

HARROGATE BOROUGH COUNCIL

PLANNING COMMITTEE

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

CASE NUMBER:	22/02467/FUL	WARD:	Falls Within 2 Or More
CASE OFFICER:	Sam Witham	DATE VALID:	25.06.2022
GRID REF:	E 434752	TARGET DATE:	20.08.2022
	N 457097	REVISED TARGET:	02.11.2022
		DECISION DATE:	24.10.2022

APPLICATION NO: 6.100.108.X.FUL

LOCATION:

Leonardos View 15A Waterside Knaresborough North Yorkshire HG5 9AZ

PROPOSAL:

Upper floor extension to existing single-storey dwelling and associated works

APPLICANT:

Mrs Angela Mountain

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24th October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - LVW408V301-400-1101-2101 P01 Proposed Site Plan
 - LVW408V301-500-1101-2101 P01 Proposed Ground Floor Plan
 - LVW408V301-500-1102-2101 P01 Proposed First Floor Plan
 - LVW408V301-500-3100-2101 P01 Proposed Elevations
 - LVW408V301-3100-4100-3101 P01 Proposed Views
 - LVW408V301-500-1103-2101 P01 Proposed Roof Plan
 - LVW408V301-500-3100-2101 P01 Proposed Sections

Received by the council on the 22nd June 2022

- 3 Unless where specified, the materials to be used in the construction of the external surfaces hereby permitted shall match those used in the existing building.

Reasons for Conditions:-

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

CASE NUMBER:	22/03520/DISCON	WARD:	Falls Within 2 Or More
CASE OFFICER:	Jeremy Constable	DATE VALID:	09.09.2022
GRID REF:	E 435395	TARGET DATE:	04.11.2022
	N 459753	REVISED TARGET:	
		DECISION DATE:	20.10.2022

APPLICATION NO: 6.84.83.D.DISCON

LOCATION:

Hall Cottage Farnham Lane Farnham Knaresborough North Yorkshire HG5 9JP

PROPOSAL:

Approval of details required under condition 3 (materials) of planning permission 22/01920/LB - Demolition of existing outbuilding and construction of new outbuilding in stone, for use as ancillary accommodation. Erection of 1.5m high boundary wall to west elevation roadside.

APPLICANT:

Mrs V Harrison

- 1 CONFIRMATION of discharge of condition(s)

CASE NUMBER:	20/02546/DISCON	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Mike Parkes	DATE VALID:	16.11.2020
GRID REF:	E 439157	TARGET DATE:	11.01.2021
	N 467398	REVISED TARGET:	
		DECISION DATE:	18.10.2022

APPLICATION NO: 6.56.74.B.DISCON

LOCATION:

Land Comprising OS Field 1541 Skelton Road Langthorpe North Yorkshire

PROPOSAL:

Approval of details required under condition 4 (tree protection and planting scheme), condition 8 (surface water), condition 10 (foul and surface water drainage scheme), condition 11 (run-off rates), condition 13 (site investigation), condition 14 (site levels) and

condition 16 (travel plan) of planning permission 18/05001/FULMAJ Demolition of existing farm buildings; Erection of 63 no. dwellings and associated landscaping.

APPLICANT:

Ms Samantha Evans

2 PART confirmation of compliance with condition(s)

1 No details have been provided of a scheme of sustainable tree planting incorporating underground systems nor of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation. The terms of conditions 4 and 8 consequently have not been compiled with.

INFORMATIVES

1 In respect of condition 4 the tree protection requirements are set out in sections A and B of that condition and no further details are required to be approved.

2 In respect of conditions 10 and 11 the approved details are contained within the Sustainable Urban Drainage System Management Plan December 2020 Rev A, the Elluc Projects Micro Drainage data as received by the Local Planning Authority on 16.02.2022 and the following Elluc Projects Drawing No's commencing ELL/19052/TW/L/;

100 Rev K S104 Layout dated 30.10.20.

105 Rev B Flood Exceedance Plan dated 11.11.21.

120 Rev B Plot Drainage layout Sheet 1 of 2 dated 18.03.20.

121 Rev B Plot Drainage layout Sheet 2 of 2 dated 18.03.20.

170 Rev A Catchment Plan dated 11.03.20.

220 Rev D Manhole Schedule dated 28.05.20.

310 Rev A Standard Drainage Detail Sheet 1 of 2 dated 28.05.20.

311 Standard Drainage Detail Sheet 2 of 2 dated 19.02.20.

3 Condition 10 remains extant requiring the foul and surface water drainage works to be implemented in accordance with the approved details and that no part or phase of the development shall be brought into use until the drainage works approved for that part or phase has been completed.

4 Condition 11 remains extant requiring no part of the development to be brought into use until the development flow restriction works comprising the approved scheme has been completed. The approved maintenance and management scheme being implemented throughout the lifetime of the development.

5 Section D of Condition 15 remains extant requiring that 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 of that condition, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of section B of that condition, and which is subject to the approval in writing of the Local Planning Authority.

- 6 The approved site levels under condition 14 are shown on the following Elluc Projects External Work Layout drawing no's commencing ELL/19052/TW/L/;

140 Sheet 1 of 2 revision B dated 18.03.20

141 Sheet 2 of 2 revision B dated 18.03.20

The ongoing terms of condition 14 require the development to be carried out only in accordance with those approved details.

- 7 The tps Residential Travel Plan June 2020 ref P1214_20200623 plan is the approved document under condition 16 and the ongoing terms of that condition require that approved Travel Plan to be implemented and the development thereafter be carried out and operated in accordance with the approved Travel Plan.

CASE NUMBER:	20/04109/DISCON	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Mike Parkes	DATE VALID:	21.10.2020
GRID REF:	E 439157	TARGET DATE:	16.12.2020
	N 467398	REVISED TARGET:	
		DECISION DATE:	27.10.2022

APPLICATION NO: 6.56.74.B.DISCON

LOCATION:

Land Comprising OS Field 1541 Skelton Road Langthorpe North Yorkshire

PROPOSAL:

Approval of details for Conditions 7 (highway improvement works); 9 (highway condition survey); and 12 (Exceedance Flow Plan) of permission 18/05001/FULMAJ [Demolition and erection of 63 no. dwellings and associated landscaping]

APPLICANT:

Taylor Wimpey North Yorkshire

PART confirmation of discharge of condition(s)

CONFIRMATION OF DISCHARGE TO PART BELOW:

Approval of details for 9 (highway condition survey); and 12 (Exceedance Flow Plan)

REFUSAL OF DISCHARGE TO PART BELOW:

Approval of details for Condition 7 (highway improvement works)

Reasons for refusal:

- 1 No detail has been submitted of the footpath widening nor the actual location of the chicane. Consequently the details provided do not satisfy the requirements of condition 7.

INFORMATIVES

- 1 The approved detail under condition 9 is the ZTL Contracting Langthorpe Dilapidation Report Leeming Lane & Skelton Road 15th October 2020.
- 2 The approved detail under condition 12 is Elluc Projects Flood Exceedance Plan drawing no. ELL-19052-TW-L-105 Rev. B dated 11.11.21.

CASE NUMBER:	22/03458/FUL	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Kate Exley	DATE VALID:	07.09.2022
GRID REF:	E 432991	TARGET DATE:	02.11.2022
	N 466277	REVISED TARGET:	04.11.2022
		DECISION DATE:	03.11.2022

APPLICATION NO: 6.54.232.C.FUL

LOCATION:

Orchard House Main Street Bishop Monkton North Yorkshire HG3 3QP

PROPOSAL:

Demolition of outbuilding and erection of replacement garden room with solar panels to southern elevation; Demolition of rear porch and installation of new entrance door; Replacement windows; Erection of new boundary wall.

APPLICANT:

Mr & Mrs Beadle

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 03.11.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the following detail:

Amended - Proposed Site Plan. PL06 Revision A. Received 27.10.22.
Amended - Proposed Outbuilding Floor Plans and Elevations. PL26 Revision E.
Received 25.10.22.
Proposed Basement Plan. PL20. Received 06.09.22.
Proposed Ground Floor Plan. PL21. Received 06.09.22.
Proposed First Floor Plan. PL22. Received 06.09.22.
Proposed Roof Plan. PL23. Received 06.09.22.
Proposed Elevations. PL25. Received 06.09.22.

- 3 The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Orchard House Bishop Monkton.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The formation of a separate residential use would not be acceptable.

CASE NUMBER:	20/03225/S106	WARD:	Boroughbridge
CASE OFFICER:	Gerard Walsh	DATE VALID:	18.08.2020
GRID REF:	E 439819	TARGET DATE:	13.10.2020
	N 465720	REVISED TARGET:	21.10.2022
		DECISION DATE:	19.10.2022

APPLICATION NO: 6.64.409.D.S106

LOCATION:

Taylor Wimpey Greystones Residential Development Boroughbridge North Yorkshire

PROPOSAL:

Application to modify the s106 legal agreement associated with 17/02937/FULMAJ (erection of 184 no. dwellings with associated landscaping and access) - to allow amendments to the arrangements for the management of public open space.

APPLICANT:

Taylor Wimpey (North Yorkshire) Ltd

7 APPROVED

CASE NUMBER:	21/04240/FULMAJ	WARD:	Boroughbridge
CASE OFFICER:	Kate Broadbank	DATE VALID:	17.11.2021
GRID REF:	E 439420	TARGET DATE:	16.02.2022
	N 466026	REVISED TARGET:	21.10.2022
		DECISION DATE:	20.10.2022

APPLICATION NO: 6.64.348.FULMAJ

LOCATION:

Land South Of Barnaby Way Off Wetherby Road Boroughbridge North Yorkshire

PROPOSAL:

Erection of two detached blocks of 8no. Class E(g) (ii) research and development and E(g) (iii) industrial uses and/or B8 storage and distribution units

APPLICANT:

Tappenden And Co Ltd

2 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 20.10.2025.

2 The development hereby permitted shall not be carried out otherwise in strict accordance with the submitted details set out below and as modified by the conditions of this consent:

Location Plan 17699-100 Rev A
Proposed Block Plan 17699-(P)111B
Proposed Site Plan 17699-(P)112B
Proposed Site Section 17699-(P)113C
Proposed Block 1 Elevations 17699-(P)115D
Proposed Block 1 Plans 17699-(P)114 Rev A
Proposed Block 2 Elevations 17699-(P)117E
Proposed Block 2 Plans 17699-(P)116 Rev A
Proposed Cycle Shelter 17699-(P)120 Rev A
Landscape Plan 17699-VL_L01A
Arb Impact Assessment - Tree Protection Plan BA11132TPP Rev A
Energy Statement ZED dated 24.03.22.

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 No development for any phase of the development must commence until a Construction Management Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development

must be undertaken in accordance with the approved Construction Management Plan. The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:

1. Details of any temporary construction access to the site including measures for removal following completion of construction works;
2. Restriction on the use of access for construction purposes;
3. Wheel and chassis underside washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway;
4. The parking of contractors' site operatives and visitor's vehicles;
5. Areas for storage of plant and materials used in constructing the development clear of the highway;
6. Measures to manage the delivery of materials and plant to the site including routing and timing of deliveries and loading and unloading areas;
7. Details of the routes to be used by HGV construction traffic and highway condition surveys on these routes;
8. Protection of carriageway and footway users at all times during demolition and construction;
9. Protection of contractors working adjacent to the highway;
10. Details of site working hours;
11. Erection and maintenance of hoardings including decorative displays, security fencing and scaffolding on/over the footway & carriageway and facilities for public viewing where appropriate;
12. Means of minimising dust emissions arising from construction activities on the site, including details of all dust suppression measures and the methods to monitor emissions of dust arising from the development;
13. Measures to control and monitor construction noise;
14. An undertaking that there must be no burning of materials on site at any time during construction;
15. Removal of materials from site including a scheme for recycling/disposing of waste resulting from demolition and construction works;
16. Details of the measures to be taken for the protection of trees;
17. Details of external lighting equipment;
18. Details of ditches to be piped during the construction phases;
19. A detailed method statement and programme for the building works; and
20. Contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

- 5 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.

- 6 No deliveries or despatches shall be made to or from the site, and no delivery or despatch vehicles shall enter or leave the site (whether laden or unladen), before the hours of 07:30 nor after 1800 Monday to Friday and before the hours of 08:00 nor after 13:00 Saturday, or at all on Sundays and Public Holidays.
- 7 No noise generating machinery or plant shall be operated, or process carried out except between the hours 07:30 and 18:00 Monday to Saturday and at no time on Sundays, Bank or Public Holidays.
- 8 Before each unit is brought into use, a noise mitigation scheme shall be submitted in writing and approved in writing by the local planning authority detailing measures that will be implemented to ensure that any noise associated with the development does not cause detriment to amenity or a nuisance, especially to those living and working in the vicinity. The assessment 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.

Such an agreed noise mitigation scheme shall be implemented prior to the development being brought into use and fully maintained thereafter. 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.

- 9 Prior to the occupation of the commercial units, suitable and sufficient waste storage facilities shall be provided for the safe and secure on site storage of waste derived from the units to ensure that no detriment to amenity from smell, flies or vermin arises. A scheme detailing the provisions to be made for the safe storage of waste must be submitted to and approved in writing and not altered without the prior written approval of the local planning authority and shall be maintained for the life of the approved development.
- 10 Before any external artificial lighting works are commenced, a scheme which indicates the measures to be taken for the control of any glare or stray light arising from the operation of artificial lighting shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the artificial lighting shall be operated in accordance with the approved scheme.
- 11 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.

- 12 Notwithstanding details as approved by Condition 2, should any further alterations be considered necessary to levels on site full details of existing and proposed site levels, finished floor levels and any changes to the surrounding landform must be submitted in writing to the Local Planning Authority and approved prior to any such changes taking place.
- 13 The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.
- 14 There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:-
 - a) Evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;
 - b) Evidence of existing positive drainage to public sewer and the current points of connection; and
 - c) The means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.
- 15 Before any materials are brought onto the site or any development is commenced, the developer shall implement the agreed specification for root protection area (RPA) (as per Barnes Associates draw BA11132AIA dated Nov 2021) 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.
- 16 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.
- 17 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 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.
- 18 An updated version of the DEFRA Biodiversity Metric must be submitted for the written agreement of the LPA, prior to the commencement of works. The updated version of the Metric must account for the quantity and quality (condition status) for all the existing habitats within the red-line of the site boundary (Including the line of

trees and shrubs on the southern boundary) and the habitats proposed to be retained and to be created in accordance with the Landscape Plan 17699-VL_L01 A.

- 19 A Biodiversity Enhancement and Management Plan must be submitted for the written agreement of the local planning authority, prior to the commencement of works. The BEMP must details how the habitats referred to in the Landscape Plan 17699-VL_L01 A shall be established and maintained for the long-term, in the quantities and quality (condition status) as set out in the Biodiversity Metric spreadsheet, once this has been agreed with the LPA.
- 20 Any removal of trees or shrubs which is agreed must be undertaken outside the main birds nesting season (i.e. not between March and August inclusively).
- 21 Within three months of the commencement of the development a Design Stage Certificate issued by BRE shall be submitted for the approval in writing of the Local Planning Authority. The development shall meet BREEAM "Excellent". Thereafter the development shall be carried out in accordance with the approved details.
- 22 A Post Construction Stage Certificate issued by BRE for the development demonstrating that at least the 'Excellent' standard has been met shall be submitted for the approval in writing of the Local Planning Authority within three months of the development hereby permitted being brought into use.
- 23 Prior to commencement of any external construction of the walls of the development hereby approved, a scheme for the installation of the solar panels shall be submitted in writing for the written approval of the Local Planning Authority. The scheme shall include:
 - (a) Details of design and specification of the solar panels;
 - (b) Timing of installation; and
 - (c) Submission of MCS Certificates upon completion.

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

- 24 Prior to the installation of air source heat pumps, details shall be submitted to the LPA for approval. These should include but are not limited to, technical details, visual appearance, details of location and position and ground surface material, a noise assessment report undertaken by a competent person including cumulative impacts and impact in relation to background noise and any noise attenuation measures required.

The rating level of sound emitted from any fixed plant or multiple fixed plant associated with the development shall not exceed the background sound levels between the hours of 0700- 2200 (taken as a typical one hour LA90 at the sound sensitive premises) and shall not exceed the background sound level between 2200-0700 (taken as a typical 15 minute LA90 at the 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. The air source heat pumps shall be installed in accordance with the approved details and maintained and retained as such in accordance with the details submitted and approved above, for the lifetime of the development.

- 25 The parking spaces equipped with electric vehicle charging points as identified on drawing Proposed Site Plan 17699-(P)112B shall have those electric vehicle charging points of Mode 3 type (specific socket on a dedicated circuit with a minimum current rating of 16 Amp) and the building hereby approved shall not be brought into use until those charging points are installed and available for use. The charging points shall be retained thereafter.
- 26 Development shall not commence until a scheme detailing foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail phasing of the development and phasing of drainage provision, where appropriate. Principles of sustainable urban drainage shall be employed wherever possible. The works shall be implemented in accordance with the approved phasing. No part or phase of the development shall be brought into use until the drainage works approved for that part or phase has been completed.
- 27 Development shall not commence until a scheme restricting the rate of development flow runoff from the site has been submitted to and approved in writing by the Local Planning Authority. The flowrate from the site shall be restricted to the existing rate less a 30% minimum reduction of existing peak flow rates. A 30% allowance shall be included for climate change effects and a further 10% for urban creep for the lifetime of the development. Storage shall be provided to accommodate the minimum 1 in 100 year plus climate change critical storm event. The scheme shall include a detailed maintenance and management regime for the storage facility. No part of the development shall be brought into use until the development flow restriction works comprising the approved scheme has been completed. The approved maintenance and management scheme shall be implemented throughout the lifetime of the development.
- 28 The development shall not commence until a scheme, detailing the treatment of all surface water flows from parking areas and hardstanding through the use of road side gullies, oil interceptors, reedbeds or alternative treatment systems, has been submitted to and approved in writing by the Local Planning Authority. Use of the parking areas/hardstanding shall not commence until the works comprising the approved treatment scheme have been completed. Roof water shall not pass through the treatment scheme. Treatment shall take place prior to discharge from the treatment scheme. The treatment scheme shall be retained, maintained to ensure efficient working and used throughout the lifetime of the development.
- 29 No phase of the development shall take place until detailed drawings have been submitted to, and approved by the Local Planning Authority showing how surface water will be managed during the construction phase.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 To achieve 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 In the interest of public safety and amenity.
- 5 To protect the health of nearby sensitive receptors and future occupiers of the site from any possible effects of contaminated land.
- 6 To protect the amenities of nearby noise sensitive residents.
- 7 To protect the amenities of noise sensitive residents.
- 8 To protect the amenities of noise sensitive residents.
- 9 In the interests of general and residential amenity.
- 10 To protect the amenities of nearby residents.
- 11 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 12 In the interests of amenity.
- 13 In the interest of satisfactory and sustainable drainage.
- 14 To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage.
- 15 To ensure the protection of existing trees.
- 16 To ensure the protection of existing trees.
- 17 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 18 To provide enhancement for biodiversity.
- 19 To ensure long term biodiversity enhancement.
- 20 To ensure the protection of nesting birds.
- 21 To safeguard the environment and mitigate climate change.
- 22 To safeguard the environment and mitigate climate change.
- 23 To safeguard the environment and mitigate climate change.
- 24 To safeguard the environment and mitigate climate change.
- 25 To safeguard the environment and mitigate climate change in accordance with Local Plan Policy TI1.
- 26 To ensure the provision of adequate and sustainable means of drainage in the interests of amenity and flood risk.
- 27 To mitigate additional flood impact from the development proposals and ensure that flood risk is not increased elsewhere.
- 28 To prevent pollution of the water environment from the development site.
- 29 To ensure surface water is properly managed through the construction phases of the development.

INFORMATIVES

- 1 The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.

- 2 The applicant should take all relevant precautions to minimise the potential for disturbance to the occupiers of neighbouring properties in terms of noise and dust during the demolition and construction phases of the development. This should include not working outside regular daytime hours, the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received.

CASE NUMBER:	22/03164/LB	WARD:	Boroughbridge
CASE OFFICER:	Amy Benfold	DATE VALID:	05.09.2022
GRID REF:	E 439621	TARGET DATE:	31.10.2022
	N 466902	REVISED TARGET:	11.11.2022
		DECISION DATE:	03.11.2022

APPLICATION NO: 6.64.512.C.LB

LOCATION:

The Sweet Shop Bridge Street Boroughbridge North Yorkshire YO51 9LA

PROPOSAL:

Listed Building Consent for the replacement of windows and doors, replacement of roof finish, alterations to fireplace, forming of opening between Kitchen and Dining areas, installation of stove with flue to Family Room/Dining, installation of railings and removal of Laurel hedge.

APPLICANT:

Mr And Mrs Wheeler

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 3rd November 2025.

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

(Amended) Proposed External Works - Drawing No. 2159.P01, rev.B. Received 03.11.2022.

(Amended) Existing and Proposed Site Plans - Drawing No. 2159.P06, rev.A. Received 31.10.2022.

Proposed South West Elevations and Window Details - Drawing No. 2159.P02, rev.A. Received 15.08.2022.

Proposed South East Elevations and Door Details - Drawing No. 2159.P03, rev.A. Received 15.08.2022.

Proposed North West Elevation and Ground Floor Plan 2159.P04, rev.A. Received 15.08.2022.

Proposed First and Second Floor Plans - Drawing No. 2159.P05, rev.A. Received 15.08.2022.

- 3 Prior to the installation of the new fireplace, an investigation of the fabric which lies behind the modern installation, and scaled/detailed plans of the final details of the new fireplace, shall be submitted and approved in writing by the Local Planning Authority.
- 4 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of the roof tiles and details of the mortar mix and re-pointing shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.

Reasons for Conditions:-

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

CASE NUMBER:	22/03174/FUL	WARD:	Boroughbridge
CASE OFFICER:	Amy Benfold	DATE VALID:	05.09.2022
GRID REF:	E 439621	TARGET DATE:	31.10.2022
	N 466902	REVISED TARGET:	11.11.2022
		DECISION DATE:	03.11.2022

APPLICATION NO: 6.64.512.B.FUL

LOCATION:

The Sweet Shop Bridge Street Boroughbridge North Yorkshire YO51 9LA

PROPOSAL:

Replacement of windows and doors, replacement of roof finish, alterations to fireplace, forming of opening between Kitchen and Dining areas, installation of stove with flue to Family Room/Dining, installation of railings and removal of Laurel hedge.

APPLICANT:

Mr And Mrs Wheeler

2 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:

(Amended) Proposed External Works - Drawing No. 2159.P01, rev.B. Received 03.11.2022.

(Amended) Existing and Proposed Site Plans - Drawing No. 2159.P06, rev.A. Received 31.10.2022.

Proposed South West Elevations and Window Details - Drawing No. 2159.P02, rev.A. Received 15.08.2022.

Proposed South East Elevations and Door Details - Drawing No. 2159.P03, rev.A. Received 15.08.2022.

Proposed North West Elevation and Ground Floor Plan 2159.P04, rev.A. Received 15.08.2022.

Proposed First and Second Floor Plans - Drawing No. 2159.P05, rev.A. Received 15.08.2022.

3 Prior to the installation of the new fireplace, an investigation of the fabric which lies behind the modern installation, and scaled/detailed plans of the final details of the new fireplace, shall be submitted and approved in writing by the Local Planning Authority.

4 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of the roof tiles and details of the mortar mix and re-pointing shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.

Reasons for Conditions:-

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

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

3 In the interests of visual amenity.

4 In the interests of visual amenity.

CASE NUMBER:	22/03355/FUL	WARD:	Boroughbridge
CASE OFFICER:	Lisa Alder	DATE VALID:	29.08.2022
GRID REF:	E 438927	TARGET DATE:	24.10.2022
	N 464668	REVISED TARGET:	
		DECISION DATE:	20.10.2022

APPLICATION NO: 6.64.830.FUL

LOCATION:

The Barn Grange Farm Main Street Minskip North Yorkshire YO51 9HZ

PROPOSAL:

Single storey extension to side of property

APPLICANT:

Mr And Mrs Dalton

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 20.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

'Site Plan - As Proposed' DWG: PL06 Rev: B
'Proposed - Ground Floor Plan' DWG: PL20 Rev: B
'Proposed - Roof Plan' DWG: PL22 Rev: B
'Proposed - Elevations' DWGs: PL25 and PL26 Rev: B

All received by the council on 29th August 2022.

Reasons for Conditions:-

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

CASE NUMBER:	22/03418/FUL	WARD:	Boroughbridge
CASE OFFICER:	Jeremy Constable	DATE VALID:	02.09.2022
GRID REF:	E 439577	TARGET DATE:	28.10.2022

N 466212

REVISED TARGET:

DECISION DATE: 25.10.2022

APPLICATION NO: 6.64.831.FUL

LOCATION:

3 Ladywell Road Boroughbridge North Yorkshire YO51 9HL

PROPOSAL:

Erection of two storey side extension over garage.

APPLICANT:

Mr And Mrs P Cocker

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25th October 2025.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following plans and drawings:
Location Plan: Drwg No.5462 P 01 (Received 02.09.2022)
Site plan: Drwg No.5462 P 02 (Received 02.09.2022)
Plans: Drwg No.5462 P 05 (Received 02.09.2022)
Elevations: Drwg No.5462 P 06 (Received 02.09.2022)
- 3 Except where explicitly stated otherwise within the application form and the approved drawings, the external materials of the development hereby approved shall match those of the existing building.

Reasons for Conditions:-

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

CASE NUMBER: 22/03439/FUL
CASE OFFICER: Jeremy Constable
GRID REF: E 439585
N 466511

WARD: Boroughbridge
DATE VALID: 08.09.2022
TARGET DATE: 03.11.2022
REVISED TARGET:
DECISION DATE: 27.10.2022

APPLICATION NO: 6.64.714.C.FUL

LOCATION:

Jasmine Cottage 32 New Row Boroughbridge North Yorkshire YO51 9AX

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr Michael Coates

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 27th October 2025.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
Location Plan: Drwg No.J174-01-01 (Received 05.09.2022)
Site Plan: Drwg No.J174-01-02 A (Received 08.09.2022)
Proposed Plans & Elevations: Drwg No.J174-02-02 (Received 05.09.2022)
- 3 Except where explicitly stated otherwise within the application form and the approved drawings, the external materials of the development hereby approved shall match those of the existing dwelling.
- 4 No development or other operations shall commence on site until a scheme, by a qualified structural engineer, for the foundation details and general building structure has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall ensure that tree roots are retained and the building protected against root activity related movement in the future. Thereafter, development shall take place in accordance with the approved details; no development shall take place except in complete accordance with the approved protection scheme.
- 5 No development shall commence on site before the approved tree report detail (Barnes Associates August 2022) including root protection area (RPA) fencing in line with the requirements of British Standard BS 5837: 2012 (section 6.2.2 figure 2) Trees in Relation to Construction - Recommendations, or any subsequent amendments to that document, around the trees or shrubs or planting to be retained, as indicated on the approved plan. The developer shall maintain such fences until all development subject of this permission is completed.
- 6 Prior to commencement of an approved scheme an Arboricultural Method Statement (AMS) is to be submitted for approval. The AMS will provide the detail for the ground protection within the RPA (tree precautionary zone).

Reasons for Conditions:-

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

- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.
- 4 To ensure tree roots are protected and the building protected against root activity related movement in the future.
- 5 To ensure the protection of the trees on site during the carrying out of the development.
- 6 To ensure the protection of the trees on site

CASE NUMBER:	22/03487/CLOPUD	WARD:	Boroughbridge
CASE OFFICER:	Aimée McKenzie	DATE VALID:	08.09.2022
GRID REF:	E 441161	TARGET DATE:	03.11.2022
	N 464957	REVISED TARGET:	
		DECISION DATE:	02.11.2022

APPLICATION NO: 6.64.320.K.CLOPUD

LOCATION:

Heaton Park, Heaton House Grafton Lane To Highfield Farm Aldborough North Yorkshire YO51 9HE

PROPOSAL:

Application for a Certificate of Lawfulness for commencement of works of application 14/03975/PBR - Prior notification for change of use from agricultural building to residential.

APPLICANT:

Yorkshire Investments Ltd

APPROVED

- 1 Sufficient works to amount to the implementation of development within the time limit have been undertaken.

CASE NUMBER:	22/02107/FUL	WARD:	Claro
CASE OFFICER:	Amy Benfold	DATE VALID:	26.05.2022
GRID REF:	E 432305	TARGET DATE:	21.07.2022
	N 461000	REVISED TARGET:	28.10.2022
		DECISION DATE:	21.10.2022

APPLICATION NO: 6.76.51.FUL

LOCATION:

Stonecroft Brearton Harrogate North Yorkshire HG3 3BX

PROPOSAL:

Erection of single storey rear extension. Alterations to fenestration and materials.

APPLICANT:

Mr And Mrs Dix

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 21.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

(Amended) Proposed Elevations and Section - Drawing No. S.C./03, rev.C. Received 20.10.2022.

(Amended) Proposed Floor Plans - Drawing No. S.C./02, rev.C. Received 20.10.2022.

Reasons for Conditions:-

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

CASE NUMBER:	22/02171/FUL	WARD:	Claro
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	17.06.2022
GRID REF:	E 440269	TARGET DATE:	12.08.2022
	N 456682	REVISED TARGET:	26.10.2022
		DECISION DATE:	25.10.2022

APPLICATION NO: 6.102.18.W.FUL

LOCATION:

Ilke Homes Ltd Flaxby Moor Works Flaxby Moor Farm Track Flaxby North Yorkshire HG5 0XJ

PROPOSAL:

Erection of single storey extension to factory and formation of car park.

APPLICANT:

Flaxby Moor Works

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings;

Location plan; drawing number 22cm1641.104.A.

Location plan; drawing number 13cm136, drawing 105, dated 23/08/2022, revision A.

Proposed roof plan; drawing number 22cm1641.113.-.

Proposed elevation; drawing number 22cm1641.112.-.

Proposed site plan; drawing number 22cm1641.110.-.

Proposed extension proposed plan; drawing number 22cm1641.111.-.

Proposed extension replacement car parking; drawing number 22cm1641/150.-

- 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.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.

CASE NUMBER:	22/02624/DISCON	WARD:	Claro
CASE OFFICER:	Connor Williams	DATE VALID:	18.07.2022
GRID REF:	E 442363	TARGET DATE:	12.09.2022
	N 456295	REVISED TARGET:	
		DECISION DATE:	26.10.2022

APPLICATION NO: 6.95.48.D.DISCON

LOCATION:

Grange Farm Hopperton Street Hopperton North Yorkshire HG5 8NX

PROPOSAL:

Approval of details under Condition 11 (EV charging points) of planning permission

19/01487/FUL: Demolition of lean to sheds and conversion of existing agricultural buildings to 3no. dwellings with associated parking, gardens and alterations (Revised scheme). Approval of details under Condition 9 (EV charging points) of planning permission 21/01114/PBR: Conversion of barn to two dwellings.

APPLICANT:

Mrs K Chester

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 Document (Proposed Site Plan Carport units 2 & 3, option 2, Harrogate Architectural, July 2021)) is considered acceptable for the approval of details under condition 11 and 9.
- 2 Correspondence with applicant confirming details of chargers is considered acceptable for the approval of details under condition 11 and 9.

CASE NUMBER:	22/02941/FUL	WARD:	Claro
CASE OFFICER:	Jeremy Constable	DATE VALID:	23.08.2022
GRID REF:	E 434578	TARGET DATE:	18.10.2022
	N 463270	REVISED TARGET:	
		DECISION DATE:	14.10.2022

APPLICATION NO: 6.69.30.A.FUL

LOCATION:

Highfield St Mongahs Lane Copgrove North Yorkshire HG3 3SZ

PROPOSAL:

Conversion of loft with dormers and rooflights to front and rear elevations.

APPLICANT:

Mr David Moulding

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 14.10.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
Location Plan: (Received 12.08.2022)
Site Plan: Drwg No.HG3-3123 002 Rev A (Received 28.07.2022)
Plans and Elevations: Drwg No.HG3-3123 001 Rev B (Received 12.08.2022)

- 3 The external materials of the development hereby approved shall match those of the existing building.

Reasons for Conditions:-

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

CASE NUMBER:	22/03152/FUL	WARD:	Claro
CASE OFFICER:	Emma Walsh	DATE VALID:	17.08.2022
GRID REF:	E 432612	TARGET DATE:	12.10.2022
	N 459168	REVISED TARGET:	02.11.2022
		DECISION DATE:	31.10.2022

APPLICATION NO: 6.83.4.I.FUL

LOCATION:

Green Tree Main Street Scotton North Yorkshire HG5 9HS

PROPOSAL:

Erection of 1 no. detached dwelling and garage. REVISED PLANS.

APPLICANT:

Mr David Bowe

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 31.10.2025.
- 2 The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

Location Plan; received 16.08.2022

Proposed Site Plan; drwg. 02, Rev C, received 13.10.2022

Proposed Floor Plans and Elevations; drwg. 01 Rev C, received 13.10.2022.

