:</b>	<b>E</b> 419194	<b>TARGET DATE:</b>	17.11.2022
	<b>N</b> 455091	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	16.11.2022

**APPLICATION NO:** 6.106.50.R.CLOPUD

**LOCATION:**

Cobby Syke Farm Cobby Syke Road Fewston Harrogate North Yorkshire HG3 1SR

**PROPOSAL:**

Certificate of Lawfulness for the erection of a temporary static caravan to be in place for the duration of construction of the permitted replacement dwelling

**APPLICANT:**

Mr D Maclean

APPROVED

- 1 The proposed erection of a temporary static caravan to be in place for the duration of construction of the permitted replacement dwelling is shown in plans titled:
- o 'Location Plan'- date 09/08/2022, received by the council 25/07/2022
  - o 'Erection of replacement dwelling', prepared by J.C Robinson, received by the council 25/07/2022
  - o Delta Caravans Brochure

These plans comply with Schedule 2, Part 4, Class A of the General Permitted Development Order 2015 (as amended).

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<b>CASE NUMBER:</b>	22/03250/DISCON	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	26.09.2022
<b>GRID REF:</b>	<b>E</b> 420783	<b>TARGET DATE:</b>	21.11.2022
	<b>N</b> 453850	<b>REVISED TARGET:</b>	07.11.2022
		<b>DECISION DATE:</b>	21.11.2022

**APPLICATION NO:** 6.107.82.H.DISCON

**LOCATION:**  
Tabucca 3 Brame Hall Farm Norwood Harrogate North Yorkshire HG3 1SB

**PROPOSAL:**  
Approval of Details Reserved by Conditions 3 and 4 (external materials) of planning permission 22/01730/FUL - Erection of detached garage and store

**APPLICANT:**  
Mr G Rayner

CONFIRMATION of discharge of condition(s)

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<b>CASE NUMBER:</b>	22/03279/OUT	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	26.08.2022
<b>GRID REF:</b>	<b>E</b> 426886	<b>TARGET DATE:</b>	21.10.2022
	<b>N</b> 446384	<b>REVISED TARGET:</b>	08.11.2022
		<b>DECISION DATE:</b>	07.11.2022

**APPLICATION NO:** 6.146.4.P.OUT



**LOCATION:**

Castley Farm Castley Lane Castley North Yorkshire LS21 2PY

**PROPOSAL:**

Outline application for erection of agricultural workers dwelling and installation of package treatment plant with access considered.

**APPLICANT:**

Mr I Lishman

REFUSED. Reason(s) for refusal:-

- 1 The proposal is for a second rural workers dwelling on the site. The enterprise is currently served by an existing farmhouse on site and second dwelling that is located within a 1.5 mile distance. The application fails to justify that there is a functional need that requires a second rural workers dwelling on the site based on the needs of the enterprise for which it is sought. The proposal would therefore conflict with the guidance in the National Planning Policy Framework and Rural Workers Dwellings SPD and Policies GS3 and HS9 of the Harrogate District Local Plan.
- 2 The proposed dwelling is inappropriate development, by definition, in the Green Belt. The application fails to demonstrate that there is a functional need for a second rural workers dwelling on the site to serve the needs of the enterprise. There are no very special circumstances or benefits that would outweigh the harm. The proposal would therefore conflict with the guidance in the National Planning Policy Framework and Policy GS4 of the Harrogate District Local Plan.

**INFORMATIVES**

- 1 Any application for reserved matters should follow the guidance set out in the Rural Workers Dwellings Supplementary Planning Document (SPD).
- 2 Any proposed package treatment plant should be installed in line with the appropriate British Standard, BS 6297:1983 being relevant to septic tanks and associated soak away systems.

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<b>CASE NUMBER:</b>	22/03357/PBR	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	01.09.2022
<b>GRID REF:</b>	E 426999	<b>TARGET DATE:</b>	27.10.2022
	N 446829	<b>REVISED TARGET:</b>	02.12.2022
		<b>DECISION DATE:</b>	17.11.2022

**APPLICATION NO:** 6.147.36.G.PBR

**LOCATION:**

Jubilee Farm Wescoe Hill Lane Weeton Leeds North Yorkshire LS17 0EZ

**PROPOSAL:**

Prior notification for conversion of agricultural building to 1 dwelling.

**APPLICANT:**

C/o Agent

APPROVED subject to the following conditions:-

- 1 The development shall be completed within three years of the date of this prior notification application.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:  
  
3337 / REV F Drawing Package - submitted 16 November 2022  
Location Plan - submitted 10 November 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.

Reasons for Conditions:-

- 1 To comply with the requirements of Town and Country Planning General Permitted Development Order Schedule 2, Part 3 Class Q 2021 (as amended).
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of air quality and pollution.

