

**PLANNING COMMITTEE  
6 DECEMBER 2022  
(FROM 2.00 PM TO 4.05 PM)**

**PRESENT:** Councillor Rebecca Burnett in the Chair. Councillors Hannah Gostlow, Sid Hawke, Sue Lumby, John Mann, Pat Marsh, Stuart Martin, Victoria Oldham, Andy Paraskos, Nigel Simms, Tom Watson and Robert Windass.

**Late Arrivals:** None

**Early Departures:** Councillor Sid Hawke at 3.35 pm

**25/22 – APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES:**  
There were no apologies for absence.

**26/22 – DECLARATIONS OF INTEREST:** Councillor John Mann declared an interest in respect of item 29/22(02) on the basis that he had been involved with residents and was to speak as Ward Member under the Opportunity to Speak Scheme and therefore left the meeting room for the debate and vote on this item.

**27/22 – MINUTES:** The Minutes of the meeting of the Committee held on 4 October 2022 were unanimously approved as a correct record and signed by the Chair.

**28/22 – EXEMPT INFORMATION:** There were no exempt information items.

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

**29/22 – LIST OF PLANS:** In accordance with the Scheme of Delegation, the Committee made the following decisions:

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**29/22(01)**

**CASE NUMBER: 21/04189/FUL  
GRID REF: EAST 434996 NORTH 463103**

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**APPLICATION NO.:** 6.69.34.G.FUL

**LOCATION:**

Jubilee Court, Abacus House, Wath Lane, Copgrove HG3 3TB

**PROPOSAL:**

Retention of extension to building and a separate relocated pallet store (additional information submitted since last consultation).

**APPLICANT:** Abacus Direct Ltd

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

- 1 The position of the pallet store near to the northern boundary and lack of adequate landscaping and screening will result in the building forming a hard edge to the site rather than the softer transition into the countryside, therefore

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being harmful to the visual amenity of the area and landscape character of the locality in conflict with policies EC2, NE4 and HP3 of the Local Plan.

Nick Stringer (Staveley with Copgrove Parish Council), Justin Appleyard (Objector) and Ian Pattison (Applicant) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme.

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

It was subsequently moved and seconded by Councillors Nigel Simms and Sue Lumby that the application be refused for the reasons outlined above. On a vote being taken, nine members voted for the motion and three voted against therefore the motion to refuse was passed.

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**29/22(02)**

**CASE NUMBER: 22/00610/DVCMAJ  
GRID REF: EAST 429860 NORTH 452555**

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**APPLICATION NO.:** 6.152.19.D.DVCMAJ

**LOCATION:**

Land Comprising Field At 429860 452555 Rossett Green Lane, Harrogate, North Yorkshire

**PROPOSAL:**

Variation of conditions 2 and 7 of 20/01698/REMMAJ which lists the approved planning drawings and arboricultural reports to seek to make minor material amendments to the design and layout of the approved development (Amended Scheme)

**APPLICANT:** c/o Agent

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.01.2024.
- 2 The development hereby approved shall be carried out in accordance with the submitted details as amended by other conditions of consent and the following approved plans:

Proposed Site Plan (PL) 110G  
Proposed Site Plan with Landscape Data (PL) 111G  
Plots 1-4 Plans and Elevations (PL) 01.01C  
Plot 5 Plans and Elevations (PL) 05.01B  
Plots 6-7 Plans (PL) 06.01C  
Plots 6-7 Elevations (PL) 06.10C

Plot 8 Ground Floor Plan 2731 (PL) 08.01A  
Plot 8 Upper Floor Plans 2731 (PL) 08.02B

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Plot 8 east and west elevations 2731 (PL) 08.10A  
Plot 8 North and south elevations 2731 (PL) 08.11A

Plot 9 Lower Floor Plans 2731 (PL) 09.01A  
Plot 9 Upper Floor Plans 2731 (PL) 09.02B  
Plot 9 West and North Elevations 2731 (PL) 09.10A  
Plot 9 East and South Elevations 2731 (PL) 09.11A

Plot 10 Lower Floor Plans 2731 (PL) 10.01A  
Plot 10 Upper Floor Plans 2731 (PL) 10.02B  
Plot 10 North and east Elevations 2731 (PL) 10.10A  
Plot 10 South and West Elevations 2731 (PL) 10.11A

Plot 11 Lower Floor Plans 2731 (PL) 11.01A  
Plot 11 Upper Floor plans 2731 (PL) 11.02B  
Plot 11 South and West Elevations 2731 (PL)  
11.10A  
Plot 11 North and East Elevations 2731 (PL) 11.11A