Proposed Sections; drwg. 04, Rev B, received 13.10.2022

Proposed Garage, Bin/Cycle Store floor plan and elevations; drwg. 03 Rev A,

received 12.08.2022.

- 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 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2021 (or any Order revoking and re-enacting that Order with or without modification), the side elevation fenestration to the ground floor utility room, both first floor bathrooms and second floor bathroom ; shall be non-opening below 1.7m above floor level and glazed in obscured glass before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form. The obscured glass shall be designed as equal or higher than Pilkington Textured Glass Level 3 Standard as published January 2010.
- 5 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.
- 6 The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.
- 7 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.
- 8 Prior to the construction of the external walls 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.
- 9 In the event of failure of any trees or shrubs, planted in accordance with any landscaping 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 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 character, integrity and preservation of the building.
- 4 To protect the privacy and amenities of the occupiers of neighbouring property.
- 5 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy HP4 of the Harrogate District Local Plan and the NPPF.
- 6 In the interest of satisfactory and sustainable drainage
- 7 To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network
- 8 In the interests of the visual amenity within the open countryside in accordance with policies HP3 and NE4.
- 9 In the interests of the visual amenity within the open countryside in accordance with policies HP3 and NE4.

INFORMATIVES

- 1 Yorkshire Water's comments advise the following; "On the Statutory Sewer Map, there is a 150 mm diameter public foul sewer recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme. It may not be acceptable to raise or lower ground levels over the sewer and we will not accept any inspection chambers on the sewer to be built over.

In this instance, Yorkshire Water would look for this matter to be controlled (by Requirement H4 of the Building Regulations 2010) and as per the submitted drawing 'GreenTree' - 02 revision A, dated July 2022, the proposed building will be situated c. 2 metres from the recorded position of the inspection chamber to the western site boundary. Based on this, our previous objection can be removed." Please see full comments on Public Access.

- 2 Yorkshire Water's comments advise the following; "It is noted from the submitted planning application that surface water is proposed to be drained to soakaway, which we fully endorse. The developer is strongly advised to seek advice/comments from the Environment Agency/Land Drainage Authority/Internal Drainage Board with regard to surface water disposal from the site. As surface water from the site is not proposed to discharge to the public sewer network, no assessment of the capacity of the public sewers to receive surface water has been undertaken." Please see full comments on Public Access.

CASE NUMBER: 22/03343/DISCON **WARD:** Claro
CASE OFFICER: Aimée McKenzie **DATE VALID:** 26.08.2022
GRID REF: E 435661 **TARGET DATE:** 21.10.2022
 N 459655 **REVISED TARGET:**
DECISION DATE: 20.10.2022

APPLICATION NO: 6.500.310.DISCON

LOCATION:
Gibbet House Farm Farnham North Yorkshire

PROPOSAL:
Approval of details required under condition 3, 4 and 5 of planning permission
22/00235/FUL - Erection of an agricultural mess/office building.

APPLICANT:
Ian Thornton

CONFIRMATION of discharge of condition(s)

CASE NUMBER: 22/03393/FUL **WARD:** Claro
CASE OFFICER: Kate Exley **DATE VALID:** 31.08.2022
GRID REF: E 436837 **TARGET DATE:** 26.10.2022
 N 462147 **REVISED TARGET:**
DECISION DATE: 24.10.2022

APPLICATION NO: 6.70.54.E.FUL

LOCATION:
Moor End House Arkendale Road Staveley North Yorkshire HG5 9JU

PROPOSAL:
Erection of single storey rear extension and alterations to existing sun room extension.

APPLICANT:
Mr And Mrs T Summersgill

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.10.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the following detail which was received by the council on 31 August 2022.

Existing and Proposed Floor Plans and Elevations. drawing no. 22-1440-01 Rev A.
Proposed Site Plan. drawing no. 22-1440-02.

Reasons for Conditions:-

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

CASE NUMBER:	22/03524/DISCON	WARD:	Claro
CASE OFFICER:	Jeremy Constable	DATE VALID:	09.09.2022
GRID REF:	E 435395	TARGET DATE:	04.11.2022
	N 459753	REVISED TARGET:	
		DECISION DATE:	20.10.2022

APPLICATION NO: 6.84.83.C.DISCON

LOCATION:

Hall Cottage Farnham Lane Farnham Knaresborough North Yorkshire HG5 9JP

PROPOSAL:

Approval of details required under condition 3 (materials) of planning permission 22/01023/FUL - Demolition of existing outbuilding and construction of new outbuilding in stone, for use as ancillary accommodation. Erection of 1.5m high boundary wall to west elevation roadside.

APPLICANT:

Mrs V Harrison

- 3 CONFIRMATION of discharge of condition(s)

CASE NUMBER:	22/03530/FUL	WARD:	Claro
CASE OFFICER:	Sam Witham	DATE VALID:	12.09.2022
GRID REF:	E 440269	TARGET DATE:	07.11.2022
	N 456682	REVISED TARGET:	
		DECISION DATE:	25.10.2022

APPLICATION NO: 6.102.18.X.FUL

LOCATION:

Flaxby Moor Works Flaxby Moor Farm Track Flaxby North Yorkshire HG5 0XJ

PROPOSAL:

Installation of a temporary two storey Portakabin building to provide office facilities to the site. This application seeks temporary planning permission for 4 years - resubmission of 22/02341/FUL

APPLICANT:

Ilke Homes

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24th October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

TM220195361 and HD12615_02 received 12th September 2022.
- 3 The temporary building, hereby approved, shall be removed from the site no later than four years after the date of first installation.

Reasons for Conditions:-

- 1 To ensure compliance with 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 view of the temporary nature of the building as per the description of development.

CASE NUMBER:	22/03586/CLEUD	WARD:	Claro
CASE OFFICER:	Sam Witham	DATE VALID:	15.09.2022
GRID REF:	E 433646	TARGET DATE:	10.11.2022
	N 459737	REVISED TARGET:	
		DECISION DATE:	02.11.2022

APPLICATION NO: 6.83.106.G.CLEUD

LOCATION:

Port Arthur Farm Market Flat Lane To Bleach Grounds Scotton North Yorkshire HG5 9JA

PROPOSAL:

Occupation of dwelling without compliance to condition 3 of permission 6.83.106.C.RM for a period of 10 years or longer.

APPLICANT:

Mr Graham Bonney

APPROVED

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

CASE NUMBER:	22/03671/PNF	WARD:	Claro
CASE OFFICER:	Izabelle Waddington	DATE VALID:	23.09.2022
GRID REF:	E 431034	TARGET DATE:	18.11.2022
	N 460957	REVISED TARGET:	
		DECISION DATE:	20.10.2022

APPLICATION NO: 6.76.48.D.PNF

LOCATION:

West Susacres Farm Brearton Harrogate North Yorkshire HG3 3DE

PROPOSAL:

Log store

APPLICANT:

Mountgarret Estates

APPROVED subject to the following conditions:-

CASE NUMBER:	22/02007/FUL	WARD:	Fountains & Ripley
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	18.07.2022
GRID REF:	E 423656	TARGET DATE:	12.09.2022
	N 464346	REVISED TARGET:	14.10.2022
		DECISION DATE:	14.10.2022

APPLICATION NO: 6.61.143.B.FUL

LOCATION:

Far Gill Moor Farm Low Gill Moor Track Bishop Thornton North Yorkshire HG3 3LF

PROPOSAL:

Conversion of previous farmhouse and outbuildings, erection of single and two storey extensions to form additional living accommodation.

APPLICANT:

Mr And Mrs Simon Young

6 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 14.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings;

Location plan Rev C.
Amended proposed site plan; drawing no. 1082-304, rev E, dated 12/10/2022.
Amended elevations; drawing no. 1082-307, rev D, dated 13/10/2022.
Amended floor plans; drawing no. 1082-306, rev C, dated 12/10/2022.
Amended floor plans; drawing no. 1082-305, rev C, dated 12/10/2022.
- 3 Works must be undertaken in accordance with the recommendations for mitigation proposed for bats and nesting birds within sections 4.1 and 4.3 respectively of the Bat Survey Report, Quants Environmental, June 2022. Compensatory provision for roosting bats must be in place on one of the exterior gables prior to the first occupation of the converted dwelling.
- 4 A report must be submitted for the written approval of the local planning authority to document the successful closure of the annex badger set adjacent to the converted buildings, prior to their first occupation.
- 5 Prior to bringing into use, the actual or potential land contamination at the site shall be investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) submitted to and approved in writing by the local planning authority.
- 6 Prior to bringing into use where further intrusive investigation is recommended in the Local Authority approved Preliminary Risk Assessment a land contamination Phase II Intrusive Site Investigation Report shall be submitted to and approved in writing by the local planning authority.
- 7 Prior to bringing into use where site remediation is recommended in the Local Authority approved Phase II Intrusive Site Investigation Report a land contamination remediation strategy shall be 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.
- 8 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.

- 9 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.
- 10 Prior to the commencement of the external construction of the walls of the development hereby approved a sample panel of the type of stone to be used showing the proposed coursing and pointing shall be erected on the site for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and the sample stonework panel shall be retained on site during the period of construction of all external walls that are constructed in stone.
- 11 Before the first use of any materials in the external construction of the roof of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 12 The door and window frames in the development hereby permitted shall be constructed in timber and no other materials shall be used without the prior written approval of the Local Planning Authority.
- 13 All new doors and windows shall be set back a minimum of 75 mm from the external face of the walls to form reveals.
- 14 The rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.
- 15 Notwithstanding the provisions of 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);

Part 1, Class G (chimney, flues, soil or vent pipes);

Part 2, Class A (gates, fences, walls or other means of enclosure).

- 16 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 windows and doors shall be inserted in the elevations of the single storey link extension, former barn and outbuildings without the prior written approval of the Local Planning Authority.
- 17 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), the carport hereby approved shall not be enclosed or otherwise altered and shall be retained for its intended purpose at all times unless otherwise approved in writing of the Local Planning Authority.
- 18 The site shall be developed with separate systems of drainage for foul and surface water.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard bats and nesting birds during the course of works and to provide opportunities for bats to continue to be able to utilise the site, following its redevelopment in accordance with NPPF paragraph 180.
- 4 To satisfy the local planning authority that potential conflicts with badgers have been resolved prior to human occupation of the buildings.
- 5 In the interests of ensuring a safe development.
- 6 In the interests of ensuring a safe development.
- 7 In the interests of ensuring a safe development.
- 8 In the interests of ensuring a safe development.
- 9 In the interests of ensuring a safe development.
- 10 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 11 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 12 In the interests of visual amenity.
- 13 In the interests of visual amenity.
- 14 In the interests of visual amenity.
- 15 To enable the Local Planning Authority to exercise control over development in order

to ensure that the form and bulk of the rural building, together with the character and appearance of the AONB is not changed by inappropriate alteration and extension.

- 16 To enable the Local Planning Authority to exercise control over development in order to ensure that the character of the rural building in the AONB is not changed by inappropriate alteration and extensive glazing.
- 17 To enable the Local Planning Authority to exercise control over development in order to ensure that the form and bulk of the building, together with the character and appearance of the AONB is not changed by inappropriate alteration and extension and the parking area is maintained for its purpose.
- 18 To ensure that the development can be properly drained and to prevent pollution.

INFORMATIVES

- 1 The ecological reports which accompany this application highlight the presence at the site of bats and badgers, which are protected species. It is the responsibility of the applicant to engage their ecological consultants to obtain the necessary licences from Natural England in order for the proposed works to be undertaken lawfully.

CASE NUMBER:	22/02084/FUL	WARD:	Fountains & Ripley
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	26.05.2022
GRID REF:	E 425669	TARGET DATE:	21.07.2022
	N 459914	REVISED TARGET:	19.10.2022
		DECISION DATE:	18.10.2022

APPLICATION NO: 6.74.205.E.FUL

LOCATION:

Tree Tops Clint Bank Lane Clint North Yorkshire HG3 3DS

PROPOSAL:

Retention of two storey replacement dwelling and demolition of single storey extension to also include; new boundary wall, gates, associated landscaping and revised access point.

APPLICANT:

Mr Walsh

APPROVED subject to the following conditions:-

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

Site location plan; job no. 225/05, drawing no. (02) 001, dated May 2022.

Proposed site plan; job no. 225/02, drawing no. (02) 003, dated May 2022.

Proposed plans; job no. 225/05, drawing no. (02) 020, dated May 2022.

Proposed roof; job no. 225/05, drawing no. (02) 021, dated May 2022.

Proposed elevations; job no. 225/05, drawing no. (02) 200, dated May 2022.
Proposed southern boundary wall; job no. 225/05, drawing no. (02) 202, dated May 2022.

- 2 Within three months of the date of this permission, the access to the site at Tree Tops must be set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:

The crossing of the highway verge and/or footway must be constructed in accordance with the approved details and/or Standard Detail number E50-G and the following requirements.

- o Any gates or barriers must be erected at the minimum at the rear of the highway extent and must not be able to swing over the existing or proposed highway.
- o That part of the access extending 5 metres into the site from the carriageway of the existing highway must be at a gradient not exceeding 1:40.
- o Provision to prevent surface water from the site/plot discharging onto the existing highway must be constructed and maintained thereafter to prevent such discharges.
- o The final surfacing of any private access within 4 metres of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- o Measures to enable vehicles to enter and leave the site in a forward gear.
- o Kerbs to be removed and grass verges reinstated and works tied in to existing highway.

- 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 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)

- 4 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.

- 5 Within three months of the date of this permission, one permanent, professional quality bat box and swift brick is to be installed at height on the dwelling and away from sources of artificial light and shall be retained thereafter.

6 Within three months of the date of this permission an electric vehicle charging point shall be installed on site, which shall be of Mode 3 type (specific socket on a dedicated circuit with a minimum current rating of 16 Amp). The charging point installed shall be retained thereafter.

Reasons for Conditions:-

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 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.
- 3 To enable the Local Planning Authority to exercise control over development in order to safeguard the character and appearance of the locality, ensure that the form and bulk of the replacement dwelling, together with the character and appearance of its setting is not changed by inappropriate alteration and extension and to prevent unacceptable harm being caused to the residential amenity of occupiers of adjoining property.
- 4 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.
- 5 In the interests of biodiversity enhancement and to accord with paragraph 180(d) of the NPPF and policy NE3 of the Local Plan.
- 6 In the interests of encouraging low emission vehicles on new developments in accordance with part F of policy TI3 of the Local Plan

CASE NUMBER:	22/03346/CLEUD	WARD:	Fountains & Ripley
CASE OFFICER:	Amy Benfold	DATE VALID:	27.08.2022
GRID REF:	E 428584	TARGET DATE:	22.10.2022
	N 465001	REVISED TARGET:	
		DECISION DATE:	14.10.2022

APPLICATION NO: 6.52.210.CLEUD

LOCATION:

Applegarth Westerns Lane Markington Harrogate North Yorkshire HG3 3PB

PROPOSAL:

Certificate of Lawfulness for the retention of land to be designated for domestic garden use.

APPLICANT:

Mrs Christine McDonnell

APPROVED

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

CASE NUMBER:	22/03366/FUL	WARD:	Fountains & Ripley
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	20.09.2022
GRID REF:	E 425702	TARGET DATE:	15.11.2022
	N 460986	REVISED TARGET:	
		DECISION DATE:	31.10.2022

APPLICATION NO: 6.74.88.B.FUL

LOCATION:

Clint Rise Clint Bank Clint Harrogate North Yorkshire HG3 3DW

PROPOSAL:

Demolition of existing dwelling. Erection of replacement dwelling and detached double garage to include new access, gate and associated landscaping.

APPLICANT:

Mr Andrew Spiers

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 31.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings;

Location plan, received 30th August 2022.
Proposed plans and elevations; drawing SK01.
Proposed site plan; drawing P/BP/SK01 and SL/SK/01, August 2022.
Proposed garage, drawing DG1, dated 01.09.2020, rev C.
Proposed gate and fence elevation, received 15th September 2022.
- 3 Prior to the commencement of the external walling in the development hereby permitted, a sample panel of the stonework, type of pointing and the mortar to be used shall be erected on site and approved in writing by the Local Planning Authority. The sample panel shall thereafter be kept on site for reference until the stonework is completed and the works shall be carried out in accordance with the approved

details.

- 4 Prior to the commencement of the roofing works, a sample roof tile shall be deposited on site and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved details.
- 5 The demolition and construction on site shall be controlled and restricted to:

08:00 until 18:00 Mondays to Fridays
08:00 until 13:00 Saturdays
No work on Sundays or Bank Holidays
- 6 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.
- 7 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 domestic use prior to importation to site. This should be validated through sampling once on site.
- 8 Any removal of woody vegetation must be undertaken outside the main birds' nesting season (i.e. not March to August inclusively) unless a pre-commencement check by a suitably experienced ecologist demonstrates that no actively nesting birds are present, that may be impacted by such works.
- 9 An electric vehicle charging point shall be installed on site and made operational prior to the first occupation of the dwelling. The charging point shall be of Mode 3 type (specific socket on a dedicated circuit with a minimum current rating of 16 Amp). The charging point installed shall be retained thereafter.
- 10 The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed in writing with the Local Planning Authority, in consultation with Yorkshire Water.
- 11 There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority, in consultation with Yorkshire Water. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:
 - i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and
 - ii) the means of discharging to the public sewer network at a rate to be agreed by the Local Planning Authority in consultation with the statutory sewerage undertaker.
- 12 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 (approved site plans). Once created these areas must be maintained clear of any obstruction and

retained for their intended purpose at all times.

- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.
- 14 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.
- 15 The first floor windows in the side (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 visual amenity and to ensure the materials accord with the locality.
- 4 In the interests of visual amenity and to ensure the materials accord with the locality.
- 5 In the interests of residential amenity.
- 6 In the interests of a safe development.
- 7 In the interests of a safe development.
- 8 To avoid destruction of nest or disturbance of nesting birds during the course of works.
- 9 In the interests of a low carbon development.
- 10 In the interest of satisfactory and sustainable drainage.
- 11 To ensure that no surface water discharges take place until proper provision has been made for its disposal.
- 12 To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
- 13 To ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity the development.
- 14 To ensure safe access to the site in the interests of and for the safety of persons and vehicles using the access and the adjoining road.
- 15 In the interests of residential amenity.

INFORMATIVES

- 1 The applicant / developer is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework and the current Building Control Regulations with regards to contaminated land.

- 2 You are advised that there are overhead cables within the existing highway in the vicinity of the site. You should contact the owner of the cables to find out what protective measures are required before you can work in the vicinity of the cables. All lengths of existing or amended overhead line crossing the publicly maintained Highway or Definitive Rights of Way will need to be erected such that no part of the line comes within 6 height metres of the surface of the Highway or Right of Way.
- 3 In addition, a separate licence will be required from the Local Highway Authority in order to allow any works in the existing adopted highway to be carried out. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this informative.
- 4 In the event that bats are found during the course of works, works must cease immediately until a suitably qualified ecologist has been consulted and provided advice, which must then be followed to ensure that subsequent works are undertaken lawfully.

CASE NUMBER:	22/03373/TPO	WARD:	Fountains & Ripley
CASE OFFICER:	Emily Brown	DATE VALID:	09.09.2022
GRID REF:	E 424922	TARGET DATE:	04.11.2022
	N 461206	REVISED TARGET:	
		DECISION DATE:	18.10.2022

APPLICATION NO: 6.74.122.F.TPO

LOCATION:

Hunters Lodge Brimham Rocks Road Pye Lane BurntYates North Yorkshire HG3 3EJ

PROPOSAL:

Fell 2 no. Ash (T1 and T2) of Tree Preservation Order No. 33/1995. They are showing signs of ash die back. The trees have been monitored over the summer and have got worse. Located next to highway. Crown lift 1 no. Sycamore (T3) of Tree Preservation Order No. 33/1995 to give clearance by 5.2m, over highway.

APPLICANT:

Mrs Erin Wrist

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 No. Sycamore. Trees to be 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 trees 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 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. Trees to be planted in the first planting season after the felling of the noted trees and between November and March within 2 metres of the felled tree. All tree stock to be supplied in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations. If within a period of ten years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation

Reasons for Conditions:-

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

CASE NUMBER:	22/03433/DVCON	WARD:	Fountains & Ripley
CASE OFFICER:	Amy Benfold	DATE VALID:	07.09.2022
GRID REF:	E 422818	TARGET DATE:	02.11.2022
	N 467421	REVISED TARGET:	
		DECISION DATE:	14.10.2022

APPLICATION NO: 6.51.124.B.DVCON

LOCATION:

Rose Cottage Farm Eavestone Ripon North Yorkshire HG4 3HA

PROPOSAL:

Variation of condition 2 of planning permission 21/04842/FUL to include the addition of a small section of the attached stores to form part of the barn conversion.

APPLICANT:

Ms C Fawcett

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 21.02.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans, Elevations and Site Plan - Drawing No. 4969, rev.B. Received 07.09.2022.
- 3 A suitably qualified ecologist shall undertake a site inspection for bats immediately prior to the commencement of works in order to recommend any further precautionary measures that may be required in order to minimise residual harm to bats and to ensure compliance with the relevant legislation.
- 4 Works shall commence outside the main birds nesting season (i.e. not March to August inclusively), unless a pre-commencement check by a suitably experienced ecologist determines that no actively nesting birds are present that would be disturbed by the works.
- 5 Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy under conditions 5 and 6 (under the original permission 21/04842/FUL, now discharged) 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
- 6 Further to condition 9 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 Any replacement materials to be used externally in the walls of the development hereby permitted shall match those used in the existing unless otherwise made available for inspection on site by and the written approval of the Local Planning Authority prior to their first use in the development.
- 8 The electric vehicle infrastructure charging points noted on the Site Plan drawing 4969 rev B shall be of Mode 3 type specific socket on a dedicated circuit with a minimum current rating of 16 Amp) and provided approved prior to the first residential occupation of the converted building hereby approved and the charging point installed shall be retained thereafter until superseded by advanced technology.
- 9 Two permanent bat boxes must be installed on site, at height and away from sources of artificial light, prior to the first residential occupation of the converted building

hereby approved.

- 10 The crossing of the highway verge and/or footway must be constructed in strict accordance with the approved details and/or Standard Detail number E50-A of the Local Highway Authority and the following requirements:
 - a) Any gates or barriers must be erected a minimum distance of 3 metres back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.
 - b) That part of the access extending 6 metres into the site from the carriageway of the existing highway must be at a gradient not exceeding 1 in 40.
 - c) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway must be constructed in accordance with the approved details and maintained thereafter to prevent such discharges.
 - d) 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.
 - e) Measures to enable vehicles to enter and leave the site in a forward gear
- 11 The curtilage of the dwelling hereby approved shall not extend beyond areas annotated as 'Proposed Garden' on the Ground Floor plan contained within 'Proposed drawings' ref 4969 rev B and the stone walls defining those 'Proposed Garden' areas shall be constructed to a height of at least 1m prior to the first occupation of the dwelling hereby approved and thereafter shall be maintained with no openings through them formed.
- 12 The conversion hereby approved shall be undertaken to allow for the provision as may be permissible of 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.
- 13 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, garages or other outbuildings, or dormer windows shall be erected, nor any rooflights or door and/or window openings (other than those shown on drawings approve under condition 2 above) shall be inserted, without the grant of further specific planning permission from the Local Planning Authority.

Reasons for Conditions:-

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

- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To minimise the risk of harm to bats during the course of works.
- 4 To prevent harm to nesting birds.
- 5 To ensure any contamination is appropriately mitigated.
- 6 To ensure any contamination is appropriately mitigated.
- 7 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 8 In the interests of providing opportunities for sustainable transport and to improve air quality across the District.
- 9 To enable bats to continue to be able to roost at the site, following its redevelopment.
- 10 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.
- 11 To ensure the domestic curtilage is appropriately defined and its extent maintained.
- 12 To ensure connectivity to high speed broadband is ultimately achievable.
- 13 In the interests of visual amenity.

INFORMATIVES

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

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

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in condition 10.

CASE NUMBER:	22/03470/DVCON	WARD:	Fountains & Ripley
CASE OFFICER:	Josh Arthur	DATE VALID:	07.09.2022
GRID REF:	E 430461	TARGET DATE:	02.11.2022
	N 460211	REVISED TARGET:	04.11.2022
		DECISION DATE:	02.11.2022

APPLICATION NO: 6.82.42.B.DVCON

LOCATION:

Nidd Park House Town Street Nidd North Yorkshire HG3 3BN

PROPOSAL:

Variation of Condition 2 (approved drawings) of planning permission 22/00559/FUL - Conversion of outbuilding including modifications to roof and internal alterations with new

dormer windows and roof lights.

APPLICANT:

Mrs Sophie Richards

1 APPROVED subject to the following conditions:-

- 1 The development shall be begun on or before 08.04.2025
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details and the following approved drawings:

Proposed Site Plan DWG No. 310.03.003 Rev. B (Received 01.11.2022)
Proposed GA Plans DWG No. 310.03.101 Rev. E (Received 01.11.2022)
Proposed GA Elevations DWG No. 310.03.201 Rev. E (Received 01.11.2022)
- 3 Except where explicitly stated in the submitted application form, the materials to be used in the construction of the external construction of the works hereby permitted shall match those used in the existing building.
- 4 The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Nidd Park House, Town Street, Nidd, HG3 3DN.

Reasons for Conditions:-

- 1 The development hereby permitted shall be begun on or before ****.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of visual amenity.
- 4 In the interests of visual and residential amenity.

CASE NUMBER:	22/03525/DISCON	WARD:	Fountains & Ripley
CASE OFFICER:	Mike Parkes	DATE VALID:	23.09.2022
GRID REF:	E 429572	TARGET DATE:	18.11.2022
	N 468267	REVISED TARGET:	
		DECISION DATE:	24.10.2022

APPLICATION NO: 6.44.20.B.DISCON

LOCATION:

Bland Close Farm Whitcliffe Lane Bland Close Littlethorpe North Yorkshire HG4 3AS

PROPOSAL:

Application for the approval of details of energy efficiency improvements and a Great Crested Newt method statement under conditions 3 and 4 of planning permission 21/04035/FUL which permitted the conversion of redundant agricultural buildings to 2no. holiday cottages.

APPLICANT:

Mr S Foster

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 The ongoing terms of condition 3 require the development to be undertaken in strict accordance with the detail of the Award Energy Consultants Energy Report dated September 2022.
- 2 The ongoing terms of condition 4 require the development to be undertaken in strict accordance with the terms of the Stuart W Foster Working Method Statement for the protection of Great Crested Newts dated June 2022.

CASE NUMBER:	22/03538/TPO	WARD:	Fountains & Ripley
CASE OFFICER:	Emily Brown	DATE VALID:	13.09.2022
GRID REF:	E 426307	TARGET DATE:	08.11.2022
	N 459560	REVISED TARGET:	
		DECISION DATE:	25.10.2022

APPLICATION NO: 6.74.208.B.TPO

LOCATION:

Kiln Green House Clint Bank Lane Clint Harrogate North Yorkshire HG3 3DU

PROPOSAL:

Works to trees within Tree Preservation Order No. 16/1994 W1 Fell 1 no. Italian Alder (T4) and replace with native fruit tree (at least 1.5m high). Tree is overgrown and not in keeping. 1 no. Bird Cherry (T6)- remove the leaning trunk (largest trunk) leaving 2 vertical trunks. Tree has caused dry stone wall to repeatedly collapse. The tree splits into 3 established trunks. Please note original area before house was built has lost at least 2 fruit trees. It is our intention to re-establish the balance by re-planting mulberry, cherry and apple trees.

APPLICANT:

Mr Mark Brindley

Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:

1 no. Bird Cherry (T6)- remove the leaning trunk (largest trunk) leaving 2 vertical trunks

Subject to the following Conditions;

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

Reasons for Conditions:

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

PART TO BE REFUSED:

Fell 1 no. Italian Alder (T4)

Reasons for refusal:

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

CASE NUMBER:	22/03642/FUL	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:	02.11.2022
APPLICATION NO:	6.75.90.G.FUL		

LOCATION:

Land Comprising Field At 428488 461593 Birthwaite Lane Ripley North Yorkshire

PROPOSAL:

Erection of agricultural shed to form muck store & cattle shed

APPLICANT:

Mr P Swales

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 02.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Drawings DWG No. 5087 Rev. B Received 17.10.2022
- 3 The external materials of the development hereby approved shall be as set out in the application form and approved plans.
- 4 The livestock building shall be constructed of substantial materials capable of containing noise and the opening to the building including any ventilation shall be positioned away from the nearest property.
- 5 For the proposed artificial lighting system for the livestock building, measures shall be taken for the control of any glare or stray light arising from the operation of the artificial lighting from affecting the nearest properties
- 6 Suitable and sufficient provision shall be made for the storage and disposal of manure and soiled bedding from the livestock building in such a manner so as not to cause a nuisance to local residents. This specifically excludes burning.

Reasons for Conditions:-

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

CASE NUMBER: 22/03650/TPO

WARD:

Fountains & Ripley

CASE OFFICER: Emily Brown
GRID REF: E 426307
N 459560

DATE VALID: 13.09.2022
TARGET DATE: 08.11.2022
REVISED TARGET:
DECISION DATE: 25.10.2022

APPLICATION NO: 6.74.208.C.TPO

LOCATION:

Kiln Green House Clint Bank Lane Clint Harrogate North Yorkshire HG3 3DU

PROPOSAL:

Fell 1 no. Ash of Tree Preservation Order 16/1994. Ash tree has ash die back so is a risk to passing vehicles, walkers and property. Replacement not necessary due to congestion of established older horse chestnut, beech and ash trees.

APPLICANT:

Mr Mark Brindley

APPROVED subject to the following conditions:-

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

CASE NUMBER:	22/03016/FUL	WARD:	Harrogate Bilton Grange
CASE OFFICER:	Connor Williams	DATE VALID:	02.08.2022
GRID REF:	E 429887	TARGET DATE:	27.09.2022
	N 457196	REVISED TARGET:	11.10.2022
		DECISION DATE:	20.10.2022

APPLICATION NO: 6.79.14905.FUL

LOCATION:

75 Knox Avenue Harrogate North Yorkshire HG1 3JB

PROPOSAL:

Erection of a single storey conservatory to the side elevation

APPLICANT:

Lyndsey Dalby

5 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 20/10/2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
Location plan, MDP-01049182, 08/07/2022
Block Plan (revised), MDP-01049184, 08/07/2022
Proposed plan, 3229/02 revised, 10/2022

Reasons for Conditions:-

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

CASE NUMBER:	22/03159/FUL	WARD:	Harrogate Bilton Grange
CASE OFFICER:	Kate Exley	DATE VALID:	13.08.2022
GRID REF:	E 430512	TARGET DATE:	08.10.2022
	N 457053	REVISED TARGET:	21.10.2022
		DECISION DATE:	18.10.2022

APPLICATION NO: 6.79.14910.FUL

LOCATION:

24 Hill Top Walk Harrogate North Yorkshire HG1 3BT

PROPOSAL:

Demolition of garage and erection of single storey rear extension; erection of 2no. dormer windows to front elevation.

APPLICANT:

Mr And Mrs Campbell

2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 18.10.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the following detail:

Proposed Floor Plans. Drawing no. 2258.D01. Received by the council 13 August 2022.

Proposed Elevations. Drawing no. 2258.D02 Rev A. Received by the council 14 October 2022.

Proposed Site Plan. Drawing no. 2258.D04. Received by the council 13 August 2022.

Reasons for Conditions:-

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

CASE NUMBER:	22/03394/DVCON	WARD:	Harrogate Bilton Grange
CASE OFFICER:	Lisa Alder	DATE VALID:	12.09.2022

GRID REF: E 430648 **TARGET DATE:** 07.11.2022
N 457051 **REVISED TARGET:**
DECISION DATE: 21.10.2022

APPLICATION NO: 6.79.3475.E.DVCON

LOCATION:

North Yorkshire Sport Ltd 69 Bilton Lane Harrogate North Yorkshire HG1 3DT

PROPOSAL:

Variation of Condition 2 (temporary use) of planning permission 17/05416/FUL - Erection of portable cabin for a temporary period with link extension to Bilton Youth Centre.

APPLICANT:

Mr Jonathan Midwood

APPROVED subject to the following conditions:-

- 1 The temporary building hereby approved shall be wholly removed from the site and the use shall be discontinued and the site restored to its original condition no later than 19.02.2028; (unless further consent is granted by the Local Planning Authority prior to the end of that period).
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:

Proposed Plans and Elevations (2003.01) - received 19.01.2018

Reasons for Conditions:-

- 1 In the opinion of the Local Planning Authority the proposed structure is of a temporary nature and does not warrant an unlimited consent.
- 2 In order to ensure compliance with the approved drawings.