**INFORMATIVES**

- 1 The applicant / developer is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework 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.
- 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 in accordance with the YALPAG

guidance on Verification of Cover Systems. This should be validated through sampling on site.

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

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<b>CASE NUMBER:</b>	22/03664/FUL	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Izabelle Waddington	<b>DATE VALID:</b>	22.09.2022
<b>GRID REF:</b>	E 419331	<b>TARGET DATE:</b>	17.11.2022
	N 448073	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	10.11.2022

**APPLICATION NO:** 6.140.30.F.FUL

**LOCATION:**

Sunnyview Farm Clifton Lane Clifton Otley North Yorkshire LS21 2HE

**PROPOSAL:**

Demolition of existing stables & Erection of replacement stable building.

**APPLICANT:**

Mr N Chippingdale

REFUSED. Reason(s) for refusal:-

- 1 The proposal would result in inappropriate development due to the proposed stable building being materially larger than the one it replaces. This would result in additional bulk and massing which represents a moderate but harmful reduction in openness. Therefore the proposal represents an inappropriate form of development in the Green Belt, which would be in conflict with policy GS4 of the local plan.

The proposal does not protect or enhance the surrounding landscape of the Nidderdale Area of Outstanding Natural Beauty due to its bulk and massing. It is also noted that the proposal does not uphold the character and appearance of the Grade II listed host dwelling. As a result, the proposal is not in line with policy HP3, HS6, GS6, NE4, HP7 and guidance within the NPPF and Section 72 of the LBCA Act.

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<b>CASE NUMBER:</b>	22/03674/FUL	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Izabelle Waddington	<b>DATE VALID:</b>	04.10.2022
<b>GRID REF:</b>	<b>E</b> 410144	<b>TARGET DATE:</b>	29.11.2022
	<b>N</b> 451561	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	16.11.2022

**APPLICATION NO:** 6.128.5.J.FUL

**LOCATION:**

Blackhill House Langbar Ilkley North Yorkshire LS29 0ET

**PROPOSAL:**

Small two storey extension

**APPLICANT:**

Mr Ben Wood

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - Proposed Floor Plans - AGC/11/416 - 010
  - Proposed Elevations - AGC/11/416 - 011

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/03685/FUL	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Lisa Alder	<b>DATE VALID:</b>	23.09.2022
<b>GRID REF:</b>	<b>E</b> 427909	<b>TARGET DATE:</b>	18.11.2022
	<b>N</b> 449192	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	04.11.2022

**APPLICATION NO:** 6.134.154.B.FUL

**LOCATION:**

2 Brackenwell Lane North Rigton North Yorkshire LS17 0DG

**PROPOSAL:**

Erection of new garage to replace existing.

**APPLICANT:**

Mr Philip Murphy

APPROVED subject to the following conditions:-

**INFORMATIVES**

- 1 Public Rights of Way
  - i) There is a Public Right of Way or a 'claimed' Public Right of Way within or adjoining the application site boundary - please see the plan available on public access.
  - 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](mailto: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.

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**CASE NUMBER:** 22/03736/FUL  
**CASE OFFICER:** Josh Arthur  
**GRID REF:** E 425951  
N 446856

**WARD:** Washburn  
**DATE VALID:** 27.09.2022  
**TARGET DATE:** 22.11.2022  
**REVISED TARGET:** 28.11.2022  
**DECISION DATE:** 23.11.2022

**APPLICATION NO:** 6.146.36.A.FUL

**LOCATION:**

Riffa Manor Bungalow Harrogate Road Leathley North Yorkshire LS21 2PT

**PROPOSAL:**

Works to provide additional storey including increase in eaves and ridge height, alterations to fenestration, erection of 3no. dormer windows and installation of 2no. rooflights (resubmission of application no. 22/00936/FUL)

**APPLICANT:**

Mr and Mrs K Czajka

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
  
Roof and Site Plan, Ground and First Floor Plan as Proposed DWG No. 003 Rev. A Received 21.11.2022  
Elevations and Sections as Proposed DWG No. 004 Rev. B Received 21.11.2022
- 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 building.

Reasons for Conditions:-

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

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**CASE NUMBER:** 22/03905/FUL  
**CASE OFFICER:** Lisa Alder

**WARD:** Washburn  
**DATE VALID:** 10.10.2022

**GRID REF:** E 428211 **TARGET DATE:** 05.12.2022  
N 446570 **REVISED TARGET:**  
**DECISION DATE:** 17.11.2022

**APPLICATION NO:** 6.147.340.FUL

**LOCATION:**

Weeton House Wescoe Hill Lane Weeton North Yorkshire LS17 0AT

**PROPOSAL:**

Alterations including new front bay window, fenestration alterations, moving of entrance door, demolition of single storey extension and roof alterations.

