



**APPLICANT:**

I L Russell And C J Dunn

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.05.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 5 May 2005
- 3 The render to be used in the construction of the external walls of the extension hereby permitted shall match that used in the existing building.
- 4 The materials to be used in the construction of the roof of the development hereby approved shall be lead and no other materials shall be used without the prior written consent of the Local Planning Authority.
- 5 CD14 NO WINDOWS IN DEVELOPMENT ... southeast and northwest ... single storey rear extension

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 5 CD14R PRIVACY AND RESIDENTIAL AMENITY

**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 Technical Services.

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account the relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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**CASE NUMBER:** 05/01328/FUL  
**CASE OFFICER:** Mr M Williams  
**GRID REF:** E 435260  
N 455380

**WARD:** Knaresborough King Jam  
**DATE VALID:** 12.04.2005  
**TARGET DATE:** 07.06.2005  
**DECISION DATE:** 25.05.2005;

**APPLICATION NO:** 6.100.693.E.FUL

**LOCATION:**

Thistle Hill Farm Thistle Hill Knaresborough North Yorkshire HG5 8LS

**PROPOSAL:**

Erection of two storey and single storey infill rear extensions.

**APPLICANT:**

Mr WW And Mr N W Cawkwell

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.05.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account the relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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**CASE NUMBER:** 05/01555/FUL  
**CASE OFFICER:** Miss S Taylor  
**GRID REF:** E 434210

**WARD:** Knaresborough Scriven P  
**DATE VALID:** 13.04.2005  
**TARGET DATE:** 08.06.2005

**N 457890**

**DECISION DATE:** 02.06.2005;

**APPLICATION NO:** 6.100.873.B.FUL

**LOCATION:**

Orchard Spring Ripley Road Knaresborough North Yorkshire HG5 9BY

**PROPOSAL:**

Erection of detached double garage.

**APPLICANT:**

Mr P Branfield

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 02.06.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 The garage shall be used for cars only and shall not be converted into habitable accommodation.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 To prevent the subdivision of the plot which may adversely affect the residential amenities of the neighbouring property.

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account the relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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**CASE NUMBER:** 05/01570/EXTP  
**CASE OFFICER:** Mr P Jewkes  
**GRID REF:** E 434575

**WARD:** Knaresborough Scriven P  
**DATE VALID:** 31.03.2005  
**TARGET DATE:** 26.05.2005

**GRID REF:** E 434575 **TARGET DATE:** 26.05.2005  
N 457465 **DECISION DATE:** 09.05.2005;

**APPLICATION NO:** 6.100.1946.B.EXTP

**LOCATION:**

Thornfield Bond End Knaresborough North Yorkshire HG5 9AP

**PROPOSAL:**

Extension of Temporary Permission No 6.100.1946.A.EXTP for the siting of 1 caravan providing ancillary accommodation.

**APPLICANT:**

Miss H M Clegg

APPROVED subject to the following conditions:-

1 CE05 TEMP CONSENT, CARAVAN: EXPIRES ... 09.05.2008

Reasons for Conditions:-

1 CE05R SITE UNSUITABLE FOR UNLIMITED CONSENT

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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**CASE NUMBER:** 05/01607/FUL **WARD:** Knaresborough East  
**CASE OFFICER:** Mrs K Williams **DATE VALID:** 07.04.2005  
**GRID REF:** E 436216 **TARGET DATE:** 02.06.2005  
N 456583 **DECISION DATE:** 24.05.2005;

**APPLICATION NO:** 6.100.556.N.FUL

**LOCATION:**

Knareborough Squash Club Manse Lane Knareborough North Yorkshire HG5 8ET

**PROPOSAL:**

New entrance doors to east elevation with canopy & replacement window over, blocking up of existing first floor kitchen window, installation of full height window to south elevation, blocking up of bar area window to west elevation and blocking up of existing door & ground floor window openings in north elevation with one new door opening in association with internal alterations.