CASE NUMBER: 22/03422/FUL **WARD:** Harrogate Bilton Grange
CASE OFFICER: Chloe Temple **DATE VALID:** 03.09.2022
GRID REF: E 429975 **TARGET DATE:** 29.10.2022
N 457286 **REVISED TARGET:**
DECISION DATE: 31.10.2022

APPLICATION NO: 6.79.2221.B.FUL

LOCATION:

2 Knox Gardens Harrogate North Yorkshire HG1 3AU

PROPOSAL:

Demolition of existing porch and detached garage and erection of a two storey side and rear extension with proposed upper ground floor deck.

APPLICANT:

Mrs G Parkinson

REFUSED. Reason(s) for refusal:-

- 1 Knox Gardens forms part of a 1980s residential estate comprising a mix of detached bungalows, detached two storey dwellings and two storey semi-detached dwellings with varying plot sizes. Knox Gardens features entirely bungalow dwellings that reduce the overbearing impact to the adjacent dwellings and their private gardens to dwellings sited further north. The proposed single storey side and two storey rear extension, due to its size and scale, would be of harm to the character and appearance of the area, contrary to Local Plan Policies HP3 which seeks to safeguard the spatial quality and character of the area.
- 2 The two storey rear extension does not satisfy the recommendations forwarded in Chapter 9 and 12 of the Council's House Extensions and Garages Design Guide and would therefore forward amenity issues with regards to unacceptable levels of overbearing and overlooking. The proposal would therefore be contrary to Local Plan Policies HP4 and HS8 which seeks to achieve development that does not adversely affect neighbouring residential amenity.

CASE NUMBER:	22/01593/FUL	WARD:	Harrogate Central
CASE OFFICER:	Emma Walsh	DATE VALID:	19.04.2022
GRID REF:	E 430251	TARGET DATE:	14.06.2022
	N 454837	REVISED TARGET:	21.06.2022
		DECISION DATE:	20.10.2022

APPLICATION NO: 6.79.3177.FUL

LOCATION:

17A And 18 West Park Harrogate North Yorkshire HG1 1BJ

PROPOSAL:

The siting of 6 tables and 19 chairs, plus barriers on the pavement frontage to 17a and 18 West Park, for use of the area for outside dining purposes in association with the West Park Hotel.

APPLICANT:

Mr C. Blundell

REFUSED. Reason(s) for refusal:-

- 1 The proposal by virtue of its siting, would narrow the pedestrian highway, which due to high pedestrian foot fall, creates insufficient width for the anticipated pedestrian movement and would cause congestion and encourage pedestrian movement within the vehicular highway. The proposal introduces unacceptable impacts on highways safety contrary to paragraph 111 of the NPPF.

CASE NUMBER:	22/01677/FUL	WARD:	Harrogate Central
CASE OFFICER:	Emma Walsh	DATE VALID:	25.04.2022
GRID REF:	E 430269	TARGET DATE:	20.06.2022
	N 454812	REVISED TARGET:	
		DECISION DATE:	20.10.2022

APPLICATION NO: 6.79.4288.N.FUL

LOCATION:

20 And 20A West Park Harrogate North Yorkshire HG1 1BJ

PROPOSAL:

The siting of four tables and 16 chairs, plus barriers, on the pavement frontage to 20 and 20A West Park, for use of the area for outside dining purposes in association with the West Park Hotel.

APPLICANT:

Provenance Inns Ltd

REFUSED. Reason(s) for refusal:-

- 1 The proposal by virtue of its siting, would narrow the pedestrian highway, which due to high pedestrian foot fall, creates insufficient width for the anticipated pedestrian movement and would cause congestion and encourage pedestrian movement within the vehicular highway. The proposal introduces unacceptable impacts on highways safety contrary to paragraph 111 of the NPPF.

CASE NUMBER:	22/01808/FUL	WARD:	Harrogate Central
CASE OFFICER:	Emma Walsh	DATE VALID:	06.05.2022
GRID REF:	E 430245	TARGET DATE:	01.07.2022
	N 454850	REVISED TARGET:	19.10.2022
		DECISION DATE:	20.10.2022

APPLICATION NO: 6.79.4957.L.FUL

LOCATION:

The Coach And Horses 16 West Park Harrogate North Yorkshire HG1 1BJ

PROPOSAL:

The siting of 3 tables and 5 chairs, plus barriers on the pavement frontage to the Coach & Horses PH, for use of the area for outside dining purposes in association with the Coach & Horses PH, Monday to Sunday 10.00 - 22.30.

APPLICANT:

Mr C. Blundell

REFUSED. Reason(s) for refusal:-

- 1 The proposal by virtue of its siting, would narrow the pedestrian highway adjacent to a pedestrian crossing, which creates insufficient width for the anticipated pedestrian movement and would encourage pedestrian movement within the vehicular highway. The proposal introduces unacceptable impacts on highways safety contrary to paragraph 111 of the NPPF.

CASE NUMBER:	22/02897/FUL	WARD:	Harrogate Central
CASE OFFICER:	Emma Walsh	DATE VALID:	05.08.2022
GRID REF:	E 430353	TARGET DATE:	30.09.2022
	N 455134	REVISED TARGET:	18.10.2022
		DECISION DATE:	17.10.2022

APPLICATION NO: 6.79.621.K.FUL

LOCATION:

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

PROPOSAL:

External alterations including new window, new wall, replacement doors and masonry.

APPLICANT:

PARKdesigned Architects

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.10.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:

Location Plan; Drwg no 100, received 25.07.2022
Proposed Site Plan; Drwg no 107, received 14.09.2022
Proposed Floor plans; Drwg no 204 Rev C, received 12.10.2022
Proposed Elevations; Drwg no 402 Rev A, received 13.10.2022
Proposed Boundary Fence Details; Drwg no 502, received 13.09.2022
Proposed Low Wall details; Drwg no 501, received 13.09.2022

- 3 Prior to the commencement of the external construction of the boundary walls of the development hereby approved a sample panel of the type of stone to be used showing the proposed coursing and pointing shall be erected on the site for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and the sample stonework panel shall be retained on site during the period of construction of all external walls that are constructed in stone.
- 4 The rail detail to the front boundary wall extension hereby permitted, shall match the scale and appearance of the existing railing to the boundary wall and shall be painted black for the lifetime of the development.
- 5 Prior to their installation, joinery details of the new double doors for the rear elevation shall be submitted in writing at a scale of 1:20 for the approval of the Local Planning Authority. Unless agreed in writing, the details shall include a painted timber finish to the doors.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interest of safeguarding the special character of the host building and Conservation Area in line with policies HP2, HP3 of the Local plan and the NPPF.
- 4 In the interest of safeguarding the special character of the host building and Conservation Area in line with policies HP2, HP3 of the Local plan and the NPPF.
- 5 In the interest of safeguarding the special character of the host building and Conservation Area in line with policies HP2, HP3 of the Local plan and the NPPF

CASE NUMBER:	22/03187/FUL	WARD:	Harrogate Central
CASE OFFICER:	Izabelle Waddington	DATE VALID:	15.09.2022
GRID REF:	E 430926	TARGET DATE:	10.11.2022
	N 455417	REVISED TARGET:	
		DECISION DATE:	03.11.2022

APPLICATION NO: 6.79.14913.FUL

LOCATION:

58 Harcourt Drive Harrogate North Yorkshire HG1 5AB

PROPOSAL:

Lean-to glass extension at rear and conversion of garage.

APPLICANT:

Mr Jack Towse

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 Elevation - submitted 02/11/2022
 - Proposed Roof Plan - submitted - 01/11/2022
 - Proposed Floor Plan - submitted - 01/11/2022

Reasons for Conditions:-

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

CASE NUMBER:	22/03327/FUL	WARD:	Harrogate Central
CASE OFFICER:	Sam Witham	DATE VALID:	25.08.2022
GRID REF:	E 430943	TARGET DATE:	20.10.2022
	N 455444	REVISED TARGET:	
		DECISION DATE:	17.10.2022

APPLICATION NO: 6.79.8117.I.FUL

LOCATION:

Brynings 13 Christ Church Oval Harrogate North Yorkshire HG1 5AJ

PROPOSAL:

Demolition of existing garage and garden store and erection of two storey side extension. Front - porch extension. Demolition and reconstruction of unsafe boundary wall.

APPLICANT:

Mr And Mrs Walker

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.10.2025.

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

'Proposed Plans and Elevations' and 'Site Plan' received by the council on the 25th August 2022

3 No development or other operations shall commence on site until a scheme, by a qualified structural engineer, for the foundation details and general building structure has been submitted to and approved by the local planning authority. Such a scheme shall ensure that tree roots are retained and the building protected against root activity related movement in the future. Thereafter, development shall take place in accordance with the approved details; no development shall take place except in complete accordance with the approved protection scheme.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the protection of the trees or shrubs during the carrying out of the development.

CASE NUMBER:	22/03353/FUL	WARD:	Harrogate Central
CASE OFFICER:	Sam Witham	DATE VALID:	28.08.2022
GRID REF:	E 430313	TARGET DATE:	23.10.2022
	N 454909	REVISED TARGET:	
		DECISION DATE:	19.10.2022

APPLICATION NO: 6.79.6080.C.FUL

LOCATION:

The Tap And Spile 31 Tower Street Harrogate North Yorkshire HG1 1HS

PROPOSAL:

Proposed hard landscaping works to existing front & rear terrace/outside seating areas (incl. fixed timber frame pergola, 3no. retractable awnings to front and perimeter fencing to front terrace area

APPLICANT:

Mr Greg Robinson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 19th October 2025.

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

1197-02E REVISED PLAN AS PROPOSED Received 22.09.2022

1197-04A REVISED BLOCK PLAN Received 22.09.2022

1197-03C ELEVATIONS AS EXISTING AND PROPOSED 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.

CASE NUMBER:	22/03412/ADV	WARD:	Harrogate Central
CASE OFFICER:	Emily Brown	DATE VALID:	02.09.2022
GRID REF:	E 430192	TARGET DATE:	28.10.2022
	N 455378	REVISED TARGET:	
		DECISION DATE:	14.10.2022

APPLICATION NO: 6.79.14923.ADV

LOCATION:

Tesco Express 2 - 3 Nidderdale House Cambridge Road Harrogate North Yorkshire HG1 1NS

PROPOSAL:

Application to remove existing signage and propose 1no. new Projecting sign, 4no. new vinyl to shop front windows and 1no. new Built up letters

APPLICANT:

Mr Andy Horwood

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - .Proposed Elevation 03_5887_03B_R1 23.09.2022
 - .Proposed Plan 02_5887_02C 29.07.2022
 - .Fascia Details 24.08.2022
 - .General Arrangement Rev B 01.11.17

Reasons for Conditions:-

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

CASE NUMBER:	22/03527/FUL	WARD:	Harrogate Central
CASE OFFICER:	Sam Witham	DATE VALID:	12.09.2022
GRID REF:	E 430344	TARGET DATE:	07.11.2022
	N 455396	REVISED TARGET:	
		DECISION DATE:	25.10.2022

APPLICATION NO: 6.79.3552.J.FUL

LOCATION:

14 Beulah Street Harrogate North Yorkshire HG1 1QQ

PROPOSAL:

Proposed canopies to outdoor seating.

APPLICANT:

Espresso House Ltd

- 2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24th October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

22.09.2332 01

22.09.2332 REV A

Received by the council on the 12th September 2022

Reasons for Conditions:-

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

CASE NUMBER: 22/03857/DISCON
CASE OFFICER: Emily Brown
GRID REF: E 430120
N 455422

WARD: Harrogate Central
DATE VALID: 06.10.2022
TARGET DATE: 01.12.2022
REVISED TARGET:
DECISION DATE: 19.10.2022

APPLICATION NO: 6.79.4093.E.DISCON

LOCATION:

28 Oxford Street Harrogate North Yorkshire HG1 1PP

PROPOSAL:

Approval of details under condition 3 (materials) and condition 5 (waste storage) of planning permission 20/00351/DVCON Variation of condition 2 (Approved plans) to allow for amended layout of planning permission 19/02871/FUL - Conversion of 1st & 2nd floors to 2no. apartments, with associated amenity areas, cycle store and refuse area, with associated alterations to ground floor access.

APPLICANT:

Mr P Stanford

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 The following materials are considered acceptable for the approval of details under condition 3:
 - o Natural slate tiles for roof
 - o Conservation velux roof windows
 - o Cedar cladding to upper extension
 - o Render face of building
 - o Black Aluminium framed windows
 - o Black plastic rainwater and drainage pipes.

- 2 The following document is considered acceptable for the approval of details under condition 5:
.Proposed Plans, Elevations and site plan 19.05.1877 02

CASE NUMBER: 22/03872/DISCON
CASE OFFICER: Emma Walsh
GRID REF: E 430353
N 455134

WARD: Harrogate Central
DATE VALID: 06.10.2022
TARGET DATE: 01.12.2022
REVISED TARGET:
DECISION DATE: 31.10.2022

APPLICATION NO: 6.79.621.I.DISCON

LOCATION:

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

PROPOSAL:

Approval of details required under condition 4 (Construction Management Plan) of prior notification consent 22/01918/PCBSR - Change of Use from Offices (Use Class E) to 3 Residential dwellings (Use Class C3).

APPLICANT:

Park Designed Architects

2 CONFIRMATION of discharge of condition(s)

INFORMATIVES

1 Condition 4: A construction management plan was submitted 06.10.2022, and an amended contractors site plan (Rev A) was submitted 18.10.2022. North Yorkshire County Council Highways department confirms that the submitted details are acceptable.

CASE NUMBER:	22/04056/AMENDS	WARD:	Harrogate Central
CASE OFFICER:	Izabelle Waddington	DATE VALID:	20.10.2022
GRID REF:	E 430120	TARGET DATE:	17.11.2022
	N 455422	REVISED TARGET:	
		DECISION DATE:	01.11.2022

APPLICATION NO: 6.79.4093.F.AMENDS

LOCATION:

28 Oxford Street Harrogate North Yorkshire HG1 1PP

PROPOSAL:

Alterations to both the internal arrangements and to the window and door openings
20/00351/DVCON

APPLICANT:

Mr P Stanford

APPROVED

CASE NUMBER:	22/03443/FUL	WARD:	Harrogate Coppice Valley
CASE OFFICER:	Sam Witham	DATE VALID:	15.09.2022
GRID REF:	E 430411	TARGET DATE:	10.11.2022
	N 456331	REVISED TARGET:	
		DECISION DATE:	27.10.2022

APPLICATION NO: 6.79.580.I.FUL

LOCATION:

146A Kings Road Harrogate North Yorkshire HG1 5HY

PROPOSAL:

Installation of new fronts and roof and part change of use to takeaway (Sui generis)

APPLICANT:

Mr S Uddin

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 27th October 2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

H08P03, H08P04, H08P01A received by the council on the 15th September 2022

Reasons for Conditions:-

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

CASE NUMBER:	22/02923/FUL	WARD:	Harrogate Duchy
CASE OFFICER:	Jeremy Constable	DATE VALID:	25.08.2022
GRID REF:	E 429594	TARGET DATE:	20.10.2022
	N 455818	REVISED TARGET:	
		DECISION DATE:	17.10.2022

APPLICATION NO: 6.79.10667.E.FUL

LOCATION:

20 Duchy Road Harrogate North Yorkshire HG1 2ER

PROPOSAL:

Erection of greenhouse.

APPLICANT:

Dr Miles Ladlow

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.10.2025.

- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and associated documents and the following submitted plans and drawings:
Location Plan (Received 25.08.2022)
Site Plan (Received 16.09.2022)
Plans and Elevations: Drwg No.NT Hidcote Proposal (Received 27.07.2022)

Reasons for Conditions:-

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

CASE NUMBER:	22/03095/DISCON	WARD:	Harrogate Duchy
CASE OFFICER:	Jeremy Constable	DATE VALID:	08.08.2022
GRID REF:	E 429489	TARGET DATE:	03.10.2022
	N 455918	REVISED TARGET:	
		DECISION DATE:	19.10.2022

APPLICATION NO: 6.79.12761.C.DISCON

LOCATION:

Long House Kent Road Harrogate North Yorkshire HG1 2LH

PROPOSAL:

Approval of details required under condition 4 (window and door details) and condition 5 (roof details) of Planning Permission 22/00289/FUL: Erection of 1no. two storey rear extension, 1no. single storey side extension, refurbishment of external elevations and conversion of lower ground undercroft areas.

APPLICANT:

Mr Jerry Taylor

CONFIRMATION of discharge of condition(s)

CASE NUMBER:	22/03160/PCBSR	WARD:	Harrogate Duchy
CASE OFFICER:	Arthama Lakhanpall	DATE VALID:	18.08.2022
GRID REF:	E 429602	TARGET DATE:	13.10.2022

N 455341

REVISED TARGET: 27.10.2022

DECISION DATE: 20.10.2022

APPLICATION NO: 6.79.6022.Q.PCBSR

LOCATION:

Simpson House 11 Windsor Court Clarence Drive Harrogate North Yorkshire

PROPOSAL:

Prior notification for change of use of offices (Use Class E) to 4 dwellings (Use Class C3).

APPLICANT:

Artium Group

2 REFUSED. Reason(s) for refusal:-

- 1 The proposal includes a proposed wellness suite containing a gym and sauna and this falls outside Use Class C3 (dwellings). The proposal therefore fails to meet the requirements of Class MA, Schedule 2, Part 3 of The Town and Country Planning (General Permitted Development Order) (England) 2021 (as amended).
- 2 The building abuts mature trees to the south on an embankment within the conservation area. These trees would provide shade during most parts to the day to the east, south and west elevation windows of the dwellings that contain living/dining and bedrooms. The proposal therefore would fail to secure the provision of adequate natural light in all habitable rooms of the dwellings. The proposal therefore fails to meet the requirements of Paragraph MA.2(2)(f) of Class MA, Schedule 2, Part 3 of The Town and Country Planning (General Permitted Development Order) (England) 2021 (as amended).

CASE NUMBER: 22/03202/FUL

CASE OFFICER: Kate Exley

GRID REF: E 429051

N 455236

WARD: Harrogate Duchy

DATE VALID: 17.08.2022

TARGET DATE: 12.10.2022

REVISED TARGET: 01.11.2022

DECISION DATE: 01.11.2022

APPLICATION NO: 6.79.14915.FUL

LOCATION:

4 Hereford Road Harrogate North Yorkshire HG1 2NP

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr And Mrs S McMurray

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 01.11.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the following detail

Amended Floor Plans and Elevations. Drawing no. 20 Revision 2 - dated 25.10.22.
received by the council on 25 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.

CASE NUMBER:	22/03476/TPO	WARD:	Harrogate Duchy
CASE OFFICER:	Connor Williams	DATE VALID:	13.09.2022
GRID REF:	E 428449	TARGET DATE:	08.11.2022
	N 455291	REVISED TARGET:	
		DECISION DATE:	03.11.2022

APPLICATION NO: 6.79.5436.I.TPO

LOCATION:

89 Kent Road Harrogate North Yorkshire HG1 2NH

PROPOSAL:

Crown thinning by 25% and crown lifting to 4.4m of 1 no. Beech (T1) and 1 no. Oak (T2) within Tree Preservation Order 44/2007

APPLICANT:

Ms Maryam Carey Haddadi

Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:

Crown lift to 4 metres of 1 no. Beech and 1 no. Oak

Subject to the following Conditions;

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

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

Reasons for Conditions:

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

PART TO BE REFUSED:

Crown thinning by 25% of 1 no. Beech and 1 no. Oak

Reasons for refusal:

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

CASE NUMBER:	22/03483/TPO	WARD:	Harrogate Duchy
CASE OFFICER:	Connor Williams	DATE VALID:	08.09.2022
GRID REF:	E 429399	TARGET DATE:	03.11.2022
	N 455278	REVISED TARGET:	
		DECISION DATE:	02.11.2022

APPLICATION NO: 6.79.9130.G.TPO

LOCATION:

3 Brunswick Drive Harrogate North Yorkshire HG1 2PZ

PROPOSAL:

Crown thinning by 20-30% and crown lifting to 3.6m of 1 no. Copper Beech (T1) within Tree Preservation Order 25/2000 Tree 1 - Copper Beech (TPO no. 25/2000). Proposed works - crown thinning and crown lifting 20-30%. Reasons - the lower branches are overhanging too close to the road surface on Brunswick Drive. Overall weight of upper and

middle branches are also blocking the daylight and dropping too many leaves.

APPLICANT:

Ms Maryam Carey

Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:

Crown lift to 5.2 metres above highway of 1 no. Copper Beech (T1)

Subject to the following Conditions;

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

Reasons for Conditions:

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

PART TO BE REFUSED:

Crown thinning by 20-30% of 1 no. Copper Beech (T1)

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 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.

CASE NUMBER: 22/03498/DVCON **WARD:** Harrogate Duchy
CASE OFFICER: Josh Arthur **DATE VALID:** 12.09.2022
GRID REF: E 429399 **TARGET DATE:** 07.11.2022
 N 455278 **REVISED TARGET:**
 DECISION DATE: 02.11.2022

APPLICATION NO: 6.79.9130.H.DVCON

LOCATION:
3 Brunswick Drive Harrogate North Yorkshire HG1 2PZ

PROPOSAL:
Variation of Conditions 1 (approved drawing) and 3 (obscure glazed screen) of planning permission 21/04734/FUL - Erection of first floor and single storey extensions, alterations to garage roof, installation of 4 no. dormers. (Retrospective Application) and installation of glass screen to rear terrace and vertical timber boarding.

APPLICANT:
Ms Maryam Carey

2 APPROVED subject to the following conditions:-

1 The development hereby approved must be carried out in strict accordance with the details within the application form, and the following revised plans and drawings, as amended by this consent:

Existing and Proposed Plans and Elevations DWG No. 7021/01 S
Proposed Site Plan and Roof Plan DWG No. 7021/02 S

2 The proposed upper floor windows in the dormer to the south-west gable elevation, facing No. 5 Brunswick Drive, 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.

3 The 1.8m high timber boarded screen erected on site on the southern side of the first floor terrace, as shown on drawing no DWG No. 7021/01 S, 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 to ensure compliance with the approved drawings.
3 To protect residential amenity.

CASE NUMBER:	22/03588/FUL	WARD:	Harrogate Duchy
CASE OFFICER:	Emily Brown	DATE VALID:	27.09.2022
GRID REF:	E 429373	TARGET DATE:	22.11.2022
	N 455825	REVISED TARGET:	
		DECISION DATE:	01.11.2022

APPLICATION NO: 6.79.3650.B.FUL

LOCATION:

36 Kent Road Harrogate North Yorkshire HG1 2LJ

PROPOSAL:

Replacement of one wooden sash window by an otherwise identical UPVC sash window.

APPLICANT:

Mr Michael O Dowd

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 1st November 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - o Window Details (received 16th September 2022)
 - o Window Location (received 16th September 2022)

Reasons for Conditions:-

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

CASE NUMBER:	22/03746/TPO	WARD:	Harrogate Duchy
CASE OFFICER:	Izabelle Waddington	DATE VALID:	27.09.2022
GRID REF:	E 428264	TARGET DATE:	22.11.2022
	N 455399	REVISED TARGET:	
		DECISION DATE:	01.11.2022

APPLICATION NO: 6.79.6217.I.TPO

LOCATION:

11 Oakdale Manor Harrogate North Yorkshire HG1 2NA

PROPOSAL:

85/00005/TPORDR 1) Fell 1 no. Ash (T1 on Sketch Plan) - appears to have Ash dieback (significant dead wood and dieback in the crown of the tree) 2) Fell 1 no. Horse Chestnut (T2 on Sketch Plan) - significant damage at the lower trunk, possibly historical lightning strike or fire damage, with heart wood exposed and bark peeling off up the trunk. Large bracket fungus present at about 1.5-2m up the trunk which could be Dryad's Saddle (*Polyporus squamosus*).

APPLICANT:

Mr Peter Allinson

Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:

Subject to the following Conditions;

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

PART TO BE REFUSED:

Reasons for refusal:

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

CASE NUMBER:	22/03403/FUL	WARD:	Harrogate Fairfax
CASE OFFICER:	Arthama Lakhanpall	DATE VALID:	01.09.2022
GRID REF:	E 431969	TARGET DATE:	27.10.2022
	N 455123	REVISED TARGET:	
		DECISION DATE:	25.10.2022

APPLICATION NO: 6.79.3905.AE.FUL

LOCATION:

Harrogate Town AFC Wetherby Road Harrogate North Yorkshire HG2 7RY

PROPOSAL:

Erection of replacement turnstiles and kiosk with access and landscaping.

APPLICANT:

Harrogate Town AFC

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.10.2025.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 The development hereby permitted shall be carried out in strict accordance with the details of the Access/Egress management statement submitted 1 September 2022.

Reasons for Conditions:-

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

INFORMATIVES

- 1 The area to the front of the property (including the pavement) forms part of the Stray. See map here -

https://www.harrogate.gov.uk/info/20090/visit_parks_and_woodlands/393/the_stray_harrogate

It is important that all works are contained within the curtilage of the property. No deliveries can be made or materials stored on Stray land.

No vehicles can park on any areas of the Stray.

The proposed development affects Stray land and prior to the commencement of works the applicant will need to contact the Duchy of Lancaster and Harrogate Borough Council.

The Surveyor of Urban Lands,
The Duchy of Lancaster,
1 Lancaster Place,
Strand,
London
WC2E 7ED

<http://www.duchyoflancaster.co.uk/>.

- 2 Agreement of the Duchy of Lancaster must be received prior to any work commencing on site. Harrogate Town AFC are responsible for the safe use of the area by their patrons and maintenance/repairs of any damage caused. Temporary fencing should be installed during normal access and egress on match days to avoid damage to the grassed areas either side of the paths. The area around the new access points should be inspected on a regular basis and kept clear of litter.

CASE NUMBER:	22/01834/FUL	WARD:	Harrogate Harlow
CASE OFFICER:	Emily Brown	DATE VALID:	15.09.2022
GRID REF:	E 429202	TARGET DATE:	10.11.2022
	N 454036	REVISED TARGET:	
		DECISION DATE:	19.10.2022

APPLICATION NO: 6.79.11973.C.FUL

LOCATION:

6 Hill Rise Avenue Harrogate North Yorkshire HG2 0AF

PROPOSAL:

Removal of existing utility room and erection of single storey rear extension

APPLICANT:

Mrs Sarah Harrison

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 19.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - .Materials and Building Specification
 - .Floor Plans (received 7th June 2022)
 - .Proposed Elevation (received 7th June 2022)
 - .Proposed Side Elevation (received 7th June 2022)

Reasons for Conditions:-

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

CASE NUMBER:	22/02905/FUL	WARD:	Harrogate High Harrogate
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CASE OFFICER: Aimée McKenzie
GRID REF: E 430811
N 455961

DATE VALID: 26.07.2022
TARGET DATE: 20.09.2022
REVISED TARGET: 14.10.2022
DECISION DATE: 14.10.2022

APPLICATION NO: 6.79.4877.F.FUL

LOCATION:

65 Dragon Avenue Harrogate North Yorkshire HG1 5DS

PROPOSAL:

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

APPLICANT:

Maison Parfaite

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in strict accordance with the application form and the following revised drawings submitted with the application;

Drwg 137/SCD/LP, submitted 26.07.2022

Drwg 137/SCD/PL3, submitted 23.08.2022

Drwg 137/SCD/PL2 Rev B, received 12.10.2022.

- 2 The development hereby permitted shall be used for short term holiday lettings only. The duration of any stay shall not exceed one month and the operator shall maintain an up to date record of the home addresses of occupiers which shall be made available on request to the local planning authority.

Reasons for Conditions:-

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 It is not considered that the property could provide a suitable level of amenity for permanent residential accommodation in line with policy HP4 of the Harrogate Local Plan and guidance within the NPPF.

CASE NUMBER: 22/03297/FUL
CASE OFFICER: Aimée McKenzie
GRID REF: E 430883
N 455788

WARD: Harrogate High Harrogate
DATE VALID: 24.08.2022
TARGET DATE: 19.10.2022
REVISED TARGET: 04.11.2022
DECISION DATE: 03.11.2022

APPLICATION NO: 6.79.14918.FUL

LOCATION:

5A Westmoreland Street Harrogate North Yorkshire HG1 5AY

PROPOSAL:

Change of use of retail unit (use class: E1) to beauty salon (use class: Sui Generis).

RETROSPECTIVE APPLICATION

APPLICANT:

Milash Ltd

1 APPROVED subject to the following conditions:-

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

Planning Application Form and location plan dated received 24 August 2022.

2 The sound attenuation between floors shall as a minimum meet the requirements of the current Building Regulations Approved Document E (Resistance to the Passage of Sound).

3 The use hereby permitted shall not operate outside the following hours:

0900 - 2030 hours, Monday to Friday

0900 - 1700 hours, Saturday.

Reasons for Conditions:-

1 For the avoidance of doubt.

2 In the interest of protecting general amenity of the area in line with policy HP4 of the Harrogate Local Plan and guidance in the NPPF.

3 In the interest of protecting general amenity of the area in line with policy HP4 of the Harrogate Local Plan and guidance in the NPPF.

CASE NUMBER: 22/03399/FUL

CASE OFFICER: Emily Brown

GRID REF: E 430832

N 456103

WARD: Harrogate High Harrogate

DATE VALID: 01.09.2022

TARGET DATE: 27.10.2022

REVISED TARGET: 10.11.2022

DECISION DATE: 26.10.2022

APPLICATION NO: 6.79.14921.FUL

LOCATION:

Flat 3 4 Grove Park Terrace Harrogate North Yorkshire HG1 4BW

PROPOSAL:

Replacement of existing timber window frames with white UPVC window frames of a similar appearance.

APPLICANT:

Mr Matthew Daniels

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26th October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
.Window Specification (received 8/09/2022)

Reasons for Conditions:-

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

CASE NUMBER:	22/02804/FUL	WARD:	Harrogate Hookstone
CASE OFFICER:	Lisa Alder	DATE VALID:	17.07.2022
GRID REF:	E 431763	TARGET DATE:	11.09.2022
	N 454391	REVISED TARGET:	03.11.2022
		DECISION DATE:	27.10.2022

APPLICATION NO: 6.79.4067.E.FUL

LOCATION:

14 Hookstone Drive Harrogate North Yorkshire HG2 8PP

PROPOSAL:

Detached garage to front of property.

APPLICANT:

Mr and Mrs Amanda Middlemass

REFUSED. Reason(s) for refusal:-

- 1 The siting of the proposed garage is considered unacceptable and would detract from the character and appearance of the host dwelling and wider area in conflict with Policy HP3 of the Local Plan and the Council's House Extensions & Garages Design Guide.
- 2 The siting of the garage in close proximity to trees protected by a Tree Preservation Order is not acceptable and has potential to cause detrimental harm to the high amenity trees. There is no overriding planning need for the development which outweighs this harm. The proposal is therefore in conflict with Policy NE7 of the Local Plan.

CASE NUMBER:	22/03420/FUL	WARD:	Harrogate Kingsley
CASE OFFICER:	Amy Benfold	DATE VALID:	02.09.2022
GRID REF:	E 431680	TARGET DATE:	28.10.2022
	N 455805	REVISED TARGET:	
		DECISION DATE:	14.10.2022

APPLICATION NO: 6.79.9708.C.FUL

LOCATION:

5 Anchor Road Harrogate North Yorkshire HG1 4TA

PROPOSAL:

Conversion of existing garage to annex.

APPLICANT:

Mr And Mrs G & L Pickard

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 14.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans and Elevations - Drawing No. 2022.076-002. Received 02.09.2022.

Reasons for Conditions:-

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

CASE NUMBER:	21/05378/SCREEN	WARD:	Harrogate New Park
CASE OFFICER:	Kate Broadbank	DATE VALID:	15.12.2021
GRID REF:	E 429410	TARGET DATE:	05.01.2022
	N 456826	REVISED TARGET:	28.10.2022
		DECISION DATE:	25.10.2022

APPLICATION NO: 6.79.7774.SCREEN

LOCATION:

Site Of North East Gas Offices And Service Centre Skipton Road Harrogate North Yorkshire

PROPOSAL:

Environmental Impact Assessment - Screening
Opinion for a proposed retail development (Use Class E(a)), petrol filling station, with associated car park and landscaping.

APPLICANT:

2 Environmental Impact Assessment Is Not Required

0 Having regards to the above assessment, Officers consider that the scale and nature of the development and the potential impacts can be dealt with satisfactorily through the planning application process such that an EIA will not be required.

This judgement has been made on the basis of information submitted by the applicant, consultation responses, the requirements of the EIA Regulations 2017 and advice in the NPPG.

INFORMATIVES

Having regards to the above assessment, Officers consider that the scale and nature of the development and the potential impacts can be dealt with satisfactorily through the planning application process such that an EIA will not be required.

This judgement has been made on the basis of information submitted by the applicant, consultation responses, the requirements of the EIA Regulations 2017 and advice in the NPPG.