**APPLICANT:**

Mr And Mrs Kieron Bakewell

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17th November 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawing:

'Plans and Elevations Existing and Proposed' JOB: 471/01 DWG: (02)002 dated 01/09/2022

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.

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**CASE NUMBER:** 22/03928/CLOPUD **WARD:** Washburn  
**CASE OFFICER:** Emily Brown **DATE VALID:** 12.10.2022  
**GRID REF:** E 428452 **TARGET DATE:** 07.12.2022  
N 447019 **REVISED TARGET:**  
**DECISION DATE:** 08.11.2022

**APPLICATION NO:** 6.147.324.D.CLOPUD

**LOCATION:**

Mallorys Meadow Weeton Lane Weeton Leeds North Yorkshire LS17 0AW

**PROPOSAL:**

We would like to erect a outbuilding, Garage & Home Office under class E. Please see plans

**APPLICANT:**

Mr A Webster

1 APPROVED

- 1 The proposed outbuilding is shown in the proposed plans 'Proposed Garage 4899 REV G 02/11/2022' submitted to the Local Planning Authority on 2nd November 2022. This complies with Schedule 2, Part 1 Class E of the General Permitted Development Order 2015 (as amended).

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<b>CASE NUMBER:</b>	22/03996/DVCON	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Lisa Alder	<b>DATE VALID:</b>	24.10.2022
<b>GRID REF:</b>	<b>E</b> 419984	<b>TARGET DATE:</b>	19.12.2022
	<b>N</b> 447303	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	21.11.2022

**APPLICATION NO:** 6.140.61.B.DVCON

**LOCATION:**

Newlands Newall Carr Road Clifton North Yorkshire LS21 2ES

**PROPOSAL:**

Variation of Condition 2 (approved drawings) and Condition 3 (materials) of planning permission 18/04931/FUL - Erection of 2 no. single storey extensions, a first floor extension and a front canopy. Installation of dormer, balcony, balustrade and roof lights, and alterations to fenestration.

**APPLICANT:**

Mr And Mrs Roach

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 30.01.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the following submitted drawings:

'Proposed plans and elevations' REV: C PROJECT: 1805 DWG: 03 received by the



council on 16th October 2022.  
Location Plan: Stanfords, received 27 November 2018.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/04051/FUL	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Lisa Alder	<b>DATE VALID:</b>	20.10.2022
<b>GRID REF:</b>	E 426779	<b>TARGET DATE:</b>	15.12.2022
	N 445834	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	24.11.2022

**APPLICATION NO:** 6.146.37.FUL

**LOCATION:**

Well Cottage 3 Castley Hall Barns Castley Lane Castley North Yorkshire LS21 2PY

**PROPOSAL:**

Timber orangery.

**APPLICANT:**

Mr and Mrs Kelshaw

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

'Block Plan' DWG: 12550/03 dated October 2022.

'Proposed Plans & Elevations' DWG: 12550/02 dated October 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.

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<b>CASE NUMBER:</b>	22/01162/FUL	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Mike Parkes	<b>DATE VALID:</b>	17.03.2022
<b>GRID REF:</b>	<b>E</b> 432949	<b>TARGET DATE:</b>	12.05.2022
	<b>N</b> 471734	<b>REVISED TARGET:</b>	27.10.2022
		<b>DECISION DATE:</b>	21.11.2022

**APPLICATION NO:** 6.32.32.H.FUL

**LOCATION:**

The Half Moon Inn Sharow Lane Sharow North Yorkshire HG4 5BP

**PROPOSAL:**

Change of Use to a Single Dwelling.

**APPLICANT:**

Mr Mark Fitton

REFUSED. Reason(s) for refusal:-

- 1 Insufficient evidence has been submitted to demonstrate that no community use exists for this property and consequently the use of the property, which is considered to be an undesignated heritage asset, as a dwellinghouse is contrary to Policies HP2 and HP8 of the Harrogate District Local Plan 2014-2035.

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<b>CASE NUMBER:</b>	22/02803/DISCON	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Chloe Temple	<b>DATE VALID:</b>	17.07.2022
<b>GRID REF:</b>	<b>E</b> 438093	<b>TARGET DATE:</b>	11.09.2022
	<b>N</b> 473241	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	04.11.2022

**APPLICATION NO:** 6.26.122.H.DISCON

**LOCATION:**

Ivy Holme Dishforth Village Dishforth North Yorkshire YO7 3LR

**PROPOSAL:**

Approval of details required under condition 5 (materials) and condition 8 (highways details) of Planning Permission 16/04614/OUT: Outline application for 1 no. dwelling with access with some matters reserved.