Plot 12 Ground Floor Plan 2731 (PL) 12.01A  
Plot 12 Upper Floor Plans 2731 (PL) 12.02B  
Plot 12 North east and South East Elevations 2731 (PL)  
12.10A

Plot 12 North West and South West Elevations 2731 (PL)  
12.11A

Plot 12 Garage Elevations 2731 (PL) 12.12A

Plot 13 Lower Floor Plans 2731 (PL) 13.01A

Plot 13 Upper Floor Plans 2731 (PL) 13.02B

Plot 13 North East and South East Elevations 2731 (PL)  
13.10A

Plot 13 North West and South West Elevations 2731 (PL)  
13.11A

Arboricultural Impact Assessment: JCA Limited 2022

Arboricultural Method Statement: JCA Limited 2022

- 3 Prior to the commencement of the external walling of the dwellings hereby approved sample panels of all external walling materials and samples of external roofing materials shall be provided on site for the written approval of the Local Planning Authority. Such panels shall measure no less than one square metre and shall demonstrate the type, size, pointing, dressing and coursing to be used. The sample panels shall remain on site during the construction of the dwellings.
- 4 Prior to the first occupation of any dwelling on the site , details of the proposed rear boundary treatment to Plots 1 - 4 and Plots 6 and 7 shall be submitted for the written approval of the local planning authority. Thereafter the approved details shall be implemented in full and retained for the lifetime of the development.

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- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, garages or garden buildings other than any expressly authorised by this permission shall be erected within 15m of the southern boundary of plots 9, 10, 11 and 13 without the grant of further specific planning permission from the local planning authority.
- 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 with or without modification), no roof or dormer extensions other than any expressly authorised by this permission shall be erected on Plots 6 and 7 without the grant of further specific planning permission from the Local Planning Authority.
- 7 No operations shall commence on site or any development be commenced before the developer has implemented the report detail including root protection area (RPA) (as per Arboricultural Impact Assessment: JCA Limited 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.
- 8 No operations shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the root protection area (RPA) works required by the approved tree protection scheme and ground protection detail (no dig) are in place. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority.
- 9 The works hereby approved shall be monitored by a qualified arboricultural specialist in respect of the works specified in the submitted tree report, to ensure that the works are carried out in accordance with that report. In this regard, monthly inspections shall be undertaken and any proposed deviations shall be reported to the Planning Authority prior to implementation. No deviations from the conditions and the works specified in the tree report shall take place without the prior written approval of the Planning Authority.
- 10 In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to survive for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced by the developer with such live specimens of such species in such number as may be approved by the Local Planning Authority.
- 11 Prior to the commencement of the external construction of the walls of the new dwellings hereby approved, proposed measures to reduce carbon dioxide

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emissions shall be submitted to and approved in writing by the local planning authority through the following sequence of priorities for each dwellinghouse:

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

Thereafter the development shall be constructed in accordance with the approved details

- 12 Prior to the construction of plots 1-4 and Plots 6 and 7, details of the existing ground level and final finished floor levels of those plots shall be submitted for the written approval of the Local Planning Authority . Thereafter the development must be constructed in accordance with the approved details.
- 13 Except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any road or any structure or apparatus which will lie beneath the road must take place on any phase of the road construction works, until full detailed engineering drawings of all aspects of roads and sewers for that phase, including any structures which affect or form part of the highway network, and a programme for delivery of such works have been submitted to and approved in writing by the Local Planning Authority.
- 14 No part of the development to which this permission relates must be brought into use until the carriageway and any footway or footpath from which it gains access is constructed to binder course macadam level or block paved (as approved) and kerbed and connected to the existing highway network with any street lighting installed and in operation.  
  
The completion of all road works, including any phasing, must be in accordance with a programme submitted to and approved in writing with the Local Planning Authority before any part of the development is brought into use.
- 15 There must be no access or egress by any vehicles between the highway and the application site until splays are provided giving clear visibility of 2.4 metres x 43 metres measured along both channel lines of the major road. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.
- 16 No part of the development 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.
- 17 Prior to the site opening to operational traffic vehicle wheel washing facilities must be installed on the site access road in accordance with details approved under application 22/00271/DISCON. These facilities must be kept in place in full working order and available for use whilst the site is operational. All vehicles

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involved in the transport of waste materials or finished products from the site must leave the site through the wheel washing facility so that no mud or waste materials are deposited on the public highway.