CASE NUMBER:	22/02782/FUL	WARD:	Harrogate New Park
CASE OFFICER:	Jeremy Constable	DATE VALID:	04.08.2022
GRID REF:	E 429573	TARGET DATE:	29.09.2022

N 456095

REVISED TARGET: 28.10.2022
DECISION DATE: 25.10.2022

APPLICATION NO: 6.79.14894.FUL

LOCATION:

21 Oakdale Rise Harrogate North Yorkshire HG1 2JW

PROPOSAL:

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

APPLICANT:

Mr Steve Grey

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25th October 2025.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following plans and drawings:
Location and Site Plan: Drwg No.AR_P_01 Rev P1 (Received 07.10.2022)
Plans and elevations: Drwg No. AR_P_02 Rev P1 (Received 21.10.2022)
- 3 Except where explicitly stated otherwise within the approved drawings, the external materials of the development hereby approved shall match those of the existing building.

Reasons for Conditions:-

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

CASE NUMBER: 22/01573/FUL
CASE OFFICER: Jeremy Constable
GRID REF: E 430961
N 453676

WARD: Harrogate Oatlands
DATE VALID: 26.05.2022
TARGET DATE: 21.07.2022
REVISED TARGET: 21.10.2022
DECISION DATE: 14.10.2022

APPLICATION NO: 6.79.14834.FUL

LOCATION:

16 Mount Gardens Harrogate North Yorkshire HG2 8BS

PROPOSAL:

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

APPLICANT:

Mrs Tamsin Barnes

3 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 14.10.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
Location: Drwg No.TA-P1-XX-GA-A-0003 (Received 26.05.2022)
Site Plan: Drwg No.TA-P1-XX-GA-A-0005 Rev A (Received 13.10.2022)
Plans and elevations: Drwg No.TA-P1-XX-GA-A-0002 Rev A (Received 13.10.2022)
- 3 Except where explicitly stated otherwise within the application form and the approved drawings, the external materials of the development hereby approved shall match those of the existing building.
- 4 The crossing of the footway must be constructed in accordance with the Standard Detail number E6 and the following requirements.

The final surfacing of any private access within 2 metres of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- 5 The side window serving the stairwell of the development hereby approved shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing and specification shall be retained throughout the life of the development.

Reasons for Conditions:-

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

CASE NUMBER: 22/03240/FUL
CASE OFFICER: Jeremy Constable
GRID REF: E 431373
N 452603

WARD: Harrogate Oatlands
DATE VALID: 19.08.2022
TARGET DATE: 14.10.2022
REVISED TARGET: 18.10.2022
DECISION DATE: 17.10.2022

APPLICATION NO: 6.79.14916.FUL

LOCATION:

18 Fulwith Drive Harrogate North Yorkshire HG2 8HW

PROPOSAL:

Demolition of sun room, erection of single storey and two storey rear extensions and alterations to fenestration.

APPLICANT:

Mr And Mrs J Topping

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.10.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following plans and drawings:
Location and Site Plan: Drwg No.22/1400/03 (Received 19.08.2022)
Plans and elevations: Drwg No. 22/1400/02 Rev B (Received 19.08.2022)

Reasons for Conditions:-

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

CASE NUMBER: 22/01828/FUL
CASE OFFICER: Arthama Lakhanpall
GRID REF: E 429894
N 452806

WARD: Harrogate Pannal Ward
DATE VALID: 16.05.2022
TARGET DATE: 11.07.2022
REVISED TARGET:
DECISION DATE: 26.10.2022

APPLICATION NO: 6.79.1134.E.FUL

LOCATION:

10 Rossett Green Lane Harrogate North Yorkshire HG2 9LJ

PROPOSAL:

Erection of 2 dwellings and demolition of existing bungalow.

APPLICANT:

Mr G Smulders And Miss A Johnson

REFUSED. Reason(s) for refusal:-

- 1 The proposed dwellings, by virtue of their form, scale, siting and appearance would be detrimental to the visual amenity and character of the site and locality. They would fail to respect local distinctiveness and would appear incongruous and alienated in this location. This harm outweighs the benefits of the proposal. The proposal would conflict with the requirements of the National Planning Policy Framework, and Residential Design Guide and Policy HP3 of the Harrogate District Local Plan.
- 2 Insufficient information has been provided with the application in respect to trees. The application lacks a suitable landscaping scheme to mitigate against the trees previously felled for development. The proposal would conflict with the requirements of the National Planning Policy Framework and Policy NE7 of the Harrogate District Local Plan.

CASE NUMBER:	22/02110/FUL	WARD:	Harrogate Pannal Ward
CASE OFFICER:	Sam Witham	DATE VALID:	01.06.2022
GRID REF:	E 429799	TARGET DATE:	27.07.2022
	N 453212	REVISED TARGET:	17.10.2022
		DECISION DATE:	17.10.2022

APPLICATION NO: 6.500.312.FUL

LOCATION:

The Willows 13 Green Way Harrogate North Yorkshire HG2 9LR

PROPOSAL:

Single storey side and rear extension, including new double garage and lounge area.
Conversion of existing garage into living space

APPLICANT:

Mr Simon Stalker

REFUSED. Reason(s) for refusal:-

- 1 The front extension comprises an overly prominent feature that will have an impact on the character of the dwelling and will have a negative impact on both the streetscene and the Green Way cul-de-sac. The extension on the whole will result in a large dwelling, that has been developed substantially in the past, that will dominate

the streetscene. In terms of design, the proposal is not considered to comply with HP3 AND HS8, and fails to comply with the relevant paragraphs of the NPPF.

- 2 With regards to amenity impact, the proposal fails to comply with policy HS8 and HP4 as given the height of the extension and the existing land levels, it will result in an unacceptable level of overbearingness towards the occupants of no. 15 that will also result in a loss of outlook.

CASE NUMBER:	22/03266/FUL	WARD:	Harrogate Pannal Ward
CASE OFFICER:	Sam Witham	DATE VALID:	09.09.2022
GRID REF:	E 430076	TARGET DATE:	04.11.2022
	N 451301	REVISED TARGET:	
		DECISION DATE:	25.10.2022

APPLICATION NO: 6.152.82.H.FUL

LOCATION:

Pannal Cricket Club Burn Bridge Lane Burn Bridge Harrogate HG3 1PF

PROPOSAL:

Replace the existing nets with an new two lane net system.

APPLICANT:

Pannal Cricket Club

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24th October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawing:

'Pannal CC Proposed Practise Nets' received by the council on 9th 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.

INFORMATIVES

- 1 i) There is a Public Right of Way or a 'claimed' Public Right of Way within or

adjoining the application site boundary - please see the attached plan.

ii) If the proposed development will physically affect the Public Right of Way permanently in any way an application to the Local Planning Authority for a Public Path Order/Diversion Order will need to be made under S.257 of the Town and Country Planning Act 1990 as soon as possible. Please contact the Local Planning Authority for a Public Path Order application form.

iii) If the proposed development will physically affect a Public Right of Way temporarily during the period of development works only, an application to the Highway Authority (North Yorkshire County Council) for a Temporary Closure Order is required. Please contact the County Council or visit their website for an application form.

iv) The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as an alternative route has been provided by either a temporary or permanent Order.

v) It is an offence to obstruct a Public Right of Way and enforcement action can be taken by the Highway Authority to remove any obstruction.

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

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

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

CASE NUMBER:	22/03395/FUL	WARD:	Harrogate Pannal Ward
CASE OFFICER:	Izabelle Waddington	DATE VALID:	08.09.2022
GRID REF:	E 429552	TARGET DATE:	03.11.2022
	N 451677	REVISED TARGET:	
		DECISION DATE:	28.10.2022

APPLICATION NO: 6.152.458.FUL

LOCATION:

Holmgarth Hill Foot Lane Pannal Harrogate North Yorkshire HG3 1NT

PROPOSAL:

Double storey side extension with single storey rear extension. Conversion of external store to an office and spare room. New build standalone garage.

APPLICANT:

Mrs Sophie Darbyshire

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 28/10/2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - Proposed First Floor Plan - 2050-20-001 / R2
 - Proposed Ground Floor - 2050-20-000 / R2
 - Existing and Proposed Courtyard Elevations - 2250-20-103 / R3
 - Existing and Proposed North Elevations - 2250-20-101 / R3
 - Existing and Proposed South Elevations - 2250-20-100 / R3
 - Existing and Proposed West Elevations - 2250-20-102 / R3
 - Proposed Section AA - 2250-20-251 / R2
 - Proposed Site Plan - 2250-90-001 /R3
 - Proposed Garage North and West Elevations - 2250-20-150 / R3
 - Proposed Garage South and East Elevations - 2250-20-151 / R3
 - Proposed Garage Section AA- 2250-20-250 /R2
- 3 The garage and the office/additional bedroom conversion hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Holmgarth.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The formation of a separate residential use would not be acceptable.

CASE NUMBER:	22/03472/FUL	WARD:	Harrogate Pannal Ward
CASE OFFICER:	Izabelle Waddington	DATE VALID:	07.09.2022
GRID REF:	E 429916	TARGET DATE:	02.11.2022
	N 452888	REVISED TARGET:	
		DECISION DATE:	27.10.2022

APPLICATION NO: 6.79.4292.J.FUL

LOCATION:

Rossett House 78 Green Lane Harrogate North Yorkshire HG2 9LN

PROPOSAL:

Single detached garage

APPLICANT:

Mr David Pickles

REFUSED. Reason(s) for refusal:-

- 1 The siting of the proposed garage is considered unacceptable and would detract from the character and appearance of the host dwelling and wider area in conflict with Policy HP3 of the Local Plan and the Council's House Extensions & Garages Design Guide.
- 2 The siting of the garage in close proximity to the neighbouring property has potential to result in a loss of neighbouring amenity. The proposal is therefore in conflict with Policy HP4 and HS8 of the Local Plan.

CASE NUMBER:	22/03494/TPO	WARD:	Harrogate Pannal Ward
CASE OFFICER:	Emily Brown	DATE VALID:	13.09.2022
GRID REF:	E 430359	TARGET DATE:	08.11.2022
	N 451738	REVISED TARGET:	
		DECISION DATE:	14.10.2022

APPLICATION NO: 6.152.459.TPO

LOCATION:

7 Rosedale Pannal North Yorkshire HG3 1LB

PROPOSAL:

Fell 1 no. Ash (T1) of Tree Preservation Order No. 73/2012. Has ash dieback and is dropping limbs.

APPLICANT:

Mr Homer

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 No. Sycamore. Tree to be 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 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 to be planted in the first planting season after the felling of the noted trees and between November and March within 2 metres of the felled tree. All tree stock to be supplied in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations. If within a period of ten years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation

Reasons for Conditions:-

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

CASE NUMBER:	22/03609/TPO	WARD:	Harrogate Pannal Ward
CASE OFFICER:	Jeremy Constable	DATE VALID:	16.09.2022
GRID REF:	E 429357	TARGET DATE:	11.11.2022
	N 452826	REVISED TARGET:	
		DECISION DATE:	25.10.2022

APPLICATION NO: 6.79.7668.D.TPO

LOCATION:

16 Barnwell Crescent Harrogate North Yorkshire HG2 9EY

PROPOSAL:

Crown clean (maximum pruning cuts 45mm) of 1no. Oak tree within A1 of Tree Preservation Order 03/1993.

APPLICANT:

Mr David Mason

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 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.

CASE NUMBER:	22/04001/CLOPUD	WARD:	Harrogate Saltergate
CASE OFFICER:	Amina Jones	DATE VALID:	28.10.2022
GRID REF:	E 428012	TARGET DATE:	23.12.2022
	N 456758	REVISED TARGET:	
		DECISION DATE:	28.10.2022

APPLICATION NO: 6.79.14942.CLOPUD

LOCATION:

1 Heather Way Harrogate North Yorkshire HG3 2SH

PROPOSAL:

Certificate of Lawfulness for proposed development comprising of demolition of existing rear conservatory and erection of single storey rear extension.

APPLICANT:

Mr Ross Walkinshaw

1 APPROVED

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

CASE NUMBER:	22/03275/TPO	WARD:	Harrogate St Georges
CASE OFFICER:	Connor Williams	DATE VALID:	23.08.2022
GRID REF:	E 430027	TARGET DATE:	18.10.2022
	N 454495	REVISED TARGET:	
		DECISION DATE:	18.10.2022

APPLICATION NO: 6.79.14021.A.TPO

LOCATION:

11A Otley Road Harrogate North Yorkshire HG2 0DJ

PROPOSAL:

Crown reduction by up to 3m of 1 no. Cherry (T1), felling of 1 no. Cypress (T2), Crown

reduction by up to 2m of 1 no. Cherry (T3) and felling of 1 no. Willow (T5). Within Tree Preservation Order 25/2008

APPLICANT:

Mr Andy Cowther

Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:

Crown reduction by 3m of 1 no. Cherry (T1), felling of 1 no. Cypress (T2), Crown reduction by 2m of 1 no. Cherry (T2)

Subject to the following Conditions;

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

Reasons for Conditions:

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

PART TO BE REFUSED:

Felling of 1 no. Willow (T5)

Reasons for refusal:

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

CASE NUMBER:	22/03462/FUL	WARD:	Harrogate St Georges
CASE OFFICER:	Izabelle Waddington	DATE VALID:	06.09.2022
GRID REF:	E 430291	TARGET DATE:	01.11.2022
	N 454405	REVISED TARGET:	
		DECISION DATE:	26.10.2022

APPLICATION NO: 6.79.4699.C.FUL

LOCATION:

Brantwood 7 Park Drive Harrogate North Yorkshire

PROPOSAL:

Formation of light well & Erection of single storey rear extension to lower ground floor flat

APPLICANT:

C/o Agent

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
- Proposed drawings - 5086 REV B

Reasons for Conditions:-

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

CASE NUMBER:	22/03765/TPO	WARD:	Harrogate St Georges
CASE OFFICER:	Emily Brown	DATE VALID:	28.09.2022
GRID REF:	E 430085	TARGET DATE:	23.11.2022
	N 454227	REVISED TARGET:	
		DECISION DATE:	01.11.2022

APPLICATION NO: 6.79.4763.C.TPO

LOCATION:

Flat 1 22 Park Avenue Harrogate North Yorkshire HG2 9BG

PROPOSAL:

Works to 1 no. Pine (T1) of Tree Preservation Order No. 43/2006 Remove deadwood. Crown thin 15% to help light and air penetrate the crown. Crown reduce by 2.5-3m.

APPLICANT:

Mrs D Creese

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.

INFORMATIVES

- 1 Removal of deadwood does not require consent.

CASE NUMBER:	22/02659/FUL	WARD:	Harrogate Starbeck
CASE OFFICER:	Kate Exley	DATE VALID:	25.08.2022
GRID REF:	E 433081	TARGET DATE:	20.10.2022
	N 456330	REVISED TARGET:	
		DECISION DATE:	18.10.2022

APPLICATION NO: 6.79.1434.AC.FUL

LOCATION:

Starbeck Primary School High Street Harrogate North Yorkshire HG2 7LL

PROPOSAL:

Erection of modular classroom building.

APPLICANT:

Mrs Maureen Braden

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 18.10.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the following detail.

Proposed Site Plan. Document ID 7539044. received by the council 25 August 2022.

Proposed Floor Plan and Elevations. Drawing no. 24800A. received by the council 29 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.

INFORMATIVES

- 1 This site is within 250m of a landfill site. The Council recommends that certain precautions are taken with the construction; such as :
 - A concrete floor.
 - Gas proof membrane beneath the floor.
 - Sealing/protection of any services to the building.
 - Adequate ventilation.
 - Verification of the works undertaken on completion by a suitably competent person.

CASE NUMBER:	22/03203/FUL	WARD:	Harrogate Stray
CASE OFFICER:	Emily Brown	DATE VALID:	09.09.2022
GRID REF:	E 431502	TARGET DATE:	04.11.2022
	N 455026	REVISED TARGET:	
		DECISION DATE:	19.10.2022

APPLICATION NO: 6.79.14914.FUL

LOCATION:

45 St Winifreds Road Harrogate North Yorkshire HG2 8LW

PROPOSAL:

Demolition and erection of single storey rear extension. Includes internal alterations.

APPLICANT:

Ms Natali Flamarique

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 19th October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

.Proposed Floor Plans 3845/02/101
.Proposed Elevations 3845/02/201

Reasons for Conditions:-

- 1 To ensure compliance with 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:	22/03204/CLOPUD	WARD:	Harrogate Stray
CASE OFFICER:	Chloe Temple	DATE VALID:	07.09.2022
GRID REF:	E 431502	TARGET DATE:	02.11.2022
	N 455026	REVISED TARGET:	
		DECISION DATE:	17.10.2022
APPLICATION NO:	6.79.14914.A.CLOPU D		

LOCATION:

45 St Winifreds Road Harrogate North Yorkshire HG2 8LW

PROPOSAL:

Certificate of lawfulness for hip to gable extension with obscure window to gable elevation and rear dormer

APPLICANT:

Ms Natali Flamarique

APPROVED

- 1 The proposed single storey side extension is shown in plans titled:
 - o Location Plan - prepared by MAS Design Consultants Ltd, drawing number 3845/01/001, date: 03/08/2022
 - o Proposed Elevations (Loft Conversion) - prepared by MAS Design Consultants Ltd, drawing number 3845/02/202, date: 03/08/2022
 - o Proposed Floor Plans (Loft Conversion) - prepared by MAS Design Consultants Ltd, drawing number 3845/02/102, date: 03/08/2022
 - o Email received from Mark Scatchard on 07/09/2022 19:24 confirming volume calculations
 - o Email received from Mark Scatchard on 14/10/2022 17:56 confirming roof light projection

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

CASE NUMBER:	22/03604/FUL	WARD:	Harrogate Stray
CASE OFFICER:	Izabelle Waddington	DATE VALID:	16.09.2022
GRID REF:	E 431568	TARGET DATE:	11.11.2022
	N 454664	REVISED TARGET:	
		DECISION DATE:	03.11.2022

APPLICATION NO: 6.79.12823.A.FUL

LOCATION:

8 St Helens Road Harrogate North Yorkshire HG2 8LB

PROPOSAL:

Single storey front and gable extension

APPLICANT:

Mr A Jones

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:
- Plans and Elevations - 686.001/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.

CASE NUMBER:	22/03605/TPO	WARD:	Harrogate Stray
CASE OFFICER:	Izabelle Waddington	DATE VALID:	16.09.2022
GRID REF:	E 432424	TARGET DATE:	11.11.2022
	N 454814	REVISED TARGET:	
		DECISION DATE:	31.10.2022

APPLICATION NO: 6.79.14930.TPO

LOCATION:

82 Wetherby Road Harrogate North Yorkshire HG2 7SL

PROPOSAL:

Beech T1 (TPO REF: 12/00055/TPORDR) - Fell due to brittle cinder fungus at the base (high risk area). Replant with a Beech 10-12cm @Dbh. Beech T2 (TPO REF: 12/00055/TPORDR) - Crown lift to clear the hedge underneath it by 1m, maximum pruning cuts off 60mm.

APPLICANT:

Mrs Smith

APPROVED subject to the following conditions:-

- 1 The works hereby approved shall be completed within two years of the date of this decision
- 2 The proposed works shall be completed in strict accordance with the specification noted in the application
- 3 All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.
- 4 Replacement planting - 1 N^o Beech. Tree(s) to be 10-12 cm girth when measured at 1.5 metres from ground level at the point of planting.

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

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

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

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

Tree(s) to be planted in the first planting season after the felling of the noted trees and between November and March within 2 metres of the felled tree.

All tree stock to be supplied in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations.

If within a period of ten years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reasons for Conditions:-

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

CASE NUMBER:	22/03718/TPO	WARD:	Harrogate Stray
CASE OFFICER:	Emily Brown	DATE VALID:	26.09.2022
GRID REF:	E 431986	TARGET DATE:	21.11.2022
	N 455007	REVISED TARGET:	
		DECISION DATE:	25.10.2022

APPLICATION NO: 6.79.14932.TPO

LOCATION:

1A Wayside Crescent Harrogate North Yorkshire HG2 8NJ

PROPOSAL:

Works to trees within Tree Preservation Order No. 02/2011 G1 Fell 2 no. Hawthorns as they are dead- replant with 2 no. Rowan 1 no. Cedar- remove deadwood and x3 lowest branches extending over parking area to visually balance the appearance of the tree.

APPLICANT:

Mr Clive Whitbourn

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^o Rowan. 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.

CASE NUMBER:	22/03799/TPO	WARD:	Harrogate Stray
CASE OFFICER:	Izabelle Waddington	DATE VALID:	03.10.2022
GRID REF:	E 431714	TARGET DATE:	28.11.2022
	N 454430	REVISED TARGET:	
		DECISION DATE:	31.10.2022

APPLICATION NO: 6.79.5461.G.TPO

LOCATION:
1 Apley Close Harrogate North Yorkshire HG2 8PS

PROPOSAL:
Fell 2 no. beech trees - 81/00002/TPORDR Extensive decay at the bases and located only meters away from main road close to busy secondary school

APPLICANT:
Martin

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.
- 4 Replacement planting - 2 N^o 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 trees (central the group where the canopies are not opened). LPA to be informed in writing once the trees have been planted.

All tree stock to be supplied in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations.

If within a period of ten years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reasons for Conditions:-

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

CASE NUMBER:	22/03173/FUL	WARD:	Harrogate Valley Gardens
CASE OFFICER:	Arthama Lakhanpall	DATE VALID:	24.08.2022
GRID REF:	E 429568	TARGET DATE:	19.10.2022
	N 454827	REVISED TARGET:	

DECISION DATE: 19.10.2022

APPLICATION NO: 6.79.14912.FUL

LOCATION:

1 Artisan Street Harrogate North Yorkshire HG2 0FJ

PROPOSAL:

Conversion of workshop to dwelling.

APPLICANT:

Mr A Hewson

REFUSED. Reason(s) for refusal:-

- 1 The proposed dwelling would have a gross internal floor area of 19 sq. metres. It would introduce a cramped layout with substandard and compromised level of living accommodation and poor outlook for the proposed occupier. There is no private external space or garden for the amenity or enjoyment of the future occupier of the dwelling. This harm would materially outweigh the benefits of the proposal in this location. The proposal would therefore conflict with the guidance in the National Planning Policy Framework and Policy HP4 of the Harrogate District Local Plan.

INFORMATIVES

- 1 The applicant / developer is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework and the current Building Control Regulations with regards to contaminated land. If any unforeseen contamination is encountered during the development, the Local Planning Authority (LPA) should be informed immediately. Any investigation / remedial / protective works carried out in relation to this application shall be carried out to agreed timescales and approved by the LPA in writing. Furthermore, any soil or soil forming materials to be brought to site for use in garden areas or soft landscaping should be tested for contamination and suitability for use prior to importation to site. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.
- 2 If any topsoil is taken onto site for the formation of a domestic garden it should be certified as suitable for a domestic garden. This should be validated through sampling once on site.

CASE NUMBER: 22/03316/FUL
CASE OFFICER: Lisa Alder
GRID REF: E 429226
N 454585

WARD: Harrogate Valley Gardens
DATE VALID: 02.09.2022
TARGET DATE: 28.10.2022
REVISED TARGET:
DECISION DATE: 21.10.2022

APPLICATION NO: 6.79.5518.E.FUL

LOCATION:

9 Florence Road Harrogate North Yorkshire HG2 0LD

PROPOSAL:

Erection of single storey ground floor and first floor extension.

APPLICANT:

Mr Peter Riva

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 21.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

'Proposed Elevations' PROJECT: 1502 DWG: 01 Rev: A dated 06.07.2015
'Proposed Ground Floor Plan' PROJECT: 1502 DWG: 04 Rev A dated 06.07.2015
'Proposed First Floor Plan' PROJECT: 1502 DWG: 05 Rev A dated 06.07.2015
'Proposed Roof Plan' PROJECT: 1502 DWG: 06 Rev A dated 06.07.2015
'Proposed Site Plan' PROJECT: 1502 DWG: 10 dated 07.19
- 3 The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match those used in the existing building.

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.

CASE NUMBER:	22/03369/DVCON	WARD:	Harrogate Valley Gardens
CASE OFFICER:	Josh Arthur	DATE VALID:	08.09.2022
GRID REF:	E 429736	TARGET DATE:	03.11.2022
	N 454631	REVISED TARGET:	
		DECISION DATE:	18.10.2022

APPLICATION NO: 6.79.14205.A.DVCON

LOCATION:

6 Queens Road Harrogate North Yorkshire HG2 0HB

PROPOSAL:

Variation of Condition 2 (approved drawings) of planning permission 19/05161/FUL -
Erection of single storey and dormer extension, formation of basement entrance and
alterations to fenestration.

APPLICANT:

Miss Laura Sheedy

4 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 18.10.2025.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as modified by the conditions of this consent:
 - (PL)07F Proposed Elevations - received 27 September 2022
 - Photograph of 8500-N K Rend render sample - received 13 February 2020
 - (PL)04E Proposed Floor Plans - received 27 September 2022
 - (PL)08C Proposed Sections - received 27 September 2022
- 3 The external stonework and slate of the development hereby approved shall match those as existing to the host dwelling.
- 4 All new doors and windows shall be set back from the external face of the walls to form reveals to match the existing to the dwelling.
- 5 The rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.
- 6 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 to the extension and dormer other than those hereby approved.

Reasons for Conditions:-

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

CASE NUMBER:	22/03298/FUL	WARD:	Killinghall & Hampsthwaite
CASE OFFICER:	Lisa Alder	DATE VALID:	24.08.2022
GRID REF:	E 426196	TARGET DATE:	19.10.2022
	N 458509	REVISED TARGET:	04.11.2022
		DECISION DATE:	03.11.2022

APPLICATION NO: 6.92.103.F.FUL

LOCATION:

Greenways 39 Hollins Lane Hampsthwaite North Yorkshire HG3 2EG

PROPOSAL:

The erection of a Single Storey Rear Extension (a duplicate of that confirmed as permitted development by 17/03307/HPC) and First Floor Extension (as approved under reference 21/02113/PDAS), with the dwelling then being rendered.

APPLICANT:

Mr And Mrs Verity

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 documents:

'Proposed Plans, Elevations and Site Plan' DWG: S17/109-101 dated August 2022.
Email received 3rd October 2022 confirming render colour.

Reasons for Conditions:-

- 1 To ensure compliance with 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:	22/03963/DISCON	WARD:	Killinghall & Hampsthwaite
CASE OFFICER:	Josh Arthur	DATE VALID:	13.10.2022
GRID REF:	E 426214	TARGET DATE:	08.12.2022

N 457982

REVISED TARGET:

DECISION DATE: 01.11.2022

APPLICATION NO: 6.92.216.D.DISCON

LOCATION:

1 York Cottages Hollins Lane Hampsthwaite North Yorkshire HG3 2HH

PROPOSAL:

Approval of details required by Conditions 4 (External Materials) and 5 (Stone Sample Panel) of planning permission 22/01262/FUL - Erection of single storey outbuilding to rear.

APPLICANT:

Mr Jonathan Morgan

CONFIRMATION of discharge of condition(s)

INFORMATIVES

1 Condition 4: Natural English Stone from Sam Cryer, Western Red Cedar cladding from Harrogate Timber and Spanish roof slates from IBPM building supplies viewed onsite on 20.10.2022

Condition 5: Natural English Stone from Sam Cryer viewed onsite on 20.10.2022

CASE NUMBER: 22/03389/FUL

CASE OFFICER: Emily Brown

GRID REF: E 434187

N 457729

WARD: Knaresborough Castle

DATE VALID: 09.09.2022

TARGET DATE: 04.11.2022

REVISED TARGET:

DECISION DATE: 18.10.2022

APPLICATION NO: 6.100.13591.C.FUL

LOCATION:

Weir House Nidd Bank Knaresborough North Yorkshire HG5 9BX

PROPOSAL:

Erection of a 3 bay detached garage

APPLICANT:

Mr David Hetherington

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 18th October 2025.

- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
.Site plan and location plan 582.102 Revision C
.Garage plan and elevations 582.111 Revision B

Reasons for Conditions:-

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

CASE NUMBER:	22/03907/CLOPUD	WARD:	Knareborough Castle
CASE OFFICER:	Amina Jones	DATE VALID:	10.10.2022
GRID REF:	E 435549	TARGET DATE:	05.12.2022
	N 457292	REVISED TARGET:	
		DECISION DATE:	02.11.2022

APPLICATION NO: 6.100.13692.CLOPUD

LOCATION:

71 Charlton Drive Knareborough North Yorkshire HG5 0DW

PROPOSAL:

Certificate of Lawfulness for proposed ground floor extension to the rear of the property, comprising of bedroom and En-Suite, to project from rear wall of existing dwelling by no further than 3 metres, with a roof height of no more than 4 metres to the ridge and 3 metres to the eaves with all materials used in any exterior work to match that of the existing dwelling.

APPLICANT:

Harrogate Borough Council

1 APPROVED

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

CASE NUMBER: 19/03867/DISCON
CASE OFFICER: Kate Exley
GRID REF: E 436488
N 456903

WARD: Knaresborough Eastfield
DATE VALID: 11.09.2019
TARGET DATE: 06.11.2019
REVISED TARGET:
DECISION DATE: 19.10.2022

APPLICATION NO: 6.500.273.DISCON

LOCATION:

Manse Farm Knaresborough North Yorkshire

PROPOSAL:

Approval of details required under condition 50 (Ecological) (Phase of Development constructed by Linden Homes ONLY) of Planning Permission 13/00535/EIAMAJ - Mixed use development comprising residential dwellings (Use Class C3), employment use (Use Classes B1 and B8), a neighbourhood centre (Use Classes A1, A2, A3 ,A4 and A5), open landscaping, a primary school (Use Class D1) and associated access.

APPLICANT:

Taylor Wimpey UK Ltd And Linden Homes

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 the following detail is acceptable for partial discharge of condition 50 (Phase of Development constructed by Linden Homes ONLY).
Bird Box Plan Version 2. KS/13379/F1.2 . received 17 November 2021.
Technical Site Layout. 2270-TL 01 REV J. received 17 November 2021.
Technical Site Layout Phase 2. 2298-TL 01 REV B. received 17 November 2021.
Street lighting Design. PLL_2019_106_REV 3. received 17 November 2021.
Technical Site Layout Phase 3. TL 01 REV F . received 17 November 2021.
- 2 Note this approval of Detail relates to Phase of development constructed by Linden homes ONLY.

CASE NUMBER: 21/01070/DVCMAJ
CASE OFFICER: Gerard Walsh
GRID REF: E 436488
N 456903

WARD: Knaresborough Eastfield
DATE VALID: 15.03.2021
TARGET DATE: 14.06.2021
REVISED TARGET: 07.11.2022
DECISION DATE: 02.11.2022

APPLICATION NO: 6.500.273.M.DVCMAJ

LOCATION:

Manse Farm Knaresborough North Yorkshire

PROPOSAL:

Variation of Condition Nos 5 and 6 of outline permission Ref 13/00535/EIAMAJ, to allow i) the occupation of 50 dwellings prior to the provision of an access connecting the application site to Eastfield, and ii) the occupation of no more than 70 dwellings prior to the closure of the Eastfield access to all traffic save for pedestrians, cyclists and scheduled passenger transport vehicles.

APPLICANT:

Vistry Yorkshire

2 APPROVED subject to the following conditions:-

- 1 Application for approval of the reserved matters for the first phase of the development (A) 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 the 51st dwelling house, 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 71 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.

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 Part2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. IMPLEMENTATION OF APPROVED REMEDIATION SCHEME

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

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

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.

- 44 No development within a particular phase shall take place until full details of hard and 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
- 16 To ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents.
16
- 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.

CASE NUMBER:	22/02879/FUL	WARD:	Knarborough Eastfield
CASE OFFICER:	Emma Walsh	DATE VALID:	02.09.2022
GRID REF:	E 435587	TARGET DATE:	28.10.2022
	N 457118	REVISED TARGET:	
		DECISION DATE:	18.10.2022

APPLICATION NO: 6.100.13683.FUL

LOCATION:

76 Manor Road Knarborough North Yorkshire HG5 0DS

PROPOSAL:

Conversion of 1 dwelling house in to 2 dwelling houses, including the erection of rear single storey extensions and dormer windows.

APPLICANT:

Mr Steve Winn

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 18.10.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
Location Plan; drwg no. drwg no 01023 00, received 02.09.2022
Proposed site plan; drwg no 01023 04, received 26.08.2022
Proposed floor plans and elevations; drwg no 01023 03, Rev A, received 17.10.2022
- 3 The materials utilised in the external construction of the walls and roof of the single storey extension within the development hereby approved, shall match those of the existing dwelling house.
- 4 The hours of construction work on site for the development hereby permitted 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
- 5 Prior to the first occupation of the development hereby permitted, suitable and sufficient provision shall be made for:
 - o the storage and containment of refuse prior to collection.

