
Minute 107/03(06)

CASE NUMBER:

04/01393/OUT

GRID REF: EAST 444206 NORTH 464746

APPLICATION NO.: 6.72.81.OUT

LOCATION:

Land At Grid Ref 444206,464746 Between The Bungalow And Greenfield Farm Lower Dunsforth York North Yorkshire

PROPOSAL:

Outline application for the erection of 1no. dwelling and garage with siting and access considered (site access 0.1 ha).

APPLICANT: Mrs BS Jackson

DEFERRED and the HOPS be authorised to APPROVE the application subject to the following conditions and such other conditions HOPS considers to be necessary. REASON FOR DEFERRAL:

- 0 Deferred for the Head of Planning Services to approve the scheme Subject to the receipt and approval of a Flood Risk Assessment.
- 1 CA06 OUTLINE/RESERVED MATTERS
- 2 CA01A OUTLINE - ACCESS NOT RM
- 3 Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements:-
 - (i) the crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or Standard Detail number E6 and the Specification of the Local Highway Authority;
 - (ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 6metres back from the carriageway of the existing highway and shall open into the site;
 - (iii) provision shall be made to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the

approved details and/or Standard Detail number E6 and the Specification of the Local Highway Authority.

NOTE:

You are advised that a separate licence will be required from the Local Highway Authority in order to allow any works in the adopted highway to be carried out. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

- 4 HW16 DETAILS OF TURNING SPACE
- 5 HW21 PARKING FOR SINGLE DWELLING
- 6 CD14 NO WINDOWS IN DEVELOPMENT ... western ... development
- 7 CL12 OPEN SPACE TO BE PROVIDED - POLICY R4

Reasons for Conditions:-

- 1 CA06R TO COMPLY WITH SECTIONS 91-94
- 2 CA01AR SAFEGUARD RIGHTS OF CONTROL
- 3 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 4 HW16R ROAD SAFETY REQUIREMENTS
- 5 HW21 PARKING FOR SINGLE DWELLING
- 6 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 7 CL12R COMPLIANCE WITH R4 - OPEN SPACE POLICY

(UNANIMOUS DECISION)