### **Reasons for Conditions:-**

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 To secure the satisfactory implementation of the proposal.
- 3 In the interests of visual amenity.
- 4 In the interests of residential amenity
- 5 In order to protect the visual amenities of the surrounding area in view of the prominence of this site
- 6 In order to protect the amenity of the occupiers of adjacent residential property
- 7 In the interests of good arboricultural practice and future health of the retained trees.
- 8 In the interests of good arboricultural practice and future health of the retained trees.
- 9 In the interests of good arboricultural practice and future health of the retained trees.
- 10 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 11 In the interests of climate control and to ensure compliance with the provisions of Harrogate District Local Plan 2014-2035 Policy CC4.
- 12 In the interests of visual and residential amenity
- 13 To secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of all highway users
- 14 To ensure safe and appropriate access and egress to the premises, in the interests of highway safety and the convenience of all prospective highway users
- 15 In the interests of highway safety
- 16 To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development
- 17 In the interests of highway safety and amenity

### **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.
- 2 This development is subject to a Planning Obligation made under Section 106

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- of the Town and Country Planning Act 1990.
- 3 For the avoidance of doubt, the term "affordable housing" means subsidised housing at below market prices or rents intended for those households who cannot afford housing at market rates. It is expected that the applicant or developer will enter into a planning obligation with the local planning authority to provide the affordable housing in accordance with the approved scheme as agreed in principle.
  - 4 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.

Councillor John Mann declared an interest in the item on the basis that he had been involved with residents and was to speak as Ward Member under the Opportunity to Speak Scheme; he therefore left the room for the debate and vote.

Councillor John Mann (Ward Member for Harrogate Pannal), Nick Pheasey (Objector) and Katie Brown (Agent) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme. Mike Burkett and James Mate were present to answer questions only.

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

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**29/22(03)**

**CASE NUMBER: 21/00387/FULMAJ**  
**GRID REF: EAST 430655 NORTH 472220**

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**APPLICATION NO.:** 6.31.2784.A.FULMAJ

**LOCATION:**

Land Comprising Field At 430655 472220 Springfield Close, Ripon, North Yorkshire

**PROPOSAL:**

Erection of 30 dwellings including associated access and infrastructure

**APPLICANT:** Newett Homes

ITEM WITHDRAWN

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**29/22(04)**

**CASE NUMBER: 22/02759/RG3**  
**GRID REF: EAST 439897 NORTH 466388**

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**APPLICATION NO.:** 6.64.829.RG3

**LOCATION:**

22 Springfield Drive, Boroughbridge, York, North Yorkshire, YO51 9ED

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### PROPOSAL:

Formation of one new dwelling in the side garden of No 22.

**APPLICANT:** Harrogate Borough Council

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.12.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the Sustainable/Environmental Design section of the Design and Access Statement received by the Local Planning Authority on 18 November 2022 and the following drawings as modified by the further conditions of this permission;  
  
03 revision B Proposed Site plan  
04 revision B Proposed Elevations & 3D View  
05 revision B Proposed Floor Plans
- 3 Construction work shall only be carried out between the hours of 08:00 and 18:00 Mondays to Fridays, and 08:00 and 13:00 Saturdays with no work on Sundays or Bank Holidays.
- 4 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 5 Prior to the first occupation of the dwelling hereby approved an electric vehicle charging point, of Mode 3 type specific socket on a dedicated circuit with a minimum current rating of 16 Amp, shall be provided to the parking space, made operative and thereafter retained until superseded by any advanced technology.
- 6 Prior to the first occupation of the dwelling hereby approved secure cycle provision shall be enabled in strict accordance with details that have been submitted to and approved in writing by the Local Planning Authority and which shall thereafter be maintained.
- 7 Prior to the first occupation of the dwelling hereby approved suitable and sufficient provision shall be made for the storage and containment of refuse prior to collection along with access for collection of refuse. No waste and associated containers used for the storage and containment of waste shall be stored off the premises.
- 8 Prior to the first occupation of the dwelling hereby approved fibre to the premises broadband infrastructure capable of Next Generation Access speeds shall have been provided, unless it can be demonstrated in writing to the Local



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Planning Authority that such provision is not achievable. In such a circumstance a download connection of 30Mbps shall be provided and facilities incorporated in the development or the future provision of Fibre to the Premises broadband infrastructure capable of Next Generation Access speeds.

- 9 The air source heat pump hereby approved shall;
  - a) be used solely for heating purposes,
  - b) comply with the standards specified in the Microgeneration Certification Scheme for air source heat pumps,
  - c) have an outdoor compressor unit that, including any housing, shall not in volume exceed 0.6 cubic metres, and
  - d) shall be removed as removed as soon as reasonably practicable when no longer needed.
- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, garages, outbuildings (other than to accord with condition 6 above) 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 ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of sustainable development.
- 3 In the interests of residential amenity.
- 4 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 5 In the interests of providing opportunities for sustainable transport and to improve air quality across the District.
- 6 To provide for alternative modes of transport.
- 7 In the interests of amenity.
- 8 In the interests of residential amenity.
- 9 In the interests of general amenity.
- 10 To preclude overdevelopment of the site.