- o access for collection of refuse
- 6 No dwelling must be occupied until the related parking facilities have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.
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.
 - 7 Prior to the occupation of the first dwelling of the development hereby permitted, details of the number, siting and specification of the electric vehicle charging points are to be submitted and approved in writing by the Local Planning Authority. The charge points should be Mode 3 Charging with a minimum 16amp rating. Thereafter, the development will be carried out in accordance with the approved details.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interest of safeguarding the character of the host site and locality in line with policy HP3 of the Local plan and the NPPF.
- 4 In the interest of safeguarding the character of the host site and locality in line with policy HP3 of the Local plan and the NPPF.
- 5 In the interest of safeguarding the character of the host site and locality in line with policy HP3 of the Local plan and the NPPF.
- 6 To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.
- 7 In the interest of supporting sustainable transport.

INFORMATIVES

- 1 In order to minimise the effect of noise from one dwelling affecting the other the conversion should be undertaken in accordance with Building Regulations Approved document E.
- 2 If any topsoil is taken onto site for the formation of a domestic garden it should be certified as suitable for a domestic garden. This should be validated through sampling once on site.

CASE NUMBER:	22/01652/FUL	WARD:	Knarborough Scriven Park
CASE OFFICER:	Jeremy Constable	DATE VALID:	20.05.2022
GRID REF:	E 435367	TARGET DATE:	15.07.2022

N 458426

REVISED TARGET: 04.11.2022

DECISION DATE: 03.11.2022

APPLICATION NO: 6.100.2638.L.FUL

LOCATION:

Piccadilly Motors Boroughbridge Road Knaresborough North Yorkshire HG5 0LZ

PROPOSAL:

Creation of Public EV charging station incorporating 4 charging points, erection of waiting room & substation buildings, security fencing, display of 2no. free-standing signs and widening and alterations to existing access.

APPLICANT:

Mr S Watts

4 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 3rd November 2025.
- 2 The development hereby approved shall be carried out in accordance with the details within the application form and the following submitted plans and drawings:
Plans and Elevations: Drwg No.2022.032 002 Rev C (Received 01.11.2022)
Charging point details: EVD-60D-CC (Received 18.10.2022)
- 3 The public EV charging station hereby approved shall not be used other than between the hours of 0700 and 2100 Monday to Friday, 0800 and 2100 on Saturday and 0900 and 2100 on Sunday.
- 4 The waiting room premises hereby approved shall not be open to members of the public outside the hours of 0830 to 1830 Monday to Friday, 0830 to 1730 Saturday and 1030 to 1630 on Sunday.
- 5 Prior to the installation of any lighting on the site, full details of the lights shall be submitted to and approved in writing by the local planning authority. The lights shall be installed in strict accordance with the approved details and thereafter maintained.

Reasons for Conditions:-

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

CASE NUMBER:	22/02083/FUL	WARD:	Knaresborough Scriven Park
CASE OFFICER:	Kate Exley	DATE VALID:	02.09.2022
GRID REF:	E 435444	TARGET DATE:	28.10.2022
	N 458495	REVISED TARGET:	
		DECISION DATE:	31.10.2022

APPLICATION NO: 6.100.2611.A.FUL

LOCATION:

2A Bar Lane Knaresborough North Yorkshire HG5 0QG

PROPOSAL:

Erection of boundary fence and wall, to include new vehicular access and gates.

APPLICANT:

Mr Tim Evershed

6 REFUSED. Reason(s) for refusal:-

- 1 By virtue of its design, height, material finish, length and siting, all elements of the proposed boundary treatment would be prominent, visually incongruous features, considered to be harmful to the spatial quality and visual amenity of the area. The position adjacent to the public highways of Boroughbridge Road and Bar Lane, the boundary treatment would appear out of keeping in contrast to the surrounding and what previously existed on site, to the detriment of the character and appearance of the street scene. The proposal is therefore contrary to guidance in the National Planning Policy Framework, Policy HP3 of the Harrogate District Local Plan and guidance in the House Extensions and Garages Design Guide SPD.

CASE NUMBER:	22/00804/DISCON	WARD:	Marston Moor
CASE OFFICER:	Connor Williams	DATE VALID:	09.03.2022
GRID REF:	E 446248	TARGET DATE:	04.05.2022
	N 452425	REVISED TARGET:	
		DECISION DATE:	02.11.2022

APPLICATION NO: 6.124.93.B.DISCON

LOCATION:

3 Fairfax Crescent Tockwith York North Yorkshire YO26 7QX

PROPOSAL:

Approval of details under Condition 4 (Drainage) of planning permission 21/04913/FUL: outline application for erection of detached garden annex (amended to reduce the size).

APPLICANT:

Mr Jason Whitehead

CONFIRMATION of discharge of condition(s)**INFORMATIVES**

- 1 Revised Drainage Plan, dated 12th September 2022 is considered suitable in line with condition 4.
- 2 Percolation Test, dated 17th August is considered suitable in line with condition 4.

CASE NUMBER:	22/03133/FUL	WARD:	Marston Moor
CASE OFFICER:	Kate Exley	DATE VALID:	18.08.2022
GRID REF:	E 446381	TARGET DATE:	13.10.2022
	N 455501	REVISED TARGET:	27.10.2022
		DECISION DATE:	27.10.2022

APPLICATION NO: 6.113.150.FUL

LOCATION:

Close House 11 Chapel Street Kirk Hammerton North Yorkshire YO26 8DA

PROPOSAL:

Demolition of existing barn, storage building and chicken coop and erection of all-purpose agricultural building.

APPLICANT:

W.A. Pick And Sons

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 27.10.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the following detail.

Proposed Site Plan. PL 04-B (revised 17.08.22). Received by the council 18 August 22.

Proposed Floor Plans and Elevations. PL 05-A (revised 02.08.22). Received by the council 11 August 22.

Reasons for Conditions:-

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

CASE NUMBER: 22/03190/CLOPUD **WARD:** Marston Moor
CASE OFFICER: Emily Brown **DATE VALID:** 31.08.2022
GRID REF: E 441264 **TARGET DATE:** 26.10.2022
 N 453263 **REVISED TARGET:**
 DECISION DATE: 14.10.2022

APPLICATION NO: 6.109.20.CLOPUD

LOCATION:
The Lodge Walshford Village Walshford North Yorkshire LS22 5HT

PROPOSAL:
Change of use from Residential to Holiday Accommodation

APPLICANT:
Carter Jonas

REFUSED

- 1 There is insufficient information to grant a certificate of lawfulness. Further information was requested but never received.

CASE NUMBER: 22/03317/FUL **WARD:** Marston Moor
CASE OFFICER: Jeremy Constable **DATE VALID:** 25.08.2022
GRID REF: E 442699 **TARGET DATE:** 20.10.2022
 N 452517 **REVISED TARGET:**
 DECISION DATE: 17.10.2022

APPLICATION NO: 6.124.392.F.FUL

LOCATION:
Field View Oak Road Cowthorpe North Yorkshire LS22 5EY

PROPOSAL:
Erection of single storey front extension.

APPLICANT:
Mr Adam Warne

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.10.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and associated documents and the following submitted plans and drawings:
Location Plan and Site Plan: Drwg No.101966.02 (Received 25.08.2022)
Plans and Elevations: Drwg No.101966.01 (Received 25.08.2022)
- 3 Except where explicitly stated otherwise within the application form and the approved drawings, the external materials of the development hereby approved shall match those of the existing 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.

INFORMATIVES

1

MAINTENANCE RESPONSIBILITY - GENERAL

The proposed development is within the Ainsty Internal Drainage Board's area and is adjacent to the Old Folly Dyke, which at this location, is maintained by the Board under permissive powers within the Land Drainage Act. 1991.

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

CONSENT - GENERAL

Under the terms of the Land Drainage Act. 1991 and the Board's Byelaws, the prior written consent of the Board is required for any proposed works or structures in, under, over or within 9 metres of the top of the bank of any watercourse.

CONSENT - DISCHARGE

Under the Board's Byelaws the written consent of the Board is required prior to any discharge into any watercourse within the Board's District.

Full details of the Consent process can be found on our website:-

<http://www.yorkconsort.gov.uk>

CASE NUMBER:	22/03603/DVCON	WARD:	Marston Moor
CASE OFFICER:	Emma Walsh	DATE VALID:	27.09.2022
GRID REF:	E 447223	TARGET DATE:	22.11.2022
	N 456049	REVISED TARGET:	
		DECISION DATE:	27.10.2022

APPLICATION NO: 6.113.36.I.DVCON

LOCATION:

Land Comprising Woodland At 447223 456049 Station Road Kirk Hammerton North Yorkshire YO26 8DQ

PROPOSAL:

Variation of conditions 16 and 18 of outline planning permission 22/00695/OUT to allow works to trees.

APPLICANT:

Loades Developers Ltd

APPROVED subject to the following conditions:-

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

- (a) appearance
- (b) landscaping

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

- 1 To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
- 2 Application for the approval of the reserved matters shall be made to the Local Planning Authority not later than 03.05.2024. The development hereby permitted shall be begun on or before the expiration of one year from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.
- 3 The development shall be carried out in accordance with the details shown on the submitted plan, " 'Drainage Plan' 20127 DR-C-0100 (revision P1) dated November 2021 that has been prepared by Topping Engineers.", unless otherwise agreed in writing with the Local Planning Authority.
- 4 The development must not be brought into use until the crossing of the highway verge has been constructed in accordance with the dimensions in Drawing 1358_01_AR50_02 Rev C and the construction depths in Standard Detail number E50 and the following requirements:
 - Any gates or barriers must be erected a minimum distance of 4.5 metres back from

the carriageway of the existing highway and must not be able to swing over the existing.

- 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 4.5 metres of the carriage way must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

All works must accord with the approved details.

- 5 There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing 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. Once installed these measures must be retained for their intended purpose at all times.
- 6 There must be no access or egress by any vehicles between the highway and the application site until splays are provided giving clear visibility of 43 metres measured along both channel lines of the major road from a point measured 2.4 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.
- 7 There must be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) until full details of the following have been submitted to and approved in writing by the Local Planning Authority:
 - Vehicular parking.No part of the development must be brought into use until the vehicle parking areas 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 No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved plan.

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

 - a. Wheel washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway;
 - b. The parking of contractors' site operatives and visitor's vehicles clear of the highway;
 - c. Areas for storage of plant and materials used in constructing the development clear of the highway; and
 - d. Contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

- 9 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.
- 10 Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition 9 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.
- 11 Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 10 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.
- 12 Land contamination remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 11. 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.
- 13 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
- 14 Except in case of emergency no construction works or ancillary operations, including deliveries to and dispatch from the site which are audible beyond the boundary of the site shall take place on site other than between the hours of 08:00-18:00 Monday to Friday and between 08:00-13:00 on Saturdays. The Local Planning Authority shall be notified at the earliest opportunity of the occurrence of any such emergency and a schedule of essential work shall be provided.
- 15 One electric vehicle charging point shall be provided for each residential unit with a dedicated parking space. The cable and circuitry ratings for the charging points shall be of adequate size to ensure a minimum continuous current demand of 16 Amps

and a maximum demand of 32Amps. The charging point should be a Mode 3 with a type 2 outlet socket.

- 16 Before any materials are brought onto the site or any development is commenced (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery), the developer shall implement the agreed specification for root protection area (RPA) (as per JK Arboriculture Tree Survey dated March 2020 (updated August 2021) as amended by Tree Layout Plan Appendix 3B, received 16.09.2022) 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.
- 17 Prior to the commencement of any site clearance, demolition or development a Demolition and Construction Method Statement setting out how the site will be cleared, the site developed and dwelling(s) constructed, ensuring there is no encroachment on to the Root Protection Area(s) of the trees and shall be submitted for the prior approval of the Local Planning Authority in consultation with the Council's Arboricultural Officer. Thereafter site clearance, demolition and development shall be carried out in accordance with such an approval.
- 18 The development hereby permitted shall accord with the Proposed site plan (drwg AR 50, 02 Rev C, received 18.02.2022) as amended by the detailed scheme of Landscaping within the Tree Layout Plan Appendix 3B, received 16.09.2022. The landscape scheme is to be implemented the planting season (October to March) after completion of the permitted.
- 19 The development hereby permitted shall not use or convert the roof space of the dwellings to create habitable second floor accommodation.

Reasons for Conditions:-

- 2 To ensure compliance with sections 91-94 of the Town and Country Planning Act 1990.
- 3 In the interest of satisfactory and sustainable drainage.
- 4 To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.
- 5 In the interests of highway safety.
- 6 In the interests of highway safety.
- 7 To ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.
- 8 In the interest of public safety and amenity.
- 9 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out

- safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 10 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
 - 11 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
 - 12 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
 - 13 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 In the interest of residential amenity.
 - 15 In the interests of improving access to sustainable transport and to improve air quality across the District.
 - 16 To ensure protection of existing trees on site in accordance with Policy NE7.
 - 17 To ensure protection of existing trees on site in accordance with Policy NE7.
 - 18 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
 - 19 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

CASE NUMBER:	22/00816/FUL	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Mike Parkes	DATE VALID:	16.03.2022
GRID REF:	E 415791	TARGET DATE:	11.05.2022
	N 480100	REVISED TARGET:	20.10.2022
		DECISION DATE:	18.10.2022

APPLICATION NO: 6.6.19.B.FUL

LOCATION:

The Old Chapel Healey Ripon North Yorkshire HG4 4LW

PROPOSAL:

Conversion of Disused Methodist Chapel to Single Dwelling House

APPLICANT:

Miss Clementine Isabella Godwin

2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 18.10.2025.
- 2 The development hereby permitted shall be carried out strictly in accordance with Sustainable Design Statement, ref 130 / 3.1, received by the Local Planning Authority on 08/06/2022 and the following drawings as modified by the further conditions of this permission:

Dwg.no. 130 / 2.02 rev. D Proposed Site Plan dated 25.04.22

Dwg.no. 130 / 2.03 rev. A Proposed Plans and Elevations dated 25.02.22

Dwg.no. 130 / 2.04 rev. A Proposed Elevations dated 25.02.22

- 3 Further to condition 2 above, the development hereby approved must also be undertaken in strict accordance with the mitigation measures proposed in section 11 of the submitted Bat survey report as updated 30 August 2022, except where these measures may be modified by the requirements of a Natural England licence. All mitigation and compensation measures must be in place prior to the first occupation of the converted building.
- 4 Works shall commence outside the main birds nesting season (i.e. not March to August inclusively), unless a pre-commencement check by a suitably experienced ecologist determines that no actively nesting birds are present that would be disturbed by the works.
- 5 Samples of any replacement roofing material to be used externally in the roof of 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.
- 6 No part of the development must be brought into use until the parking area has been constructed in accordance with the details approved in writing by the Local Planning Authority and as shown on Drawing Number 130 / 2.02 Revision D. Once created this area must be maintained clear of any obstruction and retained for its intended purpose at all times.
- 7 The electric vehicle infrastructure charging point noted on the Site Plan Dwg.no. 130 / 2.02 rev. D shall be of Mode 3 type specific socket on a dedicated circuit with a minimum current rating of 16 Amp) and provided approved prior to the first residential occupation of the converted building hereby approved and the charging point installed shall be retained thereafter until superseded by advanced technology.
- 8 The conversion 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.
- 9 Any air source heat pump shall;
 - a) be sited, so far as practicable, so as to minimise its effect on the external

appearance of the building and local amenity,

b) be used solely for heating purposes,

c) comply with the standards specified in the Microgeneration Certification Scheme for air source heat pumps,

d) have an outdoor compressor unit that, including any housing, shall not in volume exceed 0.6 cubic metres,

e) not be installed on the roof,

f) not result in more than one such air source heat pump at the property, and

g) shall be removed as removed as soon as reasonably practicable when no longer needed

- 10 Notwithstanding the terms of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), 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 minimise the risk of harm to bats during the course of works.
- 4 To prevent harm to nesting birds
- 5 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 6 To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
- 7 In the interests of providing opportunities for sustainable transport and to improve air quality across the District.
- 8 To ensure connectivity to high speed broadband is ultimately achievable.
- 9 In the interests of general amenity.
- 10 In the interests of visual amenity.

INFORMATIVES

- 1 The applicant / developer is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National

Planning Policy Framework and the current Building Control Regulations with regards to contaminated land. If any unforeseen contamination is encountered during the development, the Local Planning Authority (LPA) should be informed immediately. Any investigation / remedial / protective works carried out in relation to this application shall be carried out to agreed timescales and approved by the LPA in writing. Furthermore, any soil or soil forming materials to be brought to site for use in garden areas or soft landscaping should be tested for contamination and suitability for use prior to importation to site. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

- 2 If any topsoil is taken onto site 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 In respect of condition 3 an European Protected Species Licence will required to be obtained from Natural England before development commences, in order for the proposed works to be undertaken lawfully.
- 4 In respect of condition 8 there is an Universal Broadband Service Obligation on the provision of such. Details can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/broadband-uso-need-to-know>

CASE NUMBER:	22/02968/FUL	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Izabelle Waddington	DATE VALID:	16.08.2022
GRID REF:	E 422350	TARGET DATE:	11.10.2022
	N 472434	REVISED TARGET:	17.10.2022
		DECISION DATE:	17.10.2022

APPLICATION NO: 6.29.77.F.FUL

LOCATION:

Mount Pleasant Farm Laverton Ripon North Yorkshire HG4 3TA

PROPOSAL:

The creation of a wildlife pond as part of a FiPL (Farming in Protected Landscapes) Grant Scheme through Nidderdale AONB

APPLICANT:

Hattchar Agri Limited

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - Pond Plan - Submitted to the council 29/07/21

- Site Plan - Submitted to the council 16/08/21

Reasons for Conditions:-

- 1 To ensure compliance with 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:	22/03026/FUL	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Mike Parkes	DATE VALID:	04.08.2022
GRID REF:	E 420115	TARGET DATE:	29.09.2022
	N 476099	REVISED TARGET:	21.10.2022
		DECISION DATE:	18.10.2022

APPLICATION NO: 6.18.117.A.FUL

LOCATION:

Fir Tree Farm Holiday Homes Fir Tree Farm Grewelthorpe Ripon North Yorkshire HG4 3DL

PROPOSAL:

Conversion of attached barn to form 1 dwelling

APPLICANT:

Mr Simpson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 18.10.2025.
- 2 The development hereby permitted shall be carried out strictly in accordance with Sustainable Design Statement received by the Local Planning Authority on 17/10/2022 and the following drawing as modified by the further conditions of this permission:

Dwg.no. 5076 Rev A Existing & Proposed Elevations dated 04/08/2022.
- 3 Further to condition 2 above, the development hereby approved must be undertaken strictly in accordance with Section 9.2 'Method Statement' of the MAB Ecology & Environment Bat, Breeding Bird and Barn owl survey dated 19-09-2022), except where this may require to be varied in accordance with the terms of any Natural England licence. Two professional, long-lasting woodcrete bat boxes and one swift brick must be installed at height and away from artificial sources of light at suitable

locations on-site, prior to the first occupation of the converted building.

- 4 Further to condition 2 above, the development hereby approved must be undertaken strictly in accordance with Section 7.2 'Recommendations' of the Geo2 Remediation Ltd Phase I Environmental Assessment ref 22/1304.1.1 dated 04 August 2022.
- 5 Samples of any replacement roofing material to be used externally in the roof of 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.
- 6 No part of the development must be brought into use until the parking facilities and associated manoeuvring and turning areas have been laid out in accordance with the details approved under condition 2 above together with the provision of a Give Way sign at the road junction shown on the location plan received by the Local Planning Authority on 26.08.22. One of parking spaces shall be provided with an electric vehicle charging facility of Mode 3 type specific socket on a dedicated circuit with a minimum current rating of 16 Amp) and provided approved prior to the first residential occupation of the converted building hereby approved. The parking, turning and manoeuvring areas and sign must be maintained clear of any obstruction and retained for their intended purpose at all times. The installed charging point shall be retained until superseded by advanced technology.
- 7 The conversion 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.
- 8 The curtilage of the dwelling to the north side of the building hereby approved shall not extend beyond the red line shown on drawing 6 Site Plan forming part of the approved drawing under condition 2 above and shall be formed by stone walls constructed to a height of at least 1m prior to the first occupation of the dwelling hereby approved and thereafter shall be maintained with no openings through formed through the walls.
- 9 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 minimise the risk of harm to bats during the course of works.
- 4 To ensure a safe environment.
- 5 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 6 To provide for appropriate on-site vehicle facilities in the interests of highway safety, the general amenity of the development, and in the interests of providing opportunities for sustainable transport and to improve air quality across the District.
- 7 To ensure connectivity to high speed broadband is ultimately achievable.
- 8 To ensure the domestic curtilage is appropriately defined and its extent maintained.
- 9 In the interests of visual amenity.

INFORMATIVES

- 1 In respect of condition 3 an European Protected Species Licence will required to be obtained from Natural England before development commences, in order for the proposed works to be undertaken lawfully.
- 2 The applicant / developer is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework and the current Building Control Regulations with regards to contaminated land. If any unforeseen contamination is encountered during the development, the Local Planning Authority (LPA) should be informed immediately. Any investigation / remedial / protective works carried out in relation to this application shall be carried out to agreed timescales and approved by the LPA in writing. Furthermore, any soil or soil forming materials to be brought to site for use in garden areas or soft landscaping should be tested for contamination and suitability for use prior to importation to site. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.
- 3 There is a Public Right of Way or a 'claimed' Public Right of Way close to the application site. If the proposed development will physically affect a Public Right of Way temporarily during the period of development works only, an application to the Local Highway Authority for a Temporary Closure Order is required

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 Local Highway Authority to remove any obstruction.

Where public access is to be retained during the development period, the Public Right of Way 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 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 proposals for altering the route.

- 4 In respect of condition 7 there is an Universal Broadband Service Obligation on the provision of such. Details can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/broadband-uso-need-to-know>

CASE NUMBER:	22/03456/FUL	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Amy Benfold	DATE VALID:	06.09.2022
GRID REF:	E 421933	TARGET DATE:	01.11.2022
	N 480943	REVISED TARGET:	
		DECISION DATE:	14.10.2022

APPLICATION NO: 6.3.345.F.FUL

LOCATION:

Black Sheep Brewery Fearby Road Masham Ripon North Yorkshire HG4 4ES

PROPOSAL:

Erection of storage buildings ancillary to existing industrial operations (revised scheme).

APPLICANT:

Mr Rob Theakston

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 14.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans and Elevations - Drawing No. BSB-TRI-ZZ-00-DR-A-3003-P01.
Received 06.09.2022.

Proposed Plans and Elevations - Drawing No. BSB-TRI-ZZ-00-DR-A-3001-P01.
Received 06.09.2022.

Reasons for Conditions:-

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

CASE NUMBER: 22/03466/PNA
CASE OFFICER: Kate Exley
GRID REF: E 423078
N 472393

WARD: Masham & Kirkby Malzeard
DATE VALID: 09.09.2022
TARGET DATE: 04.11.2022
REVISED TARGET:
DECISION DATE: 28.10.2022

APPLICATION NO: 6.29.129.B.PNA

LOCATION:

Land Comprising Field At 423078 472393 Missies Lane Laverton North Yorkshire

PROPOSAL:

Construction of a new agricultural access to farmland including access gate and formation of hardstanding.

APPLICANT:

A And L Walburn

1 APPROVED subject to the following conditions:-

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

Agricultural Access Floor Plans and Elevations - Drawing no. HRS/561 Revision 2 dated 27.09.22 (received by the council on the 27th September 22).

Proposed Site Plan - dated 02.09.22 (received by the council on 07 September 22).

Reasons for Conditions:-

1 For the avoidance of doubt, in the interests of proper planning and to ensure compliance with the approved drawings.

INFORMATIVES

1 Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out.

CASE NUMBER: 22/03469/FUL
CASE OFFICER: Emily Brown
GRID REF: E 420423

WARD: Masham & Kirkby Malzeard
DATE VALID: 12.09.2022
TARGET DATE: 07.11.2022

N 471649

REVISED TARGET:

DECISION DATE: 18.10.2022

APPLICATION NO: 6.29.15.M.FUL

LOCATION:

Castiles Farm Castiles Farm Track Grantley Ripon North Yorkshire HG4 3PU

PROPOSAL:

Erection of a concrete slurry store to allow for storage from the dairy herd for the full winter months.

APPLICANT:

J H Nicholson And Partners

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 18th October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - .Slurry Store Plan AQ430xxx-50-50-1001
 - .Proposed Site Plan

Reasons for Conditions:-

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

INFORMATIVES

- 1 The Environment Agency would like to draw the applicant's attention to the following informative comments:

SSAFO

The proposed development must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010 and as amended 2013. Environmental good practice advice is available in The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA).

Protecting our Water, Soil and Air: A Code of Good Agricultural Practice for farmers, growers and land managers

Any agricultural development that will result in an increase in cattle numbers or

water usage may adversely impact the storage of waste waters, slurry, and other polluting matter.

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

Further Guidance

If you'd like more information on the SSAFO Regulations, please visit <https://www.gov.uk/guidance/storing-silage-slurry-and-agricultural-fuel-oil>

Further information on Slurry management and storage

<https://www.gov.uk/government/publications/slurry-management-and-storage-jointgovernment-and-industry-report>

Farming Rules for Water

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

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

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

For more information on the Reduction and Prevention of Agricultural Diffuse Pollution (England) Regulations 2018 please visit: <https://www.gov.uk/guidance/rules-for-farmers-and-land-managers-to-prevent-waterpollution#assess-pollution-risks>

CASE NUMBER:	22/03523/PBR	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Mike Parkes	DATE VALID:	09.09.2022
GRID REF:	E 424372	TARGET DATE:	04.11.2022
	N 479975	REVISED TARGET:	
		DECISION DATE:	02.11.2022

APPLICATION NO: 6.4.21.I.PBR

LOCATION:

Lamb Hill Farm Masham Ripon North Yorkshire HG4 4DJ

PROPOSAL:

Conversion of an agricultural building to two dwellings (1 x 191m² and 1 x 64m²)

APPLICANT:

Aldburgh Estate

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;
 - Drwg. No.430 D EL L0 02 Proposed Elevations dated 22 June 22
 - Drwg. No.430 D GA L0 02 Proposed Ground Floor GA Plan dated 22 Jul 22
 - Drwg. No.430 D GA L1 02 Proposed First Floor GA Plan dated 22 Jul 22
 - Drwg. No.430 D GA RL 02 Proposed Roof Floor GA Plan dated 22 Jul 22
 - Drwg. No.430 D L0 02 Proposed Site Plan dated 22 Jul 22
- 3 Prior to the commencement of development the hereby permitted a barn owl survey shall be undertaken on site and the results of the survey submitted for the written approval of the Local Planning Authority, together with proposals for a detailed mitigation scheme, if required.
- 4 Prior to the commencement of development the hereby permitted a protocol to cover the potential discovery of bats on site during the course of works shall be submitted to and approved in writing by the Local Planning Authority. Development must be undertaken in strict accordance with the approved protocol.
- 5 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 pursuant to 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 the Remediation Strategy approved pursuant to condition 6 above. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (save for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.
- 8 Following completion of any measures identified in the approved Remediation Strategy, under condition 6 above, or any approved revised Remediation Strategy, under condition 7 above, 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.
- 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 A barn owl nest box shall be located in the environs prior to the first occupation of either dwelling hereby permitted in strict accordance with the details of type and location that first have been submitted to and approved in writing the Local Planning Authority and which thereafter shall be maintained.
- 11 Two bat boxes shall be installed on the buildings the subject of this prior notification positioned at height and located away from artificial sources of light, prior to the first occupation of either dwelling hereby permitted.
- 12 Prior to the first occupation of either dwelling hereby permitted, the parking spaces associated with that dwelling as shown on Drawing Number 430 D L0 02 shall be constructed. At least one parking space to either property shall be equipped with an operational electric vehicle charging point of Mode 3 type (specific socket on a dedicated circuit with a minimum current rating of 16 Amp). The parking spaces must be maintained clear of any obstruction and retained for their intended purpose at all times and the installed charging points shall be retained thereafter until superseded by any advanced technology.
- 13 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.

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 For the avoidance of doubt
- 3 To avoid disturbance of harm during nesting to a Schedule 1 bird species.
- 4 To avoid harm to bats during the course of works.
- 5 to 9. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 10 To provide an alternative potential roosting site for bats, as biodiversity enhancement.
- 11 To provide opportunities for bats to be able to continue to utilise the wider farm complex for roosting.
- 12 To provide for appropriate on-site vehicle facilities in the interests of highway safety, the general amenity of the development and in the interests of air quality and pollution.
- 13 In order to protect the visual amenities of the surrounding area in view of the prominence of this site.

INFORMATIVES

- 1 In respect of condition 4 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.
The protocol should include work must stopping immediately should any bats or evidence of bats be found prior to or during development, and the National Bat Helpline on 0845 1300 228 being contacted. The possible need to take further advice from Natural England should also be covered along with any need for a European Protected Species Licence in order to continue the development in a lawful manner.
Natural England may be contacted at consultations@naturalengland.org.uk, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.
- 2 In respect of condition 11 the bat boxes should be of professional quality.
- 3 The Local Highway Authority advise that should either of dwellings permitted by

this notice ever pass into third party ownership then the an associated off-street parking space along with all rights of pedestrian and vehicular access to and from the adjacent Public Highway should be included with the transfer.

CASE NUMBER: 22/02101/DISCON **WARD:** Nidd Valley
CASE OFFICER: Emily Brown **DATE VALID:** 27.05.2022
GRID REF: E 422460 **TARGET DATE:** 22.07.2022
 N 456640 **REVISED TARGET:**
 DECISION DATE: 19.10.2022

APPLICATION NO: 6.99.34.G.DISCON

LOCATION:
Greystones Kettlesing North Yorkshire HG3 2LR

PROPOSAL:
Approval of details under condition 7 (landscaping) of planning permission 21/02571/FUL-
Erection of replacement dwelling with associated tree works and landscaping and
demolition of existing dwelling and garage

APPLICANT:
Mr Will Yates

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 The following document is considered acceptable for the approval of details under condition 7:
.Soft Landscape Proposals SF 2903 LL01 Rev C

CASE NUMBER: 22/02733/FUL **WARD:** Nidd Valley
CASE OFFICER: Josh Arthur **DATE VALID:** 05.08.2022
GRID REF: E 422743 **TARGET DATE:** 30.09.2022
 N 457199 **REVISED TARGET:** 21.10.2022
 DECISION DATE: 20.10.2022

APPLICATION NO: 6.99.46.E.FUL

LOCATION:
West Field Crag Lane Felliscliffe North Yorkshire HG3 2LB

PROPOSAL:
Demolition of existing stable block and erection of replacement stable block.

APPLICANT:

Mr Jon Ward

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 20.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans and Elevations DWG No. 05 Rev. D Received 17.10.2022

Proposed Site Sections DWG No. 07 Rev. A Received 17.10.2022

- 3 The external materials of the development hereby approved shall be as set out in the application form and approved plans.

Reasons for Conditions:-

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

CASE NUMBER: 22/03432/FUL

CASE OFFICER: Emily Brown

GRID REF: E 423420

N 458963

WARD: Nidd Valley

DATE VALID: 05.09.2022

TARGET DATE: 31.10.2022

REVISED TARGET:

DECISION DATE: 27.10.2022

APPLICATION NO: 6.91.193.G.FUL

LOCATION:

Lister Barn Back Road High Birstwith Harrogate North Yorkshire HG3 2JG

PROPOSAL:

Erection of single storey rear extension including internal alterations. Alterations to fenestration including replacing all windows and doors with timber ones of a similar appearance. New hard surfaced area to form car parking/turning.

APPLICANT:

Ms A Streater

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 27th October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - .Proposed Drawings 5018 Rev A 27/10/2022
 - .Proposed Drawings Window details Page 1 5018 Rev A 27/10/2022
 - .Proposed Drawings Window details Page 2 5018 Rev A 27/10/2022
- 3 All new doors and windows shall be set back from the external face of the walls to form reveals to match that of the existing dwelling.
- 4 The rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure that the development is carried out in accordance with the approved drawings.
- 3 In the interests of visual amenity.
- 4 In the interests of visual amenity.

CASE NUMBER:	22/03549/FUL	WARD:	Nidd Valley
CASE OFFICER:	Josh Arthur	DATE VALID:	26.09.2022
GRID REF:	E 422743	TARGET DATE:	21.11.2022
	N 457199	REVISED TARGET:	
		DECISION DATE:	03.11.2022

APPLICATION NO: 6.99.46.F.FUL

LOCATION:

West Field Crag Lane Felliscliffe North Yorkshire HG3 2LB

PROPOSAL:

Demolition of conservatory, erection of rear single storey extension, first floor extension to side and rear and alterations to fenestration.

APPLICANT:

Mr Jon 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 not be carried out otherwise than in strict accordance with the submitted details as set out below:

Proposed Plans and Elevations, Proposed Site Plan DWG No. 02 Rev. D Received 02.11.2022
- 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 dwelling.