**APPLICANT:**

Mr Richard Appleton

**CONFIRMATION of discharge of condition(s)****INFORMATIVES**

- 1 Condition 5 - The materials were inspected by a planning officer on 3rd August 2022 - listed as 'Planning Officer - Material Images' on public access. These materials were assessed in consultation with the case officer on the original application who deems the materials satisfactory.
- 2 A 'Location Plan - Point 8 - Reserved Matters Addressed' was submitted to the council on 17th July 2022 and a Highway Aspects Plan was submitted to the council on 14th July 2022. These documents were assessed in consultation with the local Highways Authority who deemed the supporting information sufficient to agree condition 8 on 20th October 2022.

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<b>CASE NUMBER:</b>	22/03324/FUL	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Kate Exley	<b>DATE VALID:</b>	28.09.2022
<b>GRID REF:</b>	<b>E</b> 436729	<b>TARGET DATE:</b>	23.11.2022
	<b>N</b> 475004	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	22.11.2022

**APPLICATION NO:** 6.22.92.F.FUL

**LOCATION:**

Sunny View Sleights Lane Rainton North Yorkshire YO7 3PX

**PROPOSAL:**

Formation of a 20m x 40m outdoor riding arena (domestic use only).

**APPLICANT:**

Mr P Holliday

**APPROVED subject to the following conditions:-**

- 1 The development hereby permitted shall be begun on or before 22nd November 2025.
- 2 The development hereby approved shall be carried out in strict accordance with the application form and the following drawings received by the council:

Proposed Site Plan. Drawing no. SV/PRLP001 revision A. received 28 September 2022.

Location Plan. received 25 August 2022.

Proposed Section Elevation - Gate. Drawing no. GATE/001. received 28 September 2022.

Proposed Section Elevation - Fence. Drawing no. FEX/SV/001. received 25 August 2022.

Proposed Section - Surface Material. Drawing no. SUR/SV/001. received 25 August 2022.

- 3 The development hereby permitted shall be for the private domestic use of the landowners. The development shall not be used for commercial purposes.

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 amenities of nearby residents and in the interests of highway safety.

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<b>CASE NUMBER:</b>	22/03505/DISCON	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Chloe Temple	<b>DATE VALID:</b>	12.09.2022
<b>GRID REF:</b>	<b>E</b> 433956	<b>TARGET DATE:</b>	07.11.2022
	<b>N</b> 471267	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	22.11.2022

**APPLICATION NO:** 6.33.21.D.DISCON

**LOCATION:**

Holly Cottage Copt Hewick Village Copt Hewick North Yorkshire HG4 5BY

**PROPOSAL:**

Approval of details required under Condition 3 (materials to roof and walls), Condition 10 (land contamination) and Condition 11 (EV Charging Points) of planning permission 19/03805/FUL: Conversion of garage and outbuildings to form 1 no. dwelling with works including demolition of single storey extension, erection of 1 no. single storey and 1 no. two storey extensions, raising of roof height, installation of cladding, installation of 4 no. roof lights and alterations to fenestration.

**APPLICANT:**

Mr M Anderson

CONFIRMATION of discharge of condition(s)

## INFORMATIVES

- 1 A site visit was conducted by a planning officer on 23/09/2022, however the materials were not accessible to view. The agent later sent the material images - listed as 'Planning Officer - Material Images' on public access. These materials were assessed in consultation with the case officer on the original application who deems the materials satisfactory.
- 2 A Phase 1 contaminated land assessment (prepared by Roberts Environmental Ltd, author Rachel Stephenson, dated September 2022, reference 220814.R.001) was received by the council on 12/09/2022. This document was assessed in consultation with Environmental Health who deemed the supporting information sufficient to agree Part A, B and C of the application. Part D must remain in place until completion of the development.
- 3 A Solo 3 Home Datasheet and 'Proposed - Ground Floor Plan' (Prepared by Andrew Burningham, dwg no. PL21 REV D, no date) was submitted the council in support of condition 11 on 09/12/2022. These documents were assessment by a planning officer who deemed the supporting information sufficient to agree condition 11.

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<b>CASE NUMBER:</b>	22/03860/DISCON	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Amina Jones	<b>DATE VALID:</b>	05.10.2022
<b>GRID REF:</b>	<b>E</b> 437672	<b>TARGET DATE:</b>	30.11.2022
	<b>N</b> 472936	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	16.11.2022

**APPLICATION NO:** 6.26.261.C.DISCON

**LOCATION:**

Land Comprising Field At 437672 472936 Dishforth North Yorkshire

**PROPOSAL:**

Approval of details required under Condition 5 of planning permission 18/02046/REMMAJ - Reserved matters application for the erection of 72 dwellings; formation of school approach road and car park (Appearance, Landscaping Layout and Scale considered) under Outline Permission 16/04981/OUTMAJ (Revised Scheme).

**APPLICANT:**

Strata

CONFIRMATION of discharge of condition(s)

## **INFORMATIVES**

- 1 The installation of a stone chipping footpath within the public open space as shown in detailed drawing P17-2466.035K is considered acceptable for the approval of Condition 5.
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