**APPLICANT:**

Third Argyll Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 24.05.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01658/FUL	<b>WARD:</b>	Knareborough Scriven P
<b>CASE OFFICER:</b>	Miss S Taylor	<b>DATE VALID:</b>	06.04.2005
<b>GRID REF:</b>	<b>E</b> 434878	<b>TARGET DATE:</b>	01.06.2005
	<b>N</b> 457566	<b>DECISION DATE:</b>	27.05.2005;

**APPLICATION NO:** 6.100.2441.FUL

**LOCATION:**

4 Tentergate Road Knaresborough North Yorkshire HG5 9BG

**PROPOSAL:**

Erection of two storey side and single storey rear extension.

**APPLICANT:**

Mr And Mrs M Atkinson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.05.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD15 NO FURTHER WINDOWS IN DEVELOPMENT ... first floor flank ... two storey side extension

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 CD15R PRIVACY AND RESIDENTIAL AMENITY

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01768/TPO	<b>WARD:</b>	Knaresborough King James
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	11.04.2005
<b>GRID REF:</b>	<b>E</b> 435119	<b>TARGET DATE:</b>	06.06.2005
	<b>N</b> 456644	<b>DECISION DATE:</b>	03.06.2005;

**APPLICATION NO:** 6.100.61.C.TPO

**LOCATION:**

Land At GR 435119/456644 Orchard Cliffs, Bunkers Hill 1164 Briggate Knaresborough North Yorkshire

**PROPOSAL:**

Felling two Sycamore trees within Woodland W1 of Tree Preservation Order No. 7/2002.

**APPLICANT:**

Eric Haffenden

APPROVED subject to the following conditions:-

- 1 CL17 TREE WORK TO BS 3998
- 2 The Sycamores shall not be removed until the first planting season (October-March) following the felling of the tree(s) hereby granted consent, replacement tree planting shall take place immediately following the removal of the Sycamores as follows:-

No. of trees: 4

Species of trees: 1 Hawthorne, 1 Maple, 1 Holly, 1 Ash

Height on planting: To be in strict compliance with any further directions given by the Councils Arboricultural Officer or his representative.

Location of planting: To be in strict compliance with any further directions given by the Councils Arboricultural Officer or his representative.

No later than two weeks following the carrying out of the above required replacement tree planting, notice shall be provided, in writing, to the Local Planning Authority, confirming completion of the required works.

Reasons for Conditions:-

- 1 CL17R HEALTH AND AMENITY OF TREES
- 2 CL18AR MAINTAIN AMENITY/INSPECT PLANTING

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**CASE NUMBER:** 05/01823/FUL  
**CASE OFFICER:** Mrs K Williams  
**GRID REF:** E 436293  
N 457174

**WARD:** Knaresborough East  
**DATE VALID:** 14.04.2005  
**TARGET DATE:** 09.06.2005  
**DECISION DATE:** 25.05.2005;

**APPLICATION NO:** 6.100.664.E.FUL

**LOCATION:**

9 Farndale Road Knaresborough North Yorkshire HG5 0NY

**PROPOSAL:**



Extension and conversion of attached garage to form additional living accommodation (Revised Scheme).

**APPLICANT:**

Mr And Mrs A Rolf

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.05.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 CD06 NO PRT OF DEV TO PROJECT B'YND CURTILAGE

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD06R NO DETRIMENT TO ADJOINING PROPERTY

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account the relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01896/TPO	<b>WARD:</b>	Knaresborough Scriven P
<b>CASE OFFICER:</b>	Miss S Greaves	<b>DATE VALID:</b>	19.04.2005
<b>GRID REF:</b>	<b>E</b> 433414	<b>TARGET DATE:</b>	14.06.2005
	<b>N</b> 457429	<b>DECISION DATE:</b>	06.06.2005;

**APPLICATION NO:** 6.100.2442.TPO

**LOCATION:**

The Old Coach House Bilton Hall Drive Harrogate North Yorkshire

**PROPOSAL:**

Felling of 1 Ash tree within Area A1 of Tree Preservation Order 1/1959.