Reasons for Conditions:-

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

CASE NUMBER:	22/03633/FUL	WARD:	Nidd Valley
CASE OFFICER:	Emily Brown	DATE VALID:	20.09.2022
GRID REF:	E 417143	TARGET DATE:	15.11.2022
	N 460845	REVISED TARGET:	
		DECISION DATE:	26.10.2022

APPLICATION NO: 6.65.141.K.FUL

LOCATION:
Ings Farm Dacre North Yorkshire HG3 4EY

PROPOSAL:
Construction of an earth banked slurry lagoon.

APPLICANT:
Messrs G Abbott And Sons

1 APPROVED subject to the following conditions:-

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

following drawings:

- .Proposed Elevations and Cross Sections 14/09/2022
- .Proposed Site Plan 20/09/2022
- .Floor Plan 14/09/2022

Reasons for Conditions:-

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

INFORMATIVES

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

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

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

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

The Reduction and Prevention of Agricultural Diffuse Pollution (England) Regulations 2018 that came into effect in April 2018, introduce farming rules for water that now apply to all farms. The 2018 Regulations seek to address diffuse water pollution from agriculture and set a consistent baseline of good practice across the agricultural industry in England. They aim to prevent water quality deterioration as a result of farming activities, but at the same time benefit the farming business by ensuring that fertilizers are spread to meet crop and soil needs,

that no nutrients wash off to the water environment causing diffuse pollution and that soil is kept in good health. In this context, Reg 4(1) provides that application of manure and manufactured fertilizer on agricultural land must be planned to meet soil and crop nutrient needs. Hence, it is likely that manure and slurry produced on farm may need to be stored for longer periods before it is applied on land.

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

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

CASE NUMBER:	22/03638/FUL	WARD:	Nidd Valley
CASE OFFICER:	Emily Brown	DATE VALID:	20.09.2022
GRID REF:	E 421428	TARGET DATE:	15.11.2022
	N 462516	REVISED TARGET:	
		DECISION DATE:	26.10.2022

APPLICATION NO: 6.66.358.A.FUL

LOCATION:

Spring Cottage Highfield Farm Hartwith Harrogate North Yorkshire HG3 3HA

PROPOSAL:

Erection of detached garage and store

APPLICANT:

Mr Carl Procter

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26th October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
.Erection of detached garage & store 5091 14/09/2022

Reasons for Conditions:-

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

CASE NUMBER:	22/03649/FUL	WARD:	Nidd Valley
CASE OFFICER:	Emily Brown	DATE VALID:	22.09.2022
GRID REF:	E 422208	TARGET DATE:	17.11.2022
	N 461022	REVISED TARGET:	
		DECISION DATE:	26.10.2022

APPLICATION NO: 6.66.323.C.FUL

LOCATION:

Low Stripe Stables Stripe Lane Hartwith Harrogate North Yorkshire HG3 3EY

PROPOSAL:

Erection of single storey rear extension and front canopy.

APPLICANT:

Mr M OGrady

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26th October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
.Proposed Drawings 5083 21/09/2022

Reasons for Conditions:-

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

CASE NUMBER:	22/03686/FUL	WARD:	Nidd Valley
CASE OFFICER:	Emily Brown	DATE VALID:	27.09.2022
GRID REF:	E 419916	TARGET DATE:	22.11.2022
	N 459543	REVISED TARGET:	
		DECISION DATE:	02.11.2022

APPLICATION NO: 6.90.136.A.FUL

LOCATION:

The Old Vicarage Darley Head Darley North Yorkshire HG3 2QF

PROPOSAL:

Erection of detached double garage and associated landscaping

APPLICANT:

Mr & Mrs Paul Oglesby

2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 2nd November 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - .As Proposed Garage Floor Plans 022016-210 September 2022
 - .As Proposed Garage Elevations 022016-211 September 2022
 - .As proposed Block Plan 022016-113 September 2022
- 3 A detailed scheme for landscaping, including the planting of trees and or shrubs and the use of surface materials shall be submitted to the Local Planning Authority (LPA) and such a scheme shall specify materials, species, tree and plant sizes, number and planting densities and the timing of the implementation of the scheme, including any earthworks required. The landscape scheme is to be implemented the planting season (October to March) after completion of the permitted.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

CASE NUMBER:	22/02022/DISCON	WARD:	Ouseburn
CASE OFFICER:	Connor Williams	DATE VALID:	23.05.2022
GRID REF:	E 444209	TARGET DATE:	18.07.2022
	N 460499	REVISED TARGET:	
		DECISION DATE:	01.11.2022

APPLICATION NO: 6.88.43.C.DISCON

LOCATION:

Green Tree Inn Little Ouseburn North Yorkshire

PROPOSAL:

Approval of details under Conditions 3, 4, 5, 6, 7, 8, 11 and 12 (Drainage). Condition 14 (EV charging points). Condition 15 (Materials). Condition 17 (Ecology). of planning permission 21/04276/FUL: Demolition of former public house and erection of 4 dwellings with associated parking.

APPLICANT:

EMADI

1 CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 Drainage plan (ref 21-959, Drawing D01, Rev P05, by Holdgate Consulting, dated 28/03/2022) as well as a Construction Management Plan was submitted. This document is considered acceptable for the approval of conditions 3, 4, 5, 6, 7, 8, 11 and 12.
- 2 Proposed site plan (E101.02.10, dated March 2022) and correspondence with the applicant was submitted. These documents are considered acceptable for the approval of condition 14.
- 3 The material for the walls inspected was: Beamish Birtley Blend. The sample is considered acceptable for the approval of condition 15.
- 4 The material for the roof inspected was: Sandtoft 20/20 Tile in Antique Slate . The sample is considered acceptable for the approval of condition 15.
- 5 A Bat Risk Assessment and Activity Survey Report dated 25/08/2021 was submitted. This documents is considered acceptable for the approval of condition 17.
- 6 The Ecology Officer has advised that condition 20 should be addressed: "Himalayan Balsam control must be undertaken on site in early summer, once in flower and before setting seed in accordance with section 7.5 of the 'Bat Risk Assessment and Activity Survey Report' (Ecosurv, Sept. 2021). A monitoring report, detailing progress with its elimination, must be submitted for the approval of the LPA in the autumn of the first two years following the commencement of development."

CASE NUMBER: 22/03030/FUL
CASE OFFICER: Emma Walsh
GRID REF: E 445969

WARD: Ouseburn
DATE VALID: 08.08.2022
TARGET DATE: 03.10.2022

N 457097

REVISED TARGET: 04.11.2022

DECISION DATE: 03.11.2022

APPLICATION NO: 6.103.108.D.FUL

LOCATION:

Hall Farm The Green Green Hammerton North Yorkshire YO26 8BQ

PROPOSAL:

Conversion of traditional agricultural building and extension to form 1 no. dwellinghouse

APPLICANT:

Mssers Beckett, Taylor, And Leather

4 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 not be carried out otherwise than in strict accordance with the submitted amended details:

Location Plan; received 03.08.2022

Proposed Site Plan; drwg no. 17155/03, Rev A, received 08.08.2022.

Proposed Landscaping Plan with Visibility splays; drwg no. 17155/10, received 23.09.2022

Proposed Elevations; drwg no. 17155/05, Rev A, received 30.09.2022

Proposed Floorplans; drwg no. 17155/04, Rev A, received 30.09.2022

Proposed Section Plan; drwg no. 17155/11, received 30.09.2022

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

The crossing of the highway verge and/or footway must be constructed in accordance with the approved details and/or Standard Detail E50-Rev G and the following requirements.

o 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 or proposed highway.

o That part of the access extending 10 metres into the site from the carriageway of the existing highway must be at a gradient not exceeding 1:40

o Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway must be constructed in accordance with the approved details shown on drawing E50-Rev G/LLHA standards and maintained thereafter to prevent such discharges.

o The final surfacing of any private access within 10 metres of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

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

All works must accord with the approved details.

- 4 There must be no access or egress by any vehicles between the highway and the application site until splays are provided giving clear visibility of 22 metres measured along both channel lines of the major road from a point measured 2.4 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.
- 5 No part of the development must be brought into use until the access, parking, manoeuvring and turning areas for all users have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.
- 6 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.
- 7 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.
- 8 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.
- 9 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.
- 10 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.

- 11 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.
- 12 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
- 13 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.
- 14 No development approved by this permission shall be commenced until the Local Planning Authority, in consultation with Ainsty (2008) Internal Drainage Board, has approved a scheme for the disposal of surface water and foul sewage.
 - Any such scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into use.
 - The following criteria should be considered for the disposal of surface water:
 - o The suitability of soakaways, as a means of surface water disposal, should first be ascertained in accordance with BRE Digest 365 or other approved methodology.
 - o If soakaways are not feasible, then the Board may consider a proposal to discharge surface water to a watercourse (directly or indirectly).
 - o For the redevelopment of a brownfield site, the applicant should first establish the extent of any existing discharge to that watercourse.
 - o Peak run-off from a brownfield site should be attenuated to 70% of any existing discharge rate (existing rate taken as 140 litres per second per hectare or the established rate whichever is the lesser for the connected impermeable area).
 - o Discharge from "greenfield sites" taken as 1.4 litres per second per hectare (1:1 year storm).
 - o Storage volume should accommodate a 1:30 year event with no surface flooding and no overland discharge off the site in a 1:100 year event. A 30% allowance for climate change should be included in all calculations. A range of durations should be used to establish the worst-case scenario.

- 15 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.
- 16 Should any plants or shrubs within the approved landscaping scheme of condition 10, 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.
- 17 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.
- 18 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.
- 19 No works may commence on site until the results of a bat emergence and/or dawn re-entry survey have been submitted for the written approval of the local planning authority. The report must be accompanied by a method statement providing details of appropriate mitigation or compensation and/or enhancement for bats and nesting birds, to be drawn up in the light of the bat survey. Works must be subsequently implemented strictly in accordance with the agreed details.
- 20 Works to the buildings within the development hereby permitted, must be undertaken outside the main birds nesting season (i.e. not March to August inclusively) unless a precommencement survey by a suitably experienced ecologist demonstrates that no actively nesting birds would be disturbed by such works.
- 21 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.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 To ensure a satisfactory means of access to the site from the public highway in the

interests of highway safety and the convenience of all highway users.

- 4 In the interests of highway safety.
- 5 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 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 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 9 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 10 In the interests of highway safety.
- 11 In the interests of air quality and pollution.
- 12 In the interests of safeguarding against unacceptable noise impacts on amenity.
- 13 In the interest of safeguarding the visual amenity within the Conservation Area.
- 14 To ensure the development is provided with satisfactory means of drainage and to reduce the risk of flooding.
- 15 In the interests of visual amenity and to safeguard residential amenity.
- 16 In the interests of visual amenity and to safeguard residential amenity.
- 17 In the interests of the visual amenity within the open countryside in accordance with policies HP3 and NE4.
- 18 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.
- 19 To safeguard bats during the course of works and to provide opportunities for bats to continue to utilise the building following its redevelopment.
- 20 To safeguard nesting birds during the course of works.
- 21 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.

INFORMATIVES

- 1 Applicants are reminded that in addition to securing planning permission other permissions may be required from North Yorkshire County Council as Local Highway Authority. These additional permissions can include, but are not limited to: Agreements under Sections 278, 38, and 184 of the Highways Act 1980; Section 38 of the Commons Act 2006, permissions through New Roads and Streetworks Act 1991 and Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996 (as amended and including all instruments, orders, plans, regulations and directions).

Further information on these matters can be obtained from the Local Highway Authority. Other permissions may also be required from third parties. It is the applicant's responsibility to ensure all necessary permissions are in place.

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

https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing__ind_est_roads__street_works_2nd_edition.pdf

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

- 3 An explanation of the terms used above is available from the Local Highway Authority.
- 4 Ainsty Internal Drainage Board indicates that Under the Board's Byelaws, the written consent of the Board is required prior to any discharge, or increase in the rate of discharge, into any watercourse (directly or indirectly) within the Board's District.
- 5 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.
- 6 You are advised that the development may involve building work covered by the Party Wall etc. Act 1996 that is separate from planning or building regulations control. Do not commence work on the development until any necessary compliance with the provisions of this Act has been made.

CASE NUMBER: 22/03222/PBR
CASE OFFICER: Emma Walsh
GRID REF: E 445969
N 457097

WARD: Ouseburn
DATE VALID: 12.09.2022
TARGET DATE: 07.11.2022
REVISED TARGET:
DECISION DATE: 03.11.2022

APPLICATION NO: 6.103.108.E.PBR

LOCATION:

Hall Farm The Green Green Hammerton York North Yorkshire YO26 8BQ

PROPOSAL:

Conversion of 1 no. agricultural building to form 1 no. dwelling.

APPLICANT:

Beckett, Taylor & Leather

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 Received 09.09.2022

Proposed Site Plan; drwg no. 17155/08, Rev A Received 09.09.2022

Proposed Floorplans and Elevations; drwg no. 17155/06, Rev A, received 02.11.2022

- 3 The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works" published by the Local Highway Authority and the following requirements: The crossing of the highway verge must be constructed in accordance with the Standard Detail number E7 and the following requirements.

All works must accord with the approved details.

- 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.
- 12 No development approved by this permission shall be commenced until the Local Planning Authority, in consultation with Ainsty (2008) Internal Drainage Board, has approved a scheme for the disposal of surface water and foul sewage.
 - Any such scheme shall be implemented to the reasonable satisfaction of the

Local Planning Authority before the development is brought into use.

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

- o The suitability of soakaways, as a means of surface water disposal, should first be ascertained in accordance with BRE Digest 365 or other approved methodology.

- o If soakaways are not feasible, then the Board may consider a proposal to discharge surface water to a watercourse (directly or indirectly).

- o For the redevelopment of a brownfield site, the applicant should first establish the extent of any existing discharge to that watercourse.

- o Peak run-off from a brownfield site should be attenuated to 70% of any existing discharge rate (existing rate taken as 140 litres per second per hectare or the established rate whichever is the lesser for the connected impermeable area).

- o Discharge from "greenfield sites" taken as 1.4 litres per second per hectare (1:1 year storm).

- o Storage volume should accommodate a 1:30 year event with no surface flooding and no overland discharge off the site in a 1:100 year event. A 30% allowance for climate change should be included in all calculations. A range of durations should be used to establish the worst-case scenario.

- 13 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.

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 ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.
- 4 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 Conservation Area.
- 12 To ensure the development is provided with satisfactory means of drainage and to reduce the risk of flooding.
- 13 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 Ainsty Internal Drainage Board indicates that Under the Board's Byelaws, the written consent of the Board is required prior to any discharge, or increase in the rate of discharge, into any watercourse (directly or indirectly) within the Board's District.

CASE NUMBER:	22/03388/FUL	WARD:	Ouseburn
CASE OFFICER:	Jeremy Constable	DATE VALID:	12.09.2022
GRID REF:	E 450643	TARGET DATE:	07.11.2022
	N 457774	REVISED TARGET:	
		DECISION DATE:	03.11.2022

APPLICATION NO: 6.104.98.D.FUL

LOCATION:

Tessymans Cottage New Lane Nun Monkton North Yorkshire YO26 8EW

PROPOSAL:

Demolition of side lean-to and erection of two storey side extension and associated external works.

APPLICANT:

Mr And Mrs T Simpson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 03.11.2025.
- 2 The development hereby approved shall be carried out in accordance with the details within the application form and the following submitted plans and drawings:
 - Location Plan: Drwg No.S02 (Received 31.08.2022)
 - Site Plan: Drwg No.P02 Rev B (Received 12.09.2022)
 - Floor Plans and elevations: Drwg No.P01 Rev C (Received 12.09.2022)
- 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 proposed development hereby permitted shall be used wholly in conjunction with and in addition to the existing living accommodation at the dwelling known as Tessayman's 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 In the interests of visual amenity.
- 4 The formation of an additional separate residential unit would not be acceptable.

CASE NUMBER:	22/03416/FUL	WARD:	Ouseburn
CASE OFFICER:	Arthama Lakhanpall	DATE VALID:	08.09.2022
GRID REF:	E 450245 N 458089	TARGET DATE:	03.11.2022
		REVISED TARGET:	
		DECISION DATE:	26.10.2022

APPLICATION NO: 6.104.110.I.FUL

LOCATION:

Bungalow Farm Pool Lane Nun Monkton North Yorkshire YO26 8EL

PROPOSAL:

Erection of replacement dwelling, installation of package treatment plant and demolition of existing bungalow and outbuildings.

APPLICANT:

Mr Adrian Kirk

REFUSED. Reason(s) for refusal:-

- 1 The proposed dwelling, by virtue of its form, scale, siting and appearance would be detrimental to the landscape character and local vernacular. It would fail to respect local distinctiveness and would appear incongruous and alienated in this location. The proposed dwelling would be materially larger than the existing dwelling. The harm outweighs the benefits of the proposal. The proposal would conflict with the requirements of the National Planning Policy Framework, Residential Design Guide and Harrogate Landscape Character Assessment and Policies GS1, GS2, GS3, HP3, NE4 and HS7 of the Harrogate District Local Plan.
- 2 Insufficient information has been provided to assess the full extent of the proposal. The site contains mature trees that contribute to the landscape character of the

setting. The application lacks an arboricultural impact assessment and arboricultural method statement. This matter cannot be fully assessed. The proposal therefore would conflict with the requirements of the National Planning Policy Framework and Harrogate Landscape Character Assessment and Policies NE4 and NE7 of the Harrogate District Local Plan.

CASE NUMBER:	22/03421/FUL	WARD:	Ouseburn
CASE OFFICER:	Connor Williams	DATE VALID:	03.09.2022
GRID REF:	E 444269	TARGET DATE:	29.10.2022
	N 463185	REVISED TARGET:	
		DECISION DATE:	27.10.2022

APPLICATION NO: 6.72.84.A.FUL

LOCATION:

Burdene House Upper Dunsforth York North Yorkshire YO26 9RU

PROPOSAL:

Erection of porch to front of dwelling

APPLICANT:

Carole Andrews

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 27.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - Location and Block Plan - B_PL_001 - August 2022
 - Proposed - B_PL_003 - August 2022

Reasons for Conditions:-

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

CASE NUMBER:	22/03454/AMENDS	WARD:	Ouseburn
CASE OFFICER:	Gerard Walsh	DATE VALID:	06.09.2022
GRID REF:	E 444278	TARGET DATE:	04.10.2022

N 462042

REVISED TARGET:

DECISION DATE: 26.10.2022

APPLICATION NO: 6.80.194.B.AMENDS

LOCATION:

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

PROPOSAL:

Non-material amendment to allow alterations to the Ashbridge and Ferndale housetypes and to the Home office designs of 17/03264/REMMAJ - Application for approval of Reserved Matters (under Outline Application 15/01020/OUTMAJ) for the erection of 46 dwellings with appearance, landscaping, layout and scale considered.

APPLICANT:

Stonebridge Homes Ltd

APPROVED

CASE NUMBER: 22/03468/FUL

WARD: Ouseburn

CASE OFFICER: Lisa Alder

DATE VALID: 07.09.2022

GRID REF: E 444644

TARGET DATE: 02.11.2022

N 460717

REVISED TARGET:

DECISION DATE: 26.10.2022

APPLICATION NO: 6.88.47.C.FUL

LOCATION:

Willow Tree Cottage Main Street Little Ouseburn North Yorkshire YO26 9TD

PROPOSAL:

Erection of a single storey extension to the existing outbuilding

APPLICANT:

B Shallcross

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 26.10.2025.

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

'Site Plan - As Proposed' DWG: PL06 REV: E

'Proposed - Ground Floor Plan' DWG: PL20 REV: E

'Proposed - First Floor Plan' DWG: PL21 REV: F

'Proposed - Roof Plan' DWG: PL22 REV: E

'Proposed - Elevations' DWG: PL25 REV: F

'3D Visual - Proposed' DWG: PL28 REV: E

- 3 The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Willow Tree 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 The formation of a separate residential use would not be acceptable.

CASE NUMBER:	22/03503/FUL	WARD:	Ouseburn
CASE OFFICER:	Emma Walsh	DATE VALID:	13.09.2022
GRID REF:	E 443613	TARGET DATE:	08.11.2022
	N 456281	REVISED TARGET:	
		DECISION DATE:	27.10.2022

APPLICATION NO: 6.96.182.G.FUL

LOCATION:

Mowbrey Park Scate Moor Lane Whixley North Yorkshire YO26 8FJ

PROPOSAL:

Installation of 88 no. ground mounted solar panels.

APPLICANT:

Mowbrey Partnership

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 27.10.2025.
- 2 The works hereby permitted shall not be carried out otherwise than in strict accordance with the following drawing:

Location Plan, Proposed site plan and Elevations; Drwg No. IP/BM/01,
Received 09.09.2022.

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

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure that the development is carried out in accordance with the approved drawings.
- 3 In the interests of visual amenity with open countryside in line with policy NE4.

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. Please see full comments from Northern Gas Networks on Public Access, dated 20.09.2022

CASE NUMBER:	22/03535/PBR	WARD:	Ouseburn
CASE OFFICER:	Emma Walsh	DATE VALID:	21.09.2022
GRID REF:	E 445969	TARGET DATE:	16.11.2022
	N 457097	REVISED TARGET:	
		DECISION DATE:	03.11.2022

APPLICATION NO: 6.103.108.F.PBR

LOCATION:

Hall Farm The Green Green Hammerton York North Yorkshire YO26 8BQ

PROPOSAL:

Conversion of agricultural building to form 1 No. dwelling.

APPLICANT:

Beckett, Taylor And Leather

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 Received 21.09.2022
Proposed Site Plan; Received 21.09.2022

Proposed Floorplans and Elevations; drwg no. 17155/07, Rev A, received 02.11.2022

- 3 The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works" published by the Local Highway Authority and the following requirements: The crossing of the highway verge must be constructed in accordance with the Standard Detail number E7 and the following requirements.

All works must accord with the approved details.

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

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 ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.
- 4 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 To ensure the development is provided with satisfactory means of drainage and to reduce the risk of flooding.
- 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.

CASE NUMBER:	22/03585/DISCON	WARD:	Ouseburn
CASE OFFICER:	Jeremy Constable	DATE VALID:	15.09.2022
GRID REF:	E 444940	TARGET DATE:	10.11.2022
	N 461734	REVISED TARGET:	
		DECISION DATE:	20.10.2022

APPLICATION NO: 6.80.203.E.DISCON

LOCATION:

Church Hill Cottage Main Street Great Ouseburn North Yorkshire YO26 9RQ

PROPOSAL:

Approval of details required under condition 3 (materials) of planning permission 22/00279/FUL - Demolition of external wall, erection of single storey extension and alterations to fenestration. (Revised scheme)

APPLICANT:

Andrew And Allison Wells

CONFIRMATION of discharge of condition(s)

CASE NUMBER:	22/03601/FUL	WARD:	Ouseburn
CASE OFFICER:	Sam Witham	DATE VALID:	16.09.2022
GRID REF:	E 444183	TARGET DATE:	11.11.2022
	N 457983	REVISED TARGET:	
		DECISION DATE:	03.11.2022

APPLICATION NO: 6.96.58.C.FUL

LOCATION:

Cut Farm Stone Gate Whixley North Yorkshire YO26 8AS

PROPOSAL:

Conversion of garage/outbuildings to form annexe.

APPLICANT:

Mr And Mrs J Calvert

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:

22-1410-01B received by the council on the 3rd November 2022
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
- 4 The development hereby permitted shall be used wholly in conjunction with and in addition to the existing living accommodation at the dwelling known as Cut Farm, Stone Gate, Whixley and shall not be let or sold independently 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.
- 4 In the interests of residential amenity.

CASE NUMBER:	22/03630/FUL	WARD:	Ouseburn
CASE OFFICER:	Sam Witham	DATE VALID:	20.09.2022
GRID REF:	E 449915	TARGET DATE:	15.11.2022
	N 455402	REVISED TARGET:	
		DECISION DATE:	31.10.2022

APPLICATION NO: 6.115.38.Y.FUL

LOCATION:
Trotters Farm Moor Monkton North Yorkshire

PROPOSAL:
Change of use of Hay shed to form 2 Light Industrial / Storage and distribution units, with associated car parking.

APPLICANT:
PD LJ Foster

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 31st October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Existing and Proposed Drawings, Site Plan received by the council on the 20th September 2022

- 3 No development approved by this permission shall be commenced until the Local Planning Authority, in consultation with Ainsty (2008) Internal Drainage Board, has approved a scheme for the disposal of surface water and foul sewage. Any such scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into use.

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

- o The suitability of soakaways, as a means of surface water disposal, should first be ascertained in accordance with BRE Digest 365 or other approved methodology.
- o If soakaways are not feasible, then the Board may consider a proposal to discharge surface water to a watercourse (directly or indirectly).
- o For the redevelopment of a brownfield site, the applicant should first establish the extent of any existing discharge to that watercourse.
- o Peak run-off from a brownfield site should be attenuated to 70% of any existing discharge rate (existing rate taken as 140 litres per second per hectare or the established rate whichever is the lesser for the connected impermeable area).

- o Discharge from "greenfield sites" taken as 1.4 litres per second per hectare (1:1 year storm).
- o Storage volume should accommodate a 1:30 year event with no surface flooding and no overland discharge off the site in a 1:100 year event. A 30% allowance for climate change should be included in all calculations. A range of durations should be used to establish the worst-case scenario.

Reasons for Conditions:-

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

INFORMATIVES

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

CASE NUMBER:	22/03688/DISCON	WARD:	Ouseburn
CASE OFFICER:	Aimée McKenzie	DATE VALID:	23.09.2022
GRID REF:	E 445729	TARGET DATE:	18.11.2022
	N 457012	REVISED TARGET:	
		DECISION DATE:	02.11.2022

APPLICATION NO: 6.103.33.DISCON

LOCATION:

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

PROPOSAL:

Approval of details required under condition 4 of planning permission 21/03784/FUL - Residential Development for Three Dwellings.

APPLICANT:

Mr Simon Gardner

CONFIRMATION of discharge of condition(s)

CASE NUMBER: 22/03706/TPO
CASE OFFICER: Amina Jones
GRID REF: E 441839
N 463316

WARD: Ouseburn
DATE VALID: 26.09.2022
TARGET DATE: 21.11.2022
REVISED TARGET:
DECISION DATE: 01.11.2022

APPLICATION NO: 6.71.160.B.TPO

LOCATION:

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

PROPOSAL:

Proposed works to tree subject to Tree Preservation Order 21/2006 - T1 Beech, to laterally reduce off neighbours property by 1 metre.

APPLICANT:

JC Trees Arborists

APPROVED subject to the following conditions:-

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

Reasons for Conditions:-

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

CASE NUMBER: 22/03175/FUL

WARD: Pateley Bridge & Nidderdale
Moors

CASE OFFICER: Sam Witham

DATE VALID: 07.09.2022

GRID REF: E 415474

TARGET DATE: 02.11.2022

N 465397

REVISED TARGET:

DECISION DATE: 03.11.2022

APPLICATION NO: 6.59.243.E.FUL

LOCATION:

Holly Tree House Bridgehouse Gate Pateley Bridge Harrogate North Yorkshire HG3 5HQ

PROPOSAL:

Alterations to approved Garage to allow for the formation of Granny Annex to loft space.

APPLICANT:

Mr Andy Smith

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 2nd November 2025.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details as set out below:

'Proposed Elevations and Site Plan' received by the council on the 2nd November 2022
- 3 The development hereby permitted shall be used wholly in conjunction with and in addition to the existing living accommodation at the dwelling known as Holly Tree Cottage, Pateley Bridge and shall not be let or sold independently of the main dwelling.
- 4 No part of the development must be brought into use until the access, parking, manoeuvring and turning areas for all users at Holly Tree House Bridgehouse Gate Pateley Bridge Harrogate North Yorkshire HG3 5HQ 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.
- 5 The development hereby permitted shall be carried out in strict accordance with the Arboricultural Method Statement dated June 2022 and before any materials are brought onto the site or any development is commenced, the developer shall install Tree Protection Fencing in accordance with the specification in the Method Statement. The developer shall maintain such fences until all development the subject of this permission is completed.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of residential amenity.
- 4 To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.

5 In the interests of the health and amenity of the trees.

INFORMATIVES

- 1
- i) There is a Public Right of Way or a 'claimed' Public Right of Way within or adjoining the application site boundary - please see the attached plan.
 - ii) If the proposed development will physically affect the Public Right of Way permanently in any way an application to the Local Planning Authority for a Public Path Order/Diversion Order will need to be made under S.257 of the Town and Country Planning Act 1990 as soon as possible. Please contact the Local Planning Authority for a Public Path Order application form.
 - iii) If the proposed development will physically affect a Public Right of Way temporarily during the period of development works only, an application to the Highway Authority (North Yorkshire County Council) for a Temporary Closure Order is required. Please contact the County Council or visit their website for an application form.
 - iv) The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as an alternative route has been provided by either a temporary or permanent Order.
 - v) It is an offence to obstruct a Public Right of Way and enforcement action can be taken by the Highway Authority to remove any obstruction.
 - vi) If there is a "claimed" Public Right of Way within or adjoining the application site boundary, the route is the subject of a formal application and should be regarded in the same way as a Public Right of Way until such time as the application is resolved.
 - vii) Where public access is to be retained during the development period, it shall be kept free from obstruction and all persons working on the development site must be made aware that a Public Right of Way exists, and must have regard for the safety of Public Rights of Way users at all times.

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

- 2 The proposals should cater for all types of vehicles that will use the site. The parking standards are set out in North Yorkshire County Council's 'Interim guidance on transport issues, including parking standards' and subsequent amendments available at https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Interim_guidance_on_transport_issues__including_parking_standards.pdf

CASE NUMBER:	22/03256/FUL	WARD:	Pateley Bridge & Nidderdale Moors
CASE OFFICER:	Emily Brown	DATE VALID:	22.08.2022

GRID REF: E 418118
N 465740
TARGET DATE: 17.10.2022
REVISED TARGET:
DECISION DATE: 14.10.2022
APPLICATION NO: 6.49.293.P.FUL

LOCATION:
New Causeway Farm Fellbeck Harrogate North Yorkshire HG3 5EW

PROPOSAL:
Erection of a silage store

APPLICANT:
J F Longster _ Son

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 14.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - .Location Plan (received 28th September 2022)
 - .Proposed Elevations North and South (received 22nd August 2022)
 - .Proposed Elevations West and East (received 22nd August 2022)

Reasons for Conditions:-

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

CASE NUMBER: 22/03305/DVCON
WARD: Pateley Bridge & Nidderdale Moors
CASE OFFICER: Natalie Ramadhin
DATE VALID: 09.09.2022
GRID REF: E 418308
TARGET DATE: 04.11.2022
N 464897
REVISED TARGET:
DECISION DATE: 31.10.2022
APPLICATION NO: 6.49.777.DVCON

LOCATION:
The Bungalow Raikes View The Raikes Wilsill North Yorkshire

PROPOSAL:
Variation of condition 2 (approved plans) of planning permission 21/04815/FUL -
Demolition of existing dwelling. Erection of replacement dwelling (amended plans received

1st March 2022).

APPLICANT:

Mr B Hesselden

APPROVED subject to the following conditions:-

LPGS3 Local Plan Policy GS3: Development Limits LPHP3 Local Plan Policy HP3: Local Distinctiveness LPHP4 Local Plan Policy HP4: Protecting Amenity LPHP5 Local Plan Policy HP5: Public Rights of Way LPGS6 Local Plan Policy GS6: Nidderdale Area of Outstanding Natural Beauty LPHS5 Local Plan Policy HS5: Space Standards LPHS7 Local Plan Policy HS7: Replacement Dwellings in Countryside LPNE4 Local Plan Policy NE4: Landscape Character LPNE7 Local Plan Policy NE7: Trees and Woodland LPNE3 Local Plan Policy NE3: Protecting the Natural Environment LPNE9 Local Plan Policy NE9: Unstable and Contaminated Land LPTI3 Local Plan Policy TI3: Parking Provision LPCC1 Local Plan Policy CC1: Flood Risk and Sustainable Drainage LPCC3 Local Plan Policy CC3: Renewable and Low Carbon Energy SPGLAP Supplementary Planning Guidance, Landscape Character Assessment of Harrogate District OPGAON Other Planning Guidance, Nidderdale AONB - Management Strategy

- 1 The development hereby permitted shall be begun on or before 12.04.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Amended plans; reference 4979 rev D, dated 24/08/2022.
- 3 Prior to the commencement of the construction of the new dwelling hereby permitted, the existing bungalow shall be demolished and all arising materials shall be removed from the site (or the arising materials re-used or retained in a position on site to be approved in writing by the Local Planning Authority and thereafter so retained).
- 4 The stonework in the development hereby permitted shall be carried out in strict accordance with the stonework sample panel and details approved under 22/01621/DISCON. The sample stonework panel shall be retained on site during the period of construction of all external walls that are constructed in stone.
- 5 The roof in the development hereby permitted shall be carried out in strict accordance with the roof sample and details approved under 22/01621/DISCON.
- 6 The rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.
- 7 Notwithstanding the provisions 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 and Class AA (enlargements, improvements or other alterations);

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).