## 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

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- 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.

Gillian Wood (Applicant) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme.

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

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29/22(05)

CASE NUMBER: 22/02752/RG3  
GRID REF: EAST 431304 NORTH 456121

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**APPLICATION NO.:** 6.79.14892.RG3

**LOCATION:**

31 Gascoigne Crescent, Harrogate, North Yorkshire, HG1 4AJ

**PROPOSAL:**

Erection of dwelling and hip to gable extension with landscaping and removal of existing garage.

**APPLICANT:** Harrogate Borough Council

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.12.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings as modified by the further conditions of this permission;  
04 Proposed Site Plan  
05 Proposed Elevations  
05 Proposed First Floor Plan and Proposed Ground Floor Plan  
06 Existing and Proposed Street View
- 3 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available on site for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 4 Prior to the first occupation of the dwelling hereby approved an electric vehicle charging point, which shall be of Mode 3 type specific socket on a dedicated circuit with a minimum current rating of 16 Amp, shall be provided to the parking space, made operative and retained until superseded by any advanced technology.

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- 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 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 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 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 Construction work shall only be carried out between the hours of 08:00 and 18:00 Mondays to Fridays, and 08:00 and 13:00 Saturdays with no work on Sundays or Bank Holidays.
- 10 The bathroom and landing room windows on the rear elevation shown on the approved drawings shall be obscure glazed to level three or higher on the Pilkington Scale (or equivalent), and shall remain so at all times in the future.
- 11 The proposed dwelling shall not be occupied until the related parking and refuse storage facilities for the dwelling have been constructed in accordance with the approved Proposed Site Plan. Once created these parking and refuse storage areas shall be maintained clear of any obstruction and retained for their intended purposes at all times.

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- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, garages, outbuildings, roof or dormer windows other than any expressly authorised by this permission, shall be erected without the granting of a further specific planning permission from the Local Planning Authority.
- 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), no further windows other than those shown on the approved drawings shall be inserted in the rear elevation of the dwelling hereby approved, without the granting of a further specific planning permission from the Local Planning Authority.
- 14 Prior to the first occupation of the dwelling hereby approved fibre to the premises broadband infrastructure capable of Next Generation Access speeds shall have been provided, unless it can be demonstrated in writing to the Local Planning Authority that such provision is not achievable. In such a circumstance a download connection of 30Mbps shall be provided and facilities incorporated in the development or the future provision of Fibre to the Premises broadband infrastructure capable of Next Generation Access speeds.

### Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of sustainable development.
- 3 In the interests of the visual amenity of the area.
- 4 In the interests of providing opportunities for sustainable transport and to improve air quality across the District.
- 5 To ensure that risks to human health and the environment from contamination are minimised.
- 6 To ensure that risks to human health and the environment from contamination are minimised.
- 7 To ensure that risks to human health and the environment from contamination are minimised.
- 8 To ensure that risks to human health and the environment from contamination are minimised.
- 9 In the interests of residential amenity.
- 10 In the interests of residential amenity.
- 11 In the interests of the general amenity of the area.
- 12 In the interests of residential amenity.
- 13 In the interests of residential amenity.
- 14 In the interests of amenity.

Gillian Wood (Applicant) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme.

The officer's recommendations that the application be 'approved subject to

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conditions' were moved and seconded. On a vote being taken Members voted unanimously for the motion therefore the motion to approve was passed.

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29/22(06)

CASE NUMBER: 22/03177/FUL  
GRID REF: EAST 435979 NORTH 456338

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**APPLICATION NO.:** 6.100.13689.FUL

**LOCATION:**

53 Farfield Avenue, Knaresborough, North Yorkshire, HG5 8HB

**PROPOSAL:**

Single storey side/ front extension.

**APPLICANT:** Mr Iain Hendry

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.12.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - Location plan (TQRQM22231180922702, August 2022)
  - Site plan (TQRQM22233122028010, August 2022)
  - Existing and Proposed Plans and Elevation (August 2022)
  - Existing Elevations (August 2022)
  - Existing Plans and Elevations (August 2022)
  - Proposed Elevations (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.

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

30/22 – **APPLICATIONS DETERMINED UNDER THE PLANNING SCHEME OF**

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

**RESOLVED UNANIMOUSLY:**

That the report be received.

(D)