**APPLICANT:**

Mr & Mrs Martin

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.06.2007
- 2 CL16 TREE WORK TO BS 3998
- 3 CL18A REPLACEMENT TREE PLANTING ... One ... Ash ... Stock size 10 - 12 cm (10 - 12 ft tall) ... Approximately the same position as the existing Ash tree
- 4 In the event of the failure of any tree(s) planted in accordance with condition 3 above, to survive for a period of five years from the date of the completion of the planting such tree(s) shall be replaced with such live specimens of such species in such a number as may be approved in writing by the local planning authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CL16R HEALTH AND AMENITY OF TREES
- 3 CL18AR MAINTAIN AMENITY/INSPECT PLANTING
- 4 CL15R IN THE INTERESTS OF AMENITY

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account the relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	04/05890/TPO	<b>WARD:</b>	Ribston
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	11.11.2004
<b>GRID REF:</b>	<b>E</b> 438130	<b>TARGET DATE:</b>	06.01.2005
	<b>N</b> 456220	<b>DECISION DATE:</b>	23.05.2005;

**APPLICATION NO:** 6.101.16.G.TPO

**LOCATION:**

Goldsborough House Goldsborough Knaresborough North Yorkshire HG5 8PS

**PROPOSAL:**

Thinning back of branches of 1 Walnut tree, tree T1 of Tree Preservation Order no. 18/1998.

**APPLICANT:**

Mr P Blaymire

APPROVED subject to the following conditions:-

- 1 The overhanging laterals may be reduced by no more than 1.5 metres and no wounds over 50mm over bark shall be created.
- 2 CL17 TREE WORK TO BS 3998

Reasons for Conditions:-

- 1 CL16R HEALTH AND AMENITY OF TREES
- 2 CL17R HEALTH AND AMENITY OF TREES

**INFORMATIVES**

1. Prior to works commencing permission should be sought and granted by the neighbouring landowner(s) to enter their land to carry out the works.

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<b>CASE NUMBER:</b>	05/01125/TPO	<b>WARD:</b>	Ribston
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	03.03.2005
<b>GRID REF:</b>	<b>E</b> 437942	<b>TARGET DATE:</b>	28.04.2005
	<b>N</b> 455983	<b>DECISION DATE:</b>	27.05.2005;

**APPLICATION NO:** 6.101.102.B.TPO

**LOCATION:**

Herons Midgeley Lane Goldsborough Knaresborough North Yorkshire HG5 8NN

**PROPOSAL:**

Fell and remove group of conifers within Area P1 of Tree Preservation Order No. 1/1952.

**APPLICANT:**

Mr And Mrs Fewstrell

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.05.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CL16 TREE WORK TO BS 3998

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CL16R HEALTH AND AMENITY OF TREES

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<b>CASE NUMBER:</b>	05/01708/FUL	<b>WARD:</b>	Ribston
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	26.04.2005
<b>GRID REF:</b>	<b>E</b> 438265	<b>TARGET DATE:</b>	21.06.2005
	<b>N</b> 456288	<b>DECISION DATE:</b>	06.06.2005;

**APPLICATION NO:** 6.101.17.A.FUL

**LOCATION:**

12 Princess Mead Goldsborough Knaresborough North Yorkshire HG5 8NP

**PROPOSAL:**

Erection of single storey rear extension.

**APPLICANT:**

Mr And Mrs A King

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.06.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the loc

planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01411/FUL	<b>WARD:</b>	Ribston
<b>CASE OFFICER:</b>	Miss S Taylor	<b>DATE VALID:</b>	30.03.2005
<b>GRID REF:</b>	<b>E</b> 439540	<b>TARGET DATE:</b>	25.05.2005
	<b>N</b> 457925	<b>DECISION DATE:</b>	25.05.2005;

**APPLICATION NO:** 6.102.95.B.FUL

**LOCATION:**

Rosebank 4 Shortsill Lane Flaxby Knaresborough North Yorkshire HG5 0RT

**PROPOSAL:**

Erection of single storey rear extension.

**APPLICANT:**

Mr And Mrs Chapman

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.05.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 The north facing side of the conservatory shall be fitted with obscure glazing level 3 of Pilkington glass.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 To protect the residential amenities of the neighbouring property.