- 8 Unless otherwise agreed in writing with the Local Planning Authority, no operations associated with the demolition, ground works and/or construction phases of the development hereby permitted, including deliveries to and from the site, shall be carried out on the site except between the hours of 08:00 to 18:00 Monday to Friday and between the hours of 08:00 to 13:00 on Saturday. No activities shall take place on the site on Sundays and Bank or Public Holidays.
- 9 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.
- 10 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.

Reasons for Conditions:-

- 1 To ensure compliance with 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 new dwelling is only permitted on the basis that it replaces the existing dwelling in accordance with policy HS7 of the Local Plan.
- 4 In the interests of visual amenity to ensure a high quality development for the AONB.
- 5 In the interests of visual amenity to ensure a high quality development for the AONB.
- 6 In the interests of visual amenity to ensure a high quality development for the AONB.
- 7 To enable the Local Planning Authority to exercise control over development in order to ensure that the form and bulk of the replacement dwelling, together with the character and appearance of its setting and the AONB is not changed by inappropriate alteration and extension.
- 8 In the interests of residential amenity.
- 9 In the interests of a safe development with regards to land contamination.
- 10 In the interests of a safe development with regards to land contamination.

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.

- 2 The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.
- 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.

CASE NUMBER:	22/03306/FUL	WARD:	Pateley Bridge & Nidderdale Moors
CASE OFFICER:	Sam Witham	DATE VALID:	25.08.2022
GRID REF:	E 415852 N 465744	TARGET DATE:	20.10.2022
		REVISED TARGET:	
		DECISION DATE:	14.10.2022
APPLICATION NO:	6.49.780.FUL		

LOCATION:

Police Station King Street Pateley Bridge Harrogate North Yorkshire HG3 5LE

PROPOSAL:

Change of use of former Police Station to form part of the existing attached dwelling and formation of new vehicular access point

APPLICANT:

Mr P Kendall

- 3 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 14th October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Elevations, Proposed Plans received by the council on the 25th August 2022

- 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, windows, 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 materials to be used in the construction of the external surfaces 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 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.

CASE NUMBER:	22/03336/FUL	WARD:	Pateley Bridge & Nidderdale Moors
CASE OFFICER:	Sam Witham	DATE VALID:	26.08.2022
GRID REF:	E 418251	TARGET DATE:	21.10.2022
	N 464543	REVISED TARGET:	
		DECISION DATE:	17.10.2022
APPLICATION NO:	6.49.29.D.FUL		

LOCATION:

Ivy Cottage Wilsill Harrogate North Yorkshire HG3 5EB

PROPOSAL:

Extension to Garage & Conversion to form flexible ancillary space revised scheme

APPLICANT:

Mrs A Wright

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.10.2025.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details as set out below:

'Existing Approved and Proposed Plans and Elevations With Site Plan' received by the council on the 31st August 2022

- 3 The development hereby permitted shall be used wholly in conjunction with and in addition to the existing living accommodation at the dwelling known as Ivy Cottage, Wilsill, HG3 5EB and shall not be let or sold independently 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 residential amenity.

CASE NUMBER:	22/03738/DISCON	WARD:	Pateley Bridge & Nidderdale Moors
CASE OFFICER:	Arthama Lakhanpall	DATE VALID:	27.09.2022
GRID REF:	E 413012	TARGET DATE:	22.11.2022
	N 458823	REVISED TARGET:	
		DECISION DATE:	28.10.2022
APPLICATION NO:	6.81.31.B.DISCON		

LOCATION:

Bramley Head Barn Bramley Head Lane West End North Yorkshire

PROPOSAL:

Discharge of details under conditions 2 and 3 (land contamination) and 8 (vehicle parking and turning) of prior approval 22/00570/PNG - Prior notification for change of use of agricultural barn to flexible commercial use.

APPLICANT:

Mr Chris Fisher

CONFIRMATION of discharge of condition(s)

CASE NUMBER:	22/01742/PCBSR	WARD:	Ripon Minster
CASE OFFICER:	Mike Parkes	DATE VALID:	03.05.2022
GRID REF:	E 431239	TARGET DATE:	28.06.2022
	N 471326	REVISED TARGET:	31.10.2022

DECISION DATE: 27.10.2022

APPLICATION NO: 6.31.69.S.PCBSR

LOCATION:

Leeds Building Society 17 Market Place Ripon North Yorkshire HG4 1BW

PROPOSAL:

Conversion of the upper floors to form two flats.

APPLICANT:

Sterne Properties

REFUSED. Reason(s) for refusal:-

- 1 The permitted devolvement right set out in Schedule 2, Part 3 Class G of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) permits the change of use of a property falling within Class E of Schedule 2 of the Use Classes Order 1987 (as amended), to a mixed use for any purpose within that Class and as up to 2 flats. It does not extend to building operations which may be considered reasonably necessary to convert the building and such are shown as being necessary for the formation of the flats in the scheme that has been submitted.
- 2 The proposed flats would not benefit from adequate natural light in all habitable rooms. The proposal would therefore not satisfy the requirement of condition G.1(d)(iv) of Schedule 2, Part 3 Class G of The Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).
- 3 No evidence has been provided to demonstrate that occupiers of flats would not be subject to undue noise and that adequate arrangements exist for the storage and management of domestic waste in conflict with the requirements of condition G.1(d)(iii) and (v) of Schedule 2, Part 3 Class G of The Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).

CASE NUMBER:	22/02880/FUL	WARD:	Ripon Minster
CASE OFFICER:	Amy Benfold	DATE VALID:	07.09.2022
GRID REF:	E 431263	TARGET DATE:	02.11.2022
	N 471271	REVISED TARGET:	
		DECISION DATE:	14.10.2022

APPLICATION NO: 6.31.903.K.FUL

LOCATION:

7 Market Place Ripon North Yorkshire HG4 1BP

PROPOSAL:

Retrospective application for the proposed external alterations to the front elevation.

APPLICANT:

Barclays Bank plc

2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 14th October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Front Elevation - Drawing No. BY108022_231, rev.A. Received 22.07.2022.

Proposed Ground Floor Plan - Received 07.09.2022.

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.

CASE NUMBER:	22/02996/DISCON	WARD:	Ripon Minster
CASE OFFICER:	Mike Parkes	DATE VALID:	01.08.2022
GRID REF:	E 431282	TARGET DATE:	26.09.2022
	N 471205	REVISED TARGET:	
		DECISION DATE:	14.10.2022

APPLICATION NO: 6.31.2847.A.DISCON

LOCATION:

40A Kirkgate Ripon North Yorkshire HG4 1PB

PROPOSAL:

Application for the approval of details of a demolition phase construction method statement

and a written scheme of investigation for an archaeological watching brief under conditions 3 and 4 of planning permission 22/02185/DVCON

APPLICANT:

Bayford And Co

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 The documents are considered acceptable for the approval of details under condition 3 comprise:
 - Bradley Stankler Planning Construction method Statement Rev A date 08.09.22
 - Andrew Moseley associates Drawing No. AMA/21809/ATR004 Skip Lorry Swept Path Analysis dated 26/09/2022.
 - Corstorphine + Wright Architects Project No 19061 Drawings;
 - No.401 Proposed Demolition Plan with waste container position highlighted.
 - No.402 Proposed Demolition Plan with scaffolding position indicated.
 - No.403 Proposed Demolition Plan with site access road indicted indicated.
 - No.404 Proposed Demolition Plan with HGV route, loading / unloading bays , wheel wash area, welfare cabin(s) and site entrance indicated .
- 2 Condition 3 continues to have effect in requiring the approved demolition phase Construction Method Statement to be adhered to throughout that phase and before any further phase of works a further Construction Method Statement for that phase to be submitted to and approved in writing by the Local Planning Authority which details the requirements set out in the condition.
- 3 In agreeing to the detail in the Construction Management Plan and its associated plans, and subject to any further assessment of these proposals required to ensure compliance with highway legislation, the Local Highway Authority note the Swept Path Analysis indicates enough space for a 6.265m small skip lorry to enter and exit the site without encroaching on other land.

In practice they observe this area is heavily parked, often poorly, by Sainsbury's staff and other local residents.

The land is not adopted highway and so the Local Highway Authority is restricted in its powers, but would recommend the developer open discussions with Sainsbury's to ensure that any problems with access can be easily remedied.

Consider a written statement between the two to that effect would be ideal, including discussions around any damage caused to vehicles parked at this location. This, they consider, will protect both the developer and the supermarket against any spurious civil claims at a later date should damage occur.

- 4 The following document is considered acceptable for the approval of details under condition 4:

York Archaeology YA/2022/117 version 2 dated 29/06/22 Written scheme of investigation for archaeological investigations, at Land to the Rear of Matrix Nightclub, Ripon, North Yorkshire

- 5 Condition 4 continues to have effect in requiring both demolition and development to take place in accordance with the approved Written Scheme of Investigation and the development must not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

CASE NUMBER:	22/03278/FUL	WARD:	Ripon Moorside
CASE OFFICER:	Kate Exley	DATE VALID:	23.08.2022
GRID REF:	E 430657	TARGET DATE:	18.10.2022
	N 469506	REVISED TARGET:	21.10.2022
		DECISION DATE:	17.10.2022

APPLICATION NO: 6.31.12931.FUL

LOCATION:

22A Southfield Avenue Ripon North Yorkshire HG4 2NR

PROPOSAL:

Erection of single storey rear extension and raised patio.

APPLICANT:

Mrs Sylvia Daw

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.10.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the amended plan which was received by the council on 17 October 2022:

Proposed Floor Plans and Elevations. Drawing no. 470/P1 Revision B.
- 3 Prior to the occupation of the development hereby permitted, a 1.8metre high close

boarded fence shall be erected along the joint boundary with no.22 Southfield Avenue for the extent of the development hereby permitted, in strict accordance with Drawing No. 470/P1 Revision B: Proposed Floor Plans and Elevations. The fence shall thereafter be maintained and retained as such for the lifetime of the development.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning
- 3 To ensure no overlooking arises from the proposed raised terrace, in the interests of residential amenity.

INFORMATIVES

- 1 There is a history of ground instability in the area. This sometimes arises from the presence of peat, sometimes from gypsum and sometimes a combination. You are advised to satisfy yourself that there is no such problem on this site, or that any problem can be overcome by taking appropriate measures, before works commence.
- 2 This development site is within 250m of a landfill site. The Council recommends that certain precautions are taken with the construction; namely:
 - A concrete floor.
 - Gas proof membrane beneath the floor.
 - Sealing/protection of any services to the building.
 - Adequate ventilation.
 - Verification of the works undertaken on completion by a suitably competent person.

CASE NUMBER:	22/01906/FUL	WARD:	Ripon Spa
CASE OFFICER:	Amy Benfold	DATE VALID:	15.06.2022
GRID REF:	E 430749	TARGET DATE:	10.08.2022
	N 471325	REVISED TARGET:	04.11.2022
		DECISION DATE:	02.11.2022

APPLICATION NO: 6.31.2485.C.FUL

LOCATION:

St Wilfrids Catholic Primary School Church Lane Ripon North Yorkshire HG4 2ES

PROPOSAL:

Proposed 150 metre long running track.

APPLICANT:

St Wilfrids Catholic Primary School

REFUSED. Reason(s) for refusal:-

- 1 The siting of the proposed running track around the perimeter of the smaller football pitch does not achieve the required 3 metres run-off area to either side of the two existing football pitches, and as such would impact on the pitches safety margins. The impact on the safety margins of the football pitches not only poses a health and safety risk to the users but this would also mean that the pitches could not be safely used and as such could prejudice their use.

The proposal would therefore impact on the local level of pitch provision and currently the proposal cannot meet Exception E5 of Sport England's Playing Fields Policy. The proposal would also not accord with paragraph 99 of the NPPF and would therefore be contrary to Local Plan Policy HP6 which seeks to protect existing sport facilities.

CASE NUMBER:	22/03257/FUL	WARD:	Ripon Spa
CASE OFFICER:	Kate Exley	DATE VALID:	05.09.2022
GRID REF:	E 430659	TARGET DATE:	31.10.2022
	N 471773	REVISED TARGET:	
		DECISION DATE:	31.10.2022

APPLICATION NO: 6.31.12932.FUL

LOCATION:

29 College Road Ripon North Yorkshire HG4 2HE

PROPOSAL:

Demolition of existing garage, erection of detached annex outbuilding and installation of replacement fence.

APPLICANT:

Mr Robin Burgess

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 31.10.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the following detail.

Proposed Rear (South) Elevation. Received 05 September 2022.

Proposed Side (West) Elevation. Received 05 September 2022.
Proposed Front (North) Elevation. Received 22 August 2022.
Proposed Side (East) Elevation. Received 22 August 2022.
Proposed Site Plan. Received 05 September 2022.
Proposed Floor Plan. Received 22 August 2022.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no windows shall be inserted in the eastern (side) elevations of the outbuilding hereby approved, without the prior written approval of the Local Planning Authority.
- 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 29 College Road Ripon HG4 2HE.

Reasons for Conditions:-

- 1 To ensure compliance with 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 The formation of a separate residential use would not be acceptable.

INFORMATIVES

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

CASE NUMBER:	22/01640/DISCON	WARD:	Ripon Ure Bank
CASE OFFICER:	Chloe Temple	DATE VALID:	12.05.2022
GRID REF:	E 431022	TARGET DATE:	07.07.2022
	N 471644	REVISED TARGET:	
		DECISION DATE:	20.10.2022

APPLICATION NO: 6.31.2920.F.DISCON

LOCATION:

The Old Lecture Building College Road Ripon North Yorkshire HG4 2HD

PROPOSAL:

Approval of details under condition 6 (tree protection areas and landscaping), 11 parts A

and B (land contamination), 14 (Construction Method Statement), 16 (drainage) of Planning Permission 19/02526/FULMAJ - Conversion of existing building to form 8 No. dwellings and erection of 5 No. dwellings.

APPLICANT:

James Partners 2 Limited

CONFIRMATION of discharge of condition(s)

INFORMATIVES

1 The following documents were submitted to the council on 15th May 2022 in support of condition 6 -

- o Arboricultural Method Statement to BS 5837:2012 (Prepared by JCA Ltd, Document Ref: 18334/HI)

The council's arborist deemed the supporting information satisfactory to agree Condition 6, with the below conditions agreed between the council and the agent -

- Recommend that the amended JCA arboricultural method statement (May 2022) be approved.
- Note condition 6(e) which requires the retention of the arboricultural specialist during the build phase. This is noted as part of the arboricultural method statement to include a pre-start meeting with the contractors, JCA representative and a member of the HBC arboricultural section.
- Condition 6(e) requires regular visits by the project arboriculturist who should be used as the first point of contact where issues arise as a result of trees on site. The project arboriculturist is to forward comments, on a monthly basis for the first 3 months of construction, after this time comments will need to be forwarded every 3 months to show that the site is being managed in accordance with the arboricultural method statement.

2 The following documents were submitted in support of condition 11 and deemed satisfactory by the council's Environmental Health Officer -

- o Phase 1: Desk Top Study Report - Prepared by Arc Environmental, Project no. 14-625, dated 04/12/2014, received by the council on 24/05/2022
- o Phase 2: Ground Investigation Report - Prepared by Arc Environmental, Project no. 14-625, dated 05/12/2014, received by the council on 23/05/2022
- o Remediation Strategy - Prepared by RB Geotechnical, Project no. RBG285, dated April 2022, received by the council on 21/04/2022
- o Letter titled 'SOIL SAMPLING - PLOTS 2 AND 3, COLTSGATE HILL, RIPON' - Prepared by Dunelm Geotechnical and Environmental, dated 11th August 2022, received by the council on 15/08/2022

This document was reviewed in consultation with the council's Environmental

Health Officer who deemed the supporting information sufficient to agree Condition 11 parts A and B on 6th September 2022.

- 3 A Construction Phase Plan (Prepared by Andam Construction, dated 7th August 2022, REV 4) was submitted on 15th August 2022 and assessed in consultation with Environmental Health and the Local Highways Authority who deemed the supporting information sufficient to agree condition 14.
- 4 The following documents were submitted to the council in support of condition 16 -
 - Proposed Flood Exceedance Plan - Prepared by Topping Engineers, dwg no. DR-C-0105-P3, dated 06/10/2022, received by the council on 06/10/2022.
 - Drainage Strategy - Prepared by Topping Engineers, dwg no. DR-C-0100-P6, dated 06/10/2022, received by the council on 06/10/2022.
 - Drainage Management Strategy - Prepared by Topping Engineers, doc ref 22112-DMS-001, dated September 2022, received by the council on 06/10/2022.

These documents were assessed in consultation with the Local Lead Flood Authority who deemed the supporting information sufficient to agree condition 16 on 17th October 2022.

CASE NUMBER:	22/01943/DISCON	WARD:	Ripon Ure Bank
CASE OFFICER:	Chloe Temple	DATE VALID:	16.05.2022
GRID REF:	E 431022	TARGET DATE:	11.07.2022
	N 471644	REVISED TARGET:	
		DECISION DATE:	20.10.2022

APPLICATION NO: 6.31.2920.F.DISCON

LOCATION:

The Old Lecture Building College Road Ripon North Yorkshire HG4 2HD

PROPOSAL:

Approval of details under condition 3 (materials), 4 (landscaping), 9 (archaeology), 12 (highways), 15 (foul and surface water) and 17 (part highways - levels) of Planning Permission 19/02526/FULMAJ - Conversion of existing building to form 8 No. dwellings and erection of 5 No. dwellings.

APPLICANT:

James Partners 2 Limited

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 The materials were inspected by a planning officer on 17th June 2022 - listed as '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 Soft Landscape and Boundary Treatment Plan (prepared by Topia Landscape Architects, dwg no. 0194-SP-001 REV PL03, dated 09/09/2022) was submitted to the council on 12th September 2022. This document was assessed in consultation with the council's Horticultural Officer who deemed the supporting information sufficient to agree condition 4 on 12th September 2022.
- 3 A letter of confirmation was sent to the council on 16th May 2022, informing the council of the appointment of JB Archaeology Ltd to carrying out a watching brief of the works. This was sent to the council with more than 10 days' notice prior to the commencement of works, therefore condition 9 is able to be agreed.
- 4 A Construction Phase Plan (prepared by Andam Construction Limited, dated 02/08/2022 REV V4) was submitted to the council on 15th August 2022. This document was assessed in consultation with the Local Highways Authority who deemed the supporting information sufficient to agree condition 12 on 22nd September 2022.
- 5 A Drainage Strategy (prepared by Topping Engineers, dwg no. DR-C-0100, dated 08/08/2022 P4) was assessed in consultation with Yorkshire Water and the Local Lead Flood Authority who deemed the supporting information satisfactory to agree condition 15 on 4th October 2022.
- 6 The following documents were submitted to the council in support of condition 17 -
 - Proposed Levels (Prepared by Topping Engineers, drawing no. DR-C-0104 P3, dated 11.04.2022)
 - Levels Information - Access, received by the council 06/09/2022.

These documents were assessed in consultation with the Local Highways Authority who deemed the supporting information sufficient to agree condition 17 on 22nd September 2022.

CASE NUMBER:	22/03264/DVCON	WARD:	Ripon Ure Bank
CASE OFFICER:	Amy Benfold	DATE VALID:	22.08.2022
GRID REF:	E 431089	TARGET DATE:	17.10.2022
	N 472012	REVISED TARGET:	
		DECISION DATE:	14.10.2022

APPLICATION NO: 6.31.2175.D.DVCON

LOCATION:

Palace Road Lodge 36 Palace Road Ripon North Yorkshire HG4 1ET

PROPOSAL:

Application to vary condition 2 of listed building consent 21/04622/LB to alter the roof materials to include for Solar Panels to the south elevation and alteration to the internal layout to include WC and store cupboard within extension.

APPLICANT:

Mr And Mrs Dean

1 APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 07.02.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan - Drawing No. PL06, rev.D. Received 22.08.2022.

Proposed Ground Floor Plan - Drawing No. PL20, rev.C. Received 22.08.2022.

Proposed First Floor Plan - Drawing No. PL21, rev.C. Received 22.08.2022.

Proposed Roof Plan - Drawing No. PL22, rev.C. Received 22.08.2022.

Proposed Elevations - Drawing No. PL25, rev.C. Received 22.08.2022.

Proposed 3D Visual - Drawing No. PL29, rev.C. Received 22.08.2022.

Reasons for Conditions:-

- 1 To ensure compliance with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

CASE NUMBER:	22/03348/FUL	WARD:	Ripon Ure Bank
CASE OFFICER:	Amy Benfold	DATE VALID:	27.08.2022
GRID REF:	E 431089	TARGET DATE:	22.10.2022
	N 472012	REVISED TARGET:	
		DECISION DATE:	14.10.2022

APPLICATION NO: 6.31.2175.D.FUL

LOCATION:

Palace Road Lodge 36 Palace Road Ripon HG4 1ET

PROPOSAL:

Demolition of outbuilding and erection of single storey rear extension. Revised scheme to include for Solar Panels to south facing roof.

APPLICANT:

Mr And Mrs Dean

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 14.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan - Drawing No. PL06, rev.D. Received 27.08.2022.

Proposed Ground Floor Plan - Drawing No. PL20, rev.C. Received 27.08.2022.

Proposed First Floor Plan - Drawing No. PL21, rev.C. Received 27.08.2022.

Proposed Roof Plan - Drawing No. PL22, rev.C. Received 27.08.2022.

Proposed Elevations - Drawing No. PL25, rev.C. Received 27.08.2022.

Proposed 3D Visual - Drawing No. PL28. Received 27.08.2022.

Proposed 3D Visual - Drawing No. PL29, rev.C. Received 27.08.2022.

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.

INFORMATIVES

- 1 Local Highway Authority -

i) There is a Public Right of Way or a 'claimed' Public Right of Way within or adjoining the application site boundary - please see the attached plan.

ii) If the proposed development will physically affect the Public Right of Way permanently in any way an application to the Local Planning Authority for a Public Path Order/Diversion Order will need to be made under S.257 of the Town and Country Planning Act 1990 as soon as possible. Please contact the Local Planning Authority for a Public Path Order application form.

iii) If the proposed development will physically affect a Public Right of Way temporarily during the period of development works only, an application to the Highway Authority (North Yorkshire County Council) for a Temporary Closure Order is required. Please contact the County Council or visit their website for an application form.

iv) The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as an alternative route has been provided by either a temporary or permanent Order.

v) It is an offence to obstruct a Public Right of Way and enforcement action can be taken by the Highway Authority to remove any obstruction.

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

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

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

2 Building Control Officer - A Building Regulations application will be required for this proposal.

I would recommend that Planning permission is only granted once you are satisfied that a suitable, satisfactory foundation design has been prepared by a structural engineer (who is familiar with the specific ground related issues in the Ripon area) following a suitable ground investigation by an individual/company with the relevant level of experience.

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

CASE NUMBER: 22/03349/LB
CASE OFFICER: Amy Benfold

WARD: Ripon Ure Bank
DATE VALID: 27.08.2022

GRID REF: E 431089
N 472012

TARGET DATE: 22.10.2022
REVISED TARGET:
DECISION DATE: 14.10.2022

APPLICATION NO: 6.31.2175.E.LB

LOCATION:

Palace Road Lodge 36 Palace Road Ripon HG4 1ET

PROPOSAL:

Listed Building Consent for the demolition of outbuilding and erection of single storey rear extension. Revised scheme to include for Solar Panels to south facing roof.

APPLICANT:

Mr And Mrs Dean

3 APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 14.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan - Drawing No. PL06, rev.D. Received 27.08.2022.

Proposed Ground Floor Plan - Drawing No. PL20, rev.C. Received 27.08.2022.

Proposed First Floor Plan - Drawing No. PL21, rev.C. Received 27.08.2022.

Proposed Roof Plan - Drawing No. PL22, rev.C. Received 27.08.2022.

Proposed Elevations - Drawing No. PL25, rev.C. Received 27.08.2022.

Proposed 3D Visual - Drawing No. PL28. Received 27.08.2022.

Proposed 3D Visual - Drawing No. PL29, rev.C. Received 27.08.2022.

Reasons for Conditions:-

- 1 To ensure compliance with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.

CASE NUMBER: 22/03644/FUL

WARD:

Ripon Ure Bank

CASE OFFICER: Amy Benfold
GRID REF: E 431602
N 471677

DATE VALID: 21.09.2022
TARGET DATE: 16.11.2022
REVISED TARGET:
DECISION DATE: 02.11.2022

APPLICATION NO: 6.31.12899.B.FUL

LOCATION:

27 Princess Road Ripon North Yorkshire HG4 1HW

PROPOSAL:

Erection of store and increased height of existing wall (revised scheme).

APPLICANT:

Mr Nick Rowe

REFUSED. Reason(s) for refusal:-

- 1 It is considered that the proposed outbuilding would be contrary to Local Plan Policies HP2 and HP3 which states that development should respect the spatial quality of the local area and respond positively to the context of the site. Development should also protect and where possible enhance the District's heritage assets. Given the context of the street scene along Magdalen's Road and Princess Road, it is considered that the proposed outbuilding would forward detriment to the uniformity of the building lines along Princess Road and Magdalen's Road and therefore fail to preserve the character of the Conservation Area.
- 2 The proposal would also fail to accord with Local Plan Policies HP4 and HS8 which seek to achieve development that does not adversely affect neighbouring residential amenity. It is considered that the proposed outbuilding would cause harm to the amenity of no.4 Princess Road and the right to light their primary lounge window.

CASE NUMBER: 21/03618/OUT

WARD: Spofforth With Lower Wharfedale

CASE OFFICER: Arthama Lakhanpall
GRID REF: E 441256
N 449777

DATE VALID: 05.08.2021
TARGET DATE: 30.09.2021
REVISED TARGET: 31.10.2022
DECISION DATE: 28.10.2022

APPLICATION NO: 6.136.219.OUT

LOCATION:

Land Comprising Field At 441256 449777 Kirk Deighton North Yorkshire

PROPOSAL:

Outline planning application for residential development of up to two dwellings with all matters reserved.

APPLICANT:

T Pension Scheme (Care Of Ebor Trustees)

6 APPROVED subject to the following conditions:-
6

1 Application for the approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this decision. The development hereby permitted shall be begun on or before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

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

- (a) access;
- (b) appearance
- (c) landscaping
- (d) layout; and
- (e) scale.

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

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

368/08(03) 101 A Site Location Plan

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

Groundworks shall not commence until a land contamination Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the local planning authority.

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

Where site remediation is recommended in the Local Authority approved Phase II Intrusive Site Investigation Report groundworks shall not commence until a land contamination remediation strategy has been submitted to and approved in writing by the local planning authority. The remediation strategy shall include a timetable for the implementation and completion of the approved remediation measures.

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

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

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

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

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

8 CLC6 - Reporting of Unexpected Land Contamination - Condition

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

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

9 Any application for reserved matters shall include a scheme for a continuous acoustic barrier constructed along the boundary of the site in line with the red line in the Indicative site plan drawing No 368/08/03/102; of minimum height of 2.5metres measured from the ground level and minimum surface density of 10kg/m² shall be submitted to, and approved in writing by, the local planning authority.

All works which form part of the approved scheme shall be completed before first residential occupation on site and the barrier shall be retained throughout the life of the development.

- 10 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.
- 11 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.
- 12 Prior to the commencement of any site clearance, demolition or development a Demolition and Construction Method Statement setting out how the site will be cleared, the site developed and dwelling(s) constructed, ensuring there is no encroachment on to the Root Protection Area(s) of the trees and shall be submitted for the prior approval of the Local Planning Authority in consultation with the Council's Arboricultural Officer. Thereafter site clearance, demolition and development shall be carried out in accordance with such an approval.

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 in respect of the reserved matters.
- 3 In order to ensure compliance with the approved drawings.
- 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 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
 - 9 In the interests of residential amenity.
 - 10 In the interests of good arboricultural practice and the health and amenity value of the trees.
 - 11 In the interests of good arboricultural practice and the health and amenity value of the trees.
 - 12 In the interests of good arboricultural practice and the health and amenity value of the trees.

INFORMATIVES

- 1 Trees on the site to which this permission relates are subject to a Tree Preservation Order and may not be lopped, topped or felled without the prior written consent of the Borough Council, unless the tree work has already been approved under cover of a planning permission which is being implemented. Any person undertaking work to protected trees without written consent is liable to prosecution. Application forms are available from the Councils Department of Development Services.
- 2 Part of the development site falls within the boundary of Leeds and under the authority of Leeds City Council. You are advised to secure any necessary consents with Leeds City Council prior to the commencement of works.

CASE NUMBER:	22/00649/CLEUD	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Arthama Lakhanpall	DATE VALID:	15.03.2022
GRID REF:	E 432801	TARGET DATE:	10.05.2022
	N 452233	REVISED TARGET:	04.11.2022
		DECISION DATE:	27.10.2022

APPLICATION NO: 6.121.12.AA.CLEUD

LOCATION:

Follifoot Ridge Farm Pannal Road Follifoot Harrogate North Yorkshire HG3 1DL

PROPOSAL:

Certificate of lawfulness for existing occupation of dwelling without complying with agricultural occupancy restriction condition 5 of planning permission 88/03945/FUL.

APPLICANT:

Mr & Mrs U Kirkby

REFUSED

- 1 The application submission is not sufficiently robust, precise and unambiguous to justify issuing a certificate. Section 191 of the Town and Country Planning Act 1990 has not therefore been fulfilled sufficiently to justify granting a Certificate.

CASE NUMBER: 22/02347/REM **WARD:** Spofforth With Lower Wharfedale
CASE OFFICER: Arthama Lakhanpall **DATE VALID:** 20.06.2022
GRID REF: E 433038 **TARGET DATE:** 15.08.2022
N 450403 **REVISED TARGET:** 18.10.2022
DECISION DATE: 20.10.2022
APPLICATION NO: 6.122.197.M.REM

LOCATION:

Sunrise Farm Follifoot Lane Kirkby Overblow North Yorkshire HG3 1HA

PROPOSAL:

Reserved matters application under outline permission 20/05165/OUT for erection of agricultural workers dwelling with access, appearance, scale, landscaping and layout considered.

APPLICANT:

Adam Liddle and Grace Clifford

REFUSED. Reason(s) for refusal:-

BF 82m2 GF 197 279m2 BF 42m2 GF 158m2 200m2

- 1 The scale of the proposed dwelling would be excessively large. The dwelling is significantly above the nationally described space standards, and it has not been justified that the proposed dwelling is of a size commensurate with the scale and needs of the enterprise for which it is sought. The proposal is therefore inappropriate development, by definition, in the Green Belt and 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 Rural Workers Dwellings SPD and Policies GS3, GS4 and HS9 of the Harrogate District Local Plan.

CASE NUMBER: 22/03073/REM **WARD:** Spofforth With Lower Wharfedale
CASE OFFICER: Arthama Lakhanpall **DATE VALID:** 18.08.2022
GRID REF: E 433286 **TARGET DATE:** 13.10.2022
N 453802 **REVISED TARGET:** 17.10.2022

DECISION DATE: 14.10.2022

APPLICATION NO: 6.121.246.D.REM

LOCATION:

Land To East Of Burnisons Whin Rudding Lane Follifoot North Yorkshire

PROPOSAL:

Reserved matters application under outline permission 22/00642/OUT for erection of holiday lodge to replace existing building with appearance and landscaping considered.

APPLICANT:

Mr Paul Knowles

6 APPROVED subject to the following conditions:-

- 1 The development to which this approval of reserved matters relates shall be begun on or before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the details on 18 August 2022.
- 3 Prior to their first use, samples of the materials to be used for the external walls and roof of the building 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 safeguard the rights of control by the Local Planning Authority in respect of reserved matters.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of the character and appearance of the site, Green Belt and Special Landscape Area.

CASE NUMBER:	22/03221/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Izabelle Waddington	DATE VALID:	01.09.2022
GRID REF:	E 432568	TARGET DATE:	27.10.2022
	N 449226	REVISED TARGET:	
		DECISION DATE:	26.10.2022
APPLICATION NO:	6.141.40.B.FUL		

LOCATION:

Stoney Cottage Follifoot Lane Kirkby Overblow North Yorkshire HG3 1HD

PROPOSAL:

Replacement outbuilding and crown trim of existing willow tree

APPLICANT:

Mr & Mrs Bainbridge

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.11.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
- Replacement Garage Plans and Elevations - 682.001/REV A
- 3 No development or other operations shall commence on site until a scheme, by a qualified structural engineer, for the foundation details and general building structure has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall ensure that tree roots are retained and the building protected against root activity related movement in the future. Thereafter, development shall take place in accordance with the approved details; no development shall take place except in complete accordance with the approved protection scheme.
- 4 Willow - lateral reduction to be undertaken to give a 3 metre clearance from the dwelling/structures.
All works shall be carried out by a trained arborist with appropriate public liability insurance with no pruning wounds in excess of 50mm diameter.
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 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interest of good arboricultural practice.
- 4 In the interest of good arboricultural practice.

CASE NUMBER: 22/03233/FUL

WARD:

Spofforth With Lower

CASE OFFICER: Lisa Alder
GRID REF: E 441539
N 450255
DATE VALID: Wharfedale
09.09.2022
TARGET DATE: 04.11.2022
REVISED TARGET:
DECISION DATE: 27.10.2022

APPLICATION NO: 6.136.134.AK.FUL

LOCATION:

Moto Wetherby Motorway Service Area Kirk Deighton North Yorkshire LS22 5GT

PROPOSAL:

Installation of pre-fabricated units for Changing Places and HGV Drivers Showers beside the existing amenity building.

APPLICANT:

Mr Stephen Mathie

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 27.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawing:

'Plans and Elevations' DWG: 7667_222 REV: F dated April 2022.

Reasons for Conditions:-

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

CASE NUMBER: 22/03350/FUL
CASE OFFICER: Jeremy Constable
GRID REF: E 434900
N 453503
WARD: Spofforth With Lower
Wharfedale
DATE VALID: 27.08.2022
TARGET DATE: 22.10.2022
REVISED TARGET:
DECISION DATE: 20.10.2022
APPLICATION NO: 6.108.58.A.FUL

LOCATION:

Land Off Harrogate Road Plompton Knaresborough HG5 8LX

PROPOSAL:

Construction of hardcore machinery tracks for agricultural use.

APPLICANT:

K Swires And Co

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 20.10.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and associated documents and the following submitted plans and drawings:
 - Location & Site Plans: (Received 27.08.2021)
 - Cross section: Ref:HRS/5496 (Received 27.08.2021)

Reasons for Conditions:-

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

CASE NUMBER:	22/03390/TPO	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Connor Williams	DATE VALID:	31.08.2022
GRID REF:	E 440327	TARGET DATE:	26.10.2022
	N 450639	REVISED TARGET:	
		DECISION DATE:	21.10.2022
APPLICATION NO:	6.136.202.B.TPO		

LOCATION:

Glebe Cottage Walshford Corner Cottages Deighton Gates Kirk Deighton North Yorkshire LS22 5HQ

PROPOSAL:

Crown lift to 3m on property side and lateral reduction giving 3m clearance of adjacent structures of 1 no. Beech (T1) and 1 no. Sycamore (T2) within Tree Preservation Order 02/1962

APPLICANT:

Mr Andy Cheatle

APPROVED subject to the following conditions:-

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

Reasons for Conditions:-

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

CASE NUMBER:	22/03677/PBR	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Arthama Lakhanpall	DATE VALID:	23.09.2022
GRID REF:	E 434074	TARGET DATE:	18.11.2022
	N 451192	REVISED TARGET:	
		DECISION DATE:	27.10.2022
APPLICATION NO:	6.122.24.G.PBR		

LOCATION:

Eden Park Haggs Road Follifoot Harrogate North Yorkshire HG3 1EQ

PROPOSAL:

Prior notification for conversion of agricultural building to form dwelling.

APPLICANT:

Dr R.P Barrett

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.
- 3 Prior to the first occupation of the dwelling hereby permitted, electric vehicle infrastructure shall be installed at the site. The electric vehicle charging point shall be of Mode 3 type (specific socket on a dedicated circuit with a minimum current rating of 16 Amp). The charging points installed shall be retained thereafter.
- 4 CLC1 - Submission of a Preliminary Land Contamination Risk Assessment (Phase 1 Report) - Pre-commencement Condition

Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) has been submitted to and approved in writing by the local planning authority.

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

Where further intrusive investigation is recommended in the Local Authority approved Preliminary Risk Assessment groundworks shall not commence until a land contamination Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the local planning authority.

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

Where site remediation is recommended in the Local Authority approved Phase II Intrusive Site Investigation Report groundworks shall not commence until a land contamination remediation strategy has been submitted to and approved in writing by the local planning authority. The remediation strategy shall include a timetable for the implementation and completion of the approved remediation measures.

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

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

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

Following completion of any measures identified in the approved Remediation

Strategy or any approved revised Remediation Strategy a land contamination Verification Report shall be submitted to the local planning authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for that part of the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the local planning authority.

Where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority.

- 9 There shall be no access or egress between the highway and the application site by any vehicles other than via the existing access with the public highway at Higgs Road. The access shall be maintained in a safe manner which shall include the repair of any damage to the existing adopted highway occurring during construction.
- 10 There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.
- 11 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 2.4 metres x 160 metres measured along both channel lines of the major road. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 12 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing Site Plan 2350-907. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 13 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 until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:
 - (i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
 - (ii) 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 are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

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.
- 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 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 9 In the interests of both vehicle and pedestrian safety and the visual amenity of the area.
- 10 In the interests of highway safety.
- 11 In the interests of road safety.
- 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.
- 13 To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

INFORMATIVES

- 1 An explanation of the terms used above is available from the Highway Authority.
- 2 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 (1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during

development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in a lawful manner. Natural England can be contacted at consultations@naturalengland.org.uk, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.

CASE NUMBER:	22/03712/TPO	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Lisa Alder	DATE VALID:	26.09.2022
GRID REF:	E 432528	TARGET DATE:	21.11.2022
	N 449449	REVISED TARGET:	
		DECISION DATE:	31.10.2022
APPLICATION NO:	6.141.128.H.TPO		

LOCATION:

All Saints Church Of England Primary School Follifoot Lane Kirkby Overblow North Yorkshire HG3 1HD

PROPOSAL:

Removal of failed branches and deadwood from 1 no. Scots Pine tree within Group 1 of Tree Preservation Order 28/2006 to improve safety.

APPLICANT:

Mr Colin Simpson

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

CASE NUMBER:	22/03791/PBR	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Arthama Lakhanpall	DATE VALID:	29.09.2022
GRID REF:	E 434074	TARGET DATE:	24.11.2022
	N 451192	REVISED TARGET:	
		DECISION DATE:	02.11.2022
APPLICATION NO:	6.122.24.I.PBR		

LOCATION:

Eden Park Haggs Road Follifoot Harrogate North Yorkshire HG3 1EQ

PROPOSAL:

Prior notification for conversion of agricultural building to form four dwellings.

APPLICANT:

R P Barrett

1 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.
- 3 Prior to the first occupation of the dwelling hereby permitted, electric vehicle infrastructure shall be installed at the site. The electric vehicle charging point shall be of Mode 3 type (specific socket on a dedicated circuit with a minimum current rating of 16 Amp). The charging points installed shall be retained thereafter.
- 4 CLC1 - Submission of a Preliminary Land Contamination Risk Assessment (Phase 1 Report) - Pre-commencement Condition

Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) has been submitted to and approved in writing by the local planning authority.

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

Where further intrusive investigation is recommended in the Local Authority approved Preliminary Risk Assessment groundworks shall not commence until a land contamination Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the local planning authority.

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

Where site remediation is recommended in the Local Authority approved Phase II Intrusive Site Investigation Report groundworks shall not commence until a land contamination remediation strategy has been submitted to and approved in writing by the local planning authority. The remediation strategy shall include a timetable for the implementation and completion of the approved remediation measures.

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

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

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

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

Where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority.

9 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 2.4 metres x 160 metres measured along both channel lines of the major road. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reasons for Conditions:-

- 1 To 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.
- 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 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 9 In the interests of road safety.

INFORMATIVES

- 1 An explanation of the terms used above is available from the Highway Authority.
 - 2 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 (1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in a lawful manner. Natural England can be contacted at consultations@naturalengland.org.uk, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.
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CASE NUMBER: 22/02329/FUL
CASE OFFICER: Amy Benfold
GRID REF: E 419257
N 448076

WARD: Washburn
DATE VALID: 29.06.2022
TARGET DATE: 24.08.2022
REVISED TARGET: 04.11.2022
DECISION DATE: 02.11.2022

APPLICATION NO: 6.140.36.C.FUL

LOCATION:

Sun Dial Farm Clifton Lane Clifton North Yorkshire LS21 2HE

PROPOSAL:

Demolition of existing extension. Proposed single storey rear extension forming larger kitchen, boot room and WC.

APPLICANT:

Mrs Sara Wallis

REFUSED. Reason(s) for refusal:-

- 1 The proposed demolition of the existing extension and erection of a flat roof extension, to extend beyond that of the original footprint, is not acceptable. Flat roofed forms are not traditional and whilst the existing sits relatively comfortably (because of its size, location and materials etc) its enlargement, particularly where it overlaps the historic two storey element, involves readjustment of the existing historic window opening and where it will be prominent in the street scene, is not considered to be appropriate. The proposal therefore represents an incongruous and visually inappropriate addition to the Grade II Listed Building.

The low positioning of the roof light on the roof slope of the rear elevation is contrary to the guidance outlined in the Council's House Extensions and Garage's Design Guide under Chapter 14.

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 Conservation Area. The proposal is therefore contrary to Local Plan Policies HP2 and HP3 and guidance within the NPPF and Section 72 of the LBCA Act.

CASE NUMBER: 22/02330/LB
CASE OFFICER: Amy Benfold
GRID REF: E 419257
N 448076

WARD: Washburn
DATE VALID: 29.06.2022
TARGET DATE: 24.08.2022
REVISED TARGET: 04.11.2022
DECISION DATE: 02.11.2022

APPLICATION NO: 6.140.36.D.LB

LOCATION:

Sun Dial Farm Clifton Lane Clifton North Yorkshire LS21 2HE

PROPOSAL:

Listed Building Consent for the demolition of existing extension. Proposed single storey rear extension forming larger kitchen, boot room and WC.

APPLICANT:

Mrs Sara Wallis

REFUSED. Reason(s) for refusal:-

- 1 The proposed demolition of the existing extension and erection of a flat roof extension, to extend beyond that of the original footprint, is not acceptable. Flat roofed forms are not traditional and whilst the existing sits relatively comfortably (because of its size, location and materials etc) its enlargement, particularly where it overlaps the historic two storey element, involves readjustment of the existing historic window opening and where it will be prominent in the street scene, is not considered to be appropriate. The proposal therefore represents an incongruous and visually inappropriate addition to the Grade II Listed Building.

The low positioning of the roof light on the roof slope of the rear elevation is contrary to the guidance outlined in the Council's House Extensions and Garage's Design Guide under Chapter 14.

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 Conservation Area. The proposal is therefore contrary to Local Plan Policies HP2 and HP3 and guidance within the NPPF and Section 72 of the LBCA Act.

CASE NUMBER:	22/02496/FUL	WARD:	Washburn
CASE OFFICER:	Emily Brown	DATE VALID:	15.09.2022
GRID REF:	E 426987	TARGET DATE:	10.11.2022
	N 447768	REVISED TARGET:	
		DECISION DATE:	18.10.2022

APPLICATION NO: 6.147.322.A.FUL

LOCATION:

The Chestnuts Crag Lane Huby Leeds North Yorkshire LS17 0EJ

PROPOSAL:

Single storey rear extension

APPLICANT:

Mrs Rosemary Allen

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 18th October 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
.Proposed Single Storey Rear Extension February 2022 Drawing No. 02
- 3 No development or other operations shall commence on site until a scheme, by a qualified structural engineer, for the foundation details and general building structure has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall ensure that tree roots are retained and the building protected against root activity related movement in the future. Thereafter, development shall take place in accordance with the approved details; no development shall take place except in complete accordance with the approved protection scheme

Reasons for Conditions:-

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

CASE NUMBER:	22/02637/FUL	WARD:	Washburn
CASE OFFICER:	Sam Witham	DATE VALID:	16.08.2022
GRID REF:	E 416877	TARGET DATE:	11.10.2022
	N 455408	REVISED TARGET:	19.10.2022
		DECISION DATE:	14.10.2022

APPLICATION NO: 6.106.91.FUL

LOCATION:

Fewston Car Park Skipton Road Otley LS21 2NY

PROPOSAL:

Installation of a payment machine, ANPR camera and associated signs and infrastructure at the existing Fewston Car Park.

APPLICANT:

Yorkshire Water

2 APPROVED subject to the following conditions:-

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

'CITEA PIN ABMESSUNGEN 2062.11740000', R50IQ 'POLE MOUNT DIMS', Block Plan as received by the council on the 4th July 2022 and 16th August 2022.

Reasons for Conditions:-

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

CASE NUMBER:	22/03296/FUL	WARD:	Washburn
CASE OFFICER:	Izabelle Waddington	DATE VALID:	24.08.2022
GRID REF:	E 418971	TARGET DATE:	19.10.2022
	N 449186	REVISED TARGET:	
		DECISION DATE:	18.10.2022

APPLICATION NO: 6.139.8.L.FUL

LOCATION:

Weston Moor Lodge Weston Moor Road Clifton North Yorkshire LS21 2NB

PROPOSAL:

Construction of a timber garage and store.

APPLICANT:

Mrs Liz Brown

2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 18.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - Proposed Plans and Elevations / Proposed Site Plan / Site Location Plan - 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.

INFORMATIVES

- 1
 - i) There is a Public Right of Way or a 'claimed' Public Right of Way within or adjoining the application site boundary - please see the attached plan.
 - ii) If the proposed development will physically affect the Public Right of Way permanently in any way an application to the Local Planning Authority for a Public Path Order/Diversion Order will need to be made under S.257 of the Town and Country Planning Act 1990 as soon as possible. Please contact the Local Planning Authority for a Public Path Order application form.
 - iii) If the proposed development will physically affect a Public Right of Way temporarily during the period of development works only, an application to the Highway Authority (North Yorkshire County Council) for a Temporary Closure Order is required. Please contact the County Council or visit their website for an application form.
 - iv) The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as an alternative route has been provided by either a temporary or permanent Order.
 - v) It is an offence to obstruct a Public Right of Way and enforcement action can be taken by the Highway Authority to remove any obstruction.
 - vi) If there is a "claimed" Public Right of Way within or adjoining the application site boundary, the route is the subject of a formal application and should be regarded in the same way as a Public Right of Way until such time as the application is resolved.
 - vii) Where public access is to be retained during the development period, it shall be kept free from obstruction and all persons working on the development site must be made aware that a Public Right of Way exists, and must have regard for the safety of Public Rights of Way users at all times.

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

CASE NUMBER:	22/03337/FUL	WARD:	Washburn
CASE OFFICER:	Izabelle Waddington	DATE VALID:	26.08.2022
GRID REF:	E 421998	TARGET DATE:	21.10.2022

N 454254

REVISED TARGET:

DECISION DATE: 20.10.2022

APPLICATION NO: 6.107.102.D.FUL

LOCATION:

Keepers Retreat Watsons Lane Norwood Harrogate North Yorkshire HG3 1TA

PROPOSAL:

Erection of single storey extension

APPLICANT:

Mr A Wilson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 20.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
- Existing and proposed Drawings - 5086 Dated: 26/08/2022

Reasons for Conditions:-

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

CASE NUMBER: 22/03608/DISCON

CASE OFFICER: Amy Benfold

GRID REF: E 424894

N 454726

WARD: Washburn

DATE VALID: 16.09.2022

TARGET DATE: 11.11.2022

REVISED TARGET:

DECISION DATE: 14.10.2022

APPLICATION NO: 6.119.4.H.DISCON

LOCATION:

Central House Farm Penny Pot Lane Hampsthwaite North Yorkshire HG3 1SQ

PROPOSAL:

Approval of details under Condition 3 (materials) of planning permission 22/01864/DVCON - Variation of Condition 2 of Planning Permission 21/00469/FUL - Erection of three bay garage, garden room, and retrospective permission for the insertion of three dormer windows.

APPLICANT:

Mr David Boulton

CONFIRMATION of discharge of condition(s)

- 1 Condition 3 - Sample view on site on Thursday 13th October 2022.

INFORMATIVES

Condition 3 - Sample view on site on Thursday 13th October 2022.

CASE NUMBER:	21/03028/OUT	WARD:	Wathvale
CASE OFFICER:	Mike Parkes	DATE VALID:	08.07.2021
GRID REF:	E 438250	TARGET DATE:	02.09.2021
	N 472970	REVISED TARGET:	04.11.2022
		DECISION DATE:	01.11.2022

APPLICATION NO: 6.26.375.B.OUT

LOCATION:

Forge Cottage Dishforth YO7 3JU

PROPOSAL:

Outline application for residential development of 3 no. dwellings with access, layout and scale considered.

APPLICANT:

Mr Richard Langley

APPROVED subject to the following conditions:-

- 1 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following reserved matters:
 - a) appearance; and
 - b) landscaping.

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

- 2 Application for the approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this decision. The development hereby permitted shall be begun on or before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

- 3 The scale, access and layout arrangements of the development, including the orientation of the dwellings and their principal and secondary elevations, shall strictly accord with details shown on the Proposed Site Plan, Plan No. 2549-22-20 revision A.
- 4 Further to condition 1 above any reserved matters application (as applicable) shall provide for:
 - a) single storey dwellings only which comply with the Nationally Described Space Standards and are demonstrated to be of sustainable design;
 - b) suitable and sufficient provision for the storage and containment of refuse prior to collection and its access for collection;
 - c) the provision of cycle storage facilities; and
 - d) details of any external lighting.
- 5 No demolition or development shall commence until a Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of significance and research questions; and:
 - a) The programme and methodology of site investigation and recording;
 - b) The programme for post investigation assessment;
 - c) Provision to be made for analysis of the site investigation and recording;
 - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation;
 - e) Provision to be made for archive deposition of the analysis and records of the site investigation; and
 - f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Demolition and development shall be undertaken in strict accordance with the approved Written Scheme of Investigation.
- 6 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.
- 7 Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved under condition 6 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.

- 8 Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved under condition 7 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.
- 9 Land contamination remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved under condition 8 above. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.
- 10 Following completion of any measures identified in the Remediation Strategy approved under condition 8 above or any revised Remediation Strategy approved under condition 9 above 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 a Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.
- 11 Further to condition 10, where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority
- 12 Demolition and construction hours for the development hereby permitted shall be strictly limited to 08:00 until 18:00 on Mondays to Fridays, and 08:00 until 13:00 on Saturdays with no work on Sundays or Bank Holidays.
- 13 Before any vehicular movements of any access commence, in connection with the demolition and/or construction works hereby approved, details of the measures to be employed to ensure the safe passage of users of the footway crossed by that access and any periods such use of the footway may be restricted shall be submitted to and approved in writing by Local Planning Authority.
- 14 Before any vehicular movements commence in connection with demolition and/or construction works hereby approved wheel washing facilities shall be provided on site to ensure that mud and debris is not spread onto the adjacent public highway in strict accordance with details that first shall have been submitted to and approved in writing by the Local Planning Authority. The approved wheel washing facilities shall be retained until completion of construction and landscaping works.
- 15 Upon commencement of the development including demolition hereby approved

notice shall be given to the Local Planning Authority of the contact details for the responsible person (site manager/office) who can be contacted in the event of any issue and updated notices given at all times of a change in that responsible person.

- 16 Contractors site operatives and visitors vehicles shall be parked at all times in strict accordance with details that first shall have been submitted to and approved in writing by the Local Planning Authority. The contractors and visitors parking shall be retained until completion of construction and landscaping works.
- 17 Details of any temporary construction access to the application site including measures for removal following completion of construction work shall be submitted to and approved in writing by the Local Planning Authority prior to the first provision of such an access.
- 18 Areas for storage of plant and materials used in constructing the development shall be provided clear of the highway in strict accordance with details that first shall have been submitted to and approved in writing by the Local Planning Authority. Those storage areas shall be retained until storage of plant and materials in association with the construction of the development is no longer necessary.
- 19 The site shall be developed with separate systems of drainage for foul and surface water on and off site.
- 20 There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:-
 - a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;
 - b) evidence of existing positive drainage to public sewer and the current points of connection; and
 - c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.
- 21 The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems shall extend to the points of discharge, details of which shall have first have been submitted to and approved in writing by the Local Planning Authority following consultation with the statutory sewerage undertaker.
- 22 There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works in strict accordance with details which shall first have been submitted to and approved by the Local Planning Authority.
- 23 There must be no access or egress by any vehicles between the highway and the application site until visibility splays providing clear visibility of 2.0 metres x 2.0 metres measured down each side of the access and the back edge of the footway of the major road have been provided. 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 always retained for their intended purpose.

- 24 None of the dwellings hereby approved shall be occupied until the access 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. The crossing of the highway verge and/or footway must be constructed in accordance with the approved details and/or Standard Detail number E50 and the following requirements:
- a) Any gates or barriers must not be able to swing over the existing or proposed highway;
 - b) That part of the access extending 5 metres into the site from the carriageway of the existing highway must be at a gradient not exceeding one in thirty;
 - c) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway must be constructed in accordance with the approved details shown on drawing 2549-22-20 Revision A and any subsequent approved engineering drawings and maintained thereafter to prevent such discharges;
 - d) The final surfacing of any private access within 10 metres of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway; and
 - e) Measures to enable vehicles to enter and leave the site in a forward gear.

All works must accord with the approved details.

- 25 None of the dwellings hereby approved shall be occupied until the existing access to Forge Cottage has been permanently closed off, including alterations to the footway across the site frontage in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.
- 26 None of the dwellings hereby approved shall be occupied until the access, parking, manoeuvring, and turning areas for all users at the dwellings hereby approved have been constructed in accordance with drawing 2549-22-20 Revision A and one electric vehicle Mode 3 with a type 2 outlet charging point shall be provided for each residential unit provided with three cable and circuitry ratings for the charging points of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps. Once created access, parking, manoeuvring, and turning areas must be maintained clear of any obstruction and always retained for their intended purpose and the electric vehicle charging points shall be maintained until superseded by advanced technology.
- 27 None of the dwellings hereby approved shall be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 5 above and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

- 28 None of the dwellings hereby approved shall be occupied until Fibre to the Premises broadband infrastructure capable of Next Generation Access speeds has been enabled, unless evidence is submitted to and approved in writing by the Local Planning Authority that such provision is not viable. In such a circumstance it should be demonstrated that proposals should:
- a) Provide a download connection that meets the minimum ambition of the Digital Communications Infrastructure Strategy and the European Digital Agenda; and
 - b) Should seek to incorporate suitable delivery of FTTP broadband at a future date i.e. laying ducting capable of carrying fibre cables from multiple providers.
- 29 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification no extensions, roof or dormer windows shall be erected without the grant of further specific planning permission from the Local Planning Authority.

Reasons for Conditions:-

- 1 To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
- 2 To ensure compliance with sections 91-94 of the Town and Country Planning Act 1990.
- 3 In the interest of satisfactory and sustainable drainage.
- 4 In the interests of visual, residential and general amenity, to encourage alternative modes of transport and in the interests of ecological mitigation.
- 5 The site is of archaeological significance.
- 6 to 11. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 12 In the interests of residential amenity.
- 13 to 18. In the interest of public safety and amenity.
- 19 In the interest of satisfactory and sustainable drainage.
- 20 To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage.
- 21 In the interest of satisfactory and sustainable drainage.
- 22 and 10. To ensure that no surface water discharges take place until proper provision has been made for its disposal.
- 23 In the interests of highway safety
- 24 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.
- 25 In the interests of highway safety and the amenity of the area.
- 26 To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development and in the interests of improving access to sustainable transport and to improve air quality across the District.

- 27 The site is of archaeological significance.
- 28 To ensure broadband connectivity.
- 29 In the interests of visual and residential amenity.

INFORMATIVES

- 1 In respect of condition 4 sustainable design is addressed by Policy CC4 of the Harrogate District Local Plan 2014-2035 and appropriate guidance can be found both in the policy and its associated justification. Further Policy CC3 encourages the incorporation of small-scale renewable and low carbon energy generation into the design of new developments where appropriate.
- 2 Further to condition 23 Yorkshire Water Services Ltd advise that they note the developer is proposing to discharge surface water to the public sewer network however, sustainable development requires appropriate surface water disposal. Yorkshire Water promote the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical before considering disposal to public sewer.

As a last resort, and upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, curtilage surface water may discharge to the small diameter public surface water sewer located in Lingham Lane. Surface water discharges to the public sewer must have a minimum of 30% reduction based on the existing peak discharge rate during a 1 in 1 year storm event. The developer will be required to provide evidence of existing positive drainage to a public sewer from the site to the satisfaction of Yorkshire Water and the Local Planning Authority by means of physical investigation. On-site attenuation, taking into account climate change, will be required before any discharge to the public sewer network is permitted. Under no circumstance will surface water be permitted to the public foul sewer located to the front of the property.

- 3 Yorkshire Water Services Ltd also advise that if new sewers are to be included in a sewer adoption agreement with themselves (under Section 104 of the Water Industry Act 1991), their Developer Services Team should be contacted (telephone 0345 120 84 82, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Sewers for Adoption - a design and construction guide for developers' 6th Edition as supplemented by Yorkshire Water's requirements.
- 4 A Public Right of Way adjoins the site. If the proposed development will physically affect a Public Right of Way temporarily during the period of development works only, an application to the Local Highway Authority for a Temporary Closure Order is required. 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. 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.

- 5 In respect of condition 25 you are advised that a separate licence will be required from the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published is available to download;
https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing___in_d_est_roads___street_works_2nd_edi.pdf

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

- 6 In respect of condition 28 the minimum ambition of the Digital Communications Infrastructure Strategy and the European Digital Agenda is currently 30 Mbps.

CASE NUMBER:	22/00717/LB	WARD:	Wathvale
CASE OFFICER:	Anne Sims	DATE VALID:	13.04.2022
GRID REF:	E 440124	TARGET DATE:	08.06.2022
	N 475423	REVISED TARGET:	12.08.2022
		DECISION DATE:	20.10.2022

APPLICATION NO: 6.23.22.C.LB

LOCATION:

Rockcliffe House Asenby Thirsk North Yorkshire YO7 3QX

PROPOSAL:

Install solar panels on roof of house: Rear elevation and on roof of detached garage

APPLICANT:

Mr Malcolm Long

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 20.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the submitted details:

CW/1462/2/22 Rev Sept 2022

Reasons for Conditions:-

- 1 To ensure compliance with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
- 2 In order to ensure compliance with the approved drawings.

CASE NUMBER:	22/00844/FUL	WARD:	Wathvale
CASE OFFICER:	Jillian Rann	DATE VALID:	17.03.2022
GRID REF:	E 429493	TARGET DATE:	12.05.2022
	N 474389	REVISED TARGET:	30.09.2022
		DECISION DATE:	03.11.2022

APPLICATION NO: 6.12.96.D.FUL

LOCATION:

North Lees Grange North Lees Ripon North Yorkshire HG4 3HW

PROPOSAL:

Change of use of existing farmhouse into 2 dwellings, with alterations including insertion of new openings, and installation of new package treatment plant

APPLICANT:

Mr T Simpson

4 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 dated 24/02/2022
 - * Proposed Drawings reference 5004, dated 06/09/2022
- 3 Any works to block up existing openings or make good any other areas of the external walls shall be carried out in materials which shall match the adjoining brickwork in all respects.
- 4 The landscaping of the site, including the planting of boundary hedges, shall be carried out in accordance with the Proposed Site Plan and the details in the Proposed Planting table on Proposed Drawings reference: 5004, dated 06/09/2022. Those permitted landscaping and boundary hedge planting works shall be completed no later than the end of the first available planting season following the first occupation of the development hereby permitted.
- 5 If within a period of five years from the date of the completion of the landscaping

scheme pursuant to condition 4, 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, 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 plants.

- 6 No dwelling shall be occupied until the related parking facilities for that dwelling have been constructed in accordance with the details on Proposed Drawings reference 5004, dated 06/09/2022. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 7 No dwelling shall be occupied until an electric vehicle charging point of Mode 3 type (specific socket on a dedicated circuit with a minimum current rating of 16 amps) has been provided in the parking area for that dwelling. An electric vehicle charging point shall thereafter be retained for each dwelling.
- 8 No dwelling shall be occupied until facilities for the storage and containment of refuse for that dwelling, within the site, have been provided for that dwelling. The refuse storage facilities shall thereafter be retained for the lifetime of the development.
- 9 In the event that contamination not previously identified 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.
- 10 No topsoil or soil-forming materials for use in garden areas or soft landscaped areas shall be brought onto site until a scheme for the testing and validation of any such materials has been submitted to and approved in writing by the local planning authority, and until those materials have been tested and validated in accordance with the details thereby approved.
- 11 Neither of the dwellings hereby permitted shall be occupied until the first floor and bathroom windows in the rear (western) elevation of Dwelling B have been fitted with obscure glazing to level 3 or higher of the Pilkington scale of privacy or equivalent. That level of obscure glazing shall thereafter be retained for the life of the development.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and to ensure compliance with the approved drawings.
- 3 In the interests of visual amenity.
- 4 In the interests of visual and residential amenity.
- 5 To safeguard the rights of control by the local planning authority in these respects and in the interests of amenity.
- 6 To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.
- 7 In the interests of providing opportunities for sustainable transport and to improve air quality across the district.
- 8 In the interests of visual and residential amenity.
- 9 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 in accordance with Policy NE9 of the Harrogate District Local Plan.
- 10 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 in accordance with Policy NE9 of the Harrogate District Local Plan.
- 11 In the interests of residential amenity and privacy.

INFORMATIVES

- 1 A public right of way crosses the site to which this permission relates. The grant of planning permission does not entitle developers to obstruct a public right of way. Development, in so far as it affects a public right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under section 247 or 257 of the Town and Country Planning Act 1990, for the diversion or extinguishment of the right of way, has come into effect. Nor should it be assumed that because planning permission has been granted an order will invariably be made or confirmed. Forms to apply to stop up/divert footpaths/bridleways in order to enable a development granted planning permission to be carried out may be obtained from the Councils' website.

In this regard, the developer's attention is drawn to the advice provided by North Yorkshire County Council Public Rights of Way section, dated 28th March 2022.

- 2 The developer's attention is drawn to the advice and information attached to the letter from National Grid, dated 8/11/2022, with regard to the High Pressure Gas Pipeline which runs close to the site.
- 3 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 will be granted.

CASE NUMBER: 22/03227/FUL
CASE OFFICER: Kate Exley
GRID REF: E 438171
N 473370

WARD: Wathvale
DATE VALID: 26.08.2022
TARGET DATE: 21.10.2022
REVISED TARGET: 24.10.2022
DECISION DATE: 21.10.2022

APPLICATION NO: 6.26.390.FUL

LOCATION:

8 Craythorns Crescent Dishforth Thirsk North Yorkshire YO7 3LY

PROPOSAL:

Erection of first floor extension above existing garage/utility and single storey rear extension.

APPLICANT:

Mr And Mrs Carl Burns

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 21.10.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the following detail received by the council on 21 October 2022.

Proposed Floor and Site Plans. Drawing 03A.
Proposed Elevations. Drawing 04.
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no windows shall be inserted in the first floor north west (side) elevations of the extension hereby approved, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

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

CASE NUMBER: 22/03267/FUL
CASE OFFICER: Chloe Temple
GRID REF: E 432848
N 471857

WARD: Wathvale
DATE VALID: 01.09.2022
TARGET DATE: 27.10.2022
REVISED TARGET:
DECISION DATE: 27.10.2022

APPLICATION NO: 6.32.180.FUL

LOCATION:

Clarence House Sharow Lane Sharow Ripon North Yorkshire HG4 5BN

PROPOSAL:

Proposed loft conversion with insertion of four rooflights

APPLICANT:

Mr D Caress

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 27.10.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
 - o 'Site Location Plan - Prepared by Architecture:ab, drawing no. PL02, no date and received by the council on 22/08/2022.
 - o 'Site Plan - As Proposed' - Prepared by Architecture:ab, drawing no. PL06, no date and received by the council on 22/08/2022.
 - o 'Plot 4 - Roof Plan' (Existing) - Prepared by Architecture:ab, drawing no. PL(4)004 REV B, no date and received by the council on 22/08/2022.
 - o 'Plot 4 - Elevations' (Existing) - Prepared by Architecture:ab, drawing no. PL(4)005 REV B, no date and received by the council on 22/08/2022.
 - o 'Plot 4 - Elevations' (Existing) - Prepared by Architecture:ab, drawing no. PL(4)006 REV B, no date and received by the council on 22/08/2022.
 - o 'Plot 4 - 3D View' (Existing) - Prepared by Architecture:ab, drawing no. PL(4)007 REV B, no date and received by the council on 22/08/2022.
 - o 'Plot 4 - Loft Conversion' (Proposed) - Prepared by Architecture:ab, drawing no. PL(4)003, no date and received by the council on 22/08/2022.
 - o 'Plot 4 - Roof Plan' (Proposed) - Prepared by Architecture:ab, drawing no. PL(4)004 REV C, no date and received by the council on 22/08/2022.
 - o 'Plot 4 - Elevations' (Proposed) - Prepared by Architecture:ab, drawing no. PL(4)005 REV D, no date and received by the council on 22/08/2022.
 - o 'Plot 4 - Elevations' (Proposed) - Prepared by Architecture:ab, drawing no. PL(4)006 REV C, no date and received by the council on 22/08/2022.
 - o 'Plot 4 - 3D View' (Proposed) - Prepared by Architecture:ab, drawing no. PL(4)007 REV D, no date and received by the council on 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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