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account the relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the loc

planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01425/FUL	<b>WARD:</b>	Ribston
<b>CASE OFFICER:</b>	Miss S Taylor	<b>DATE VALID:</b>	22.03.2005
<b>GRID REF:</b>	<b>E</b> 446685	<b>TARGET DATE:</b>	17.05.2005
	<b>N</b> 455510	<b>DECISION DATE:</b>	13.05.2005;

**APPLICATION NO:** 6.113.111.B.FUL

**LOCATION:**

Longfold Church Street Kirk Hammerton York North Yorkshire YO26 8DL

**PROPOSAL:**

Erection of single storey side extension.

**APPLICANT:**

Mr R Turner

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.05.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account the relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of

acknowledged importance.

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<b>CASE NUMBER:</b>	03/06102/FUL	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Mr A Hough	<b>DATE VALID:</b>	08.12.2003
<b>GRID REF:</b>	<b>E</b> 450973	<b>TARGET DATE:</b>	02.02.2004
	<b>N</b> 456912	<b>DECISION DATE:</b>	06.06.2005;

**APPLICATION NO:** 6.115.113.C.FUL

**LOCATION:**

Laburnum Farm Moor Monkton York North Yorkshire YO26 8JA

**PROPOSAL:**

Erection of 1no block of 3no terraced dwellings, 1no detached block forming 3no garages with storage space above, and formation of new vehicular and pedestrian accesses (site area 0.097ha), Revised scheme.

**APPLICANT:**

Peacock Family

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.06.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 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:-

(ia) the access shall be formed with 4 metre radius kerbs, to give a minimum carriageway width of 4.1 metres, and that part of the access road extending 6 metres into the site shall be constructed in accordance with Standard Detail number E7e and the Specification of the Local Highway Authority;

**NOTE:**

You are advised that a separate licence will be required from the Local Highway Authority 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.

- 5 HW08 ACCESS FROM SPECIFIED ROAD ONLY ... E7e
- 6 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING ... No.30
- 7 HW20 PARKING FOR DWELLINGS (MORE THAN ONE)
- 8 HW26 PRECAUTIONS TO PREVENT MUD ON HIGHWAY
- 9 CD14 NO WINDOWS IN DEVELOPMENT ... eastern ... development
- 10 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS
- 11 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER

- 12 CB26 MEANS OF FOUL AND SW DRAINAGE TO BE APP
- 13 CB26X NO SW/FOUL DISCHG UNTIL APP WRK COMPLETE
- 14 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the local planning authority before development commences.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 5 HW08R ROAD SAFETY REQUIREMENTS
- 6 HW17R ROAD SAFETY REQUIREMENTS
- 7 HW20R ROAD SAFETY REQUIREMENTS
- 8 HW26R ROAD SAFETY REQUIREMENTS
- 9 CD14R PRIVACY AND RESIDENTIAL AMENITY
- 10 CI02YR PROTECT VISUAL AMENITY
- 11 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMENT
- 12 CB26R TO ENSURE DEV CAN BE PROPERLY DRAINED
- 13 CB26XR TO ENSURE PROPER PROVISION IS MADE
- 14 To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading.

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01763/FUL	<b>WARD:</b>	Ribston
<b>CASE OFFICER:</b>	Mrs G Pinna-Morrell	<b>DATE VALID:</b>	08.04.2005
<b>GRID REF:</b>	<b>E</b> 438736	<b>TARGET DATE:</b>	03.06.2005
	<b>N</b> 453246	<b>DECISION DATE:</b>	03.06.2005;

**APPLICATION NO:** 6.123.36.A.FUL



**LOCATION:**

Grange House Wetherby Road Little Ribston Wetherby North Yorkshire LS22 4EP

**PROPOSAL:**

Erection of two storey front extension, pitched roof to existing side garage, replacement side extension with pitched roof and pitched roof over front door to form open porch.

**APPLICANT:**

Mr And Mrs Halsall

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 03.06.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 2.6.2005
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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**CASE NUMBER:** 04/05772/CMA  
**CASE OFFICER:** Mr M Parkes  
**GRID REF:** E 446765  
N 452140

**WARD:** Marston Moor  
**DATE VALID:** 09.11.2004  
**TARGET DATE:** 07.12.2004  
**DECISION DATE:** 16.05.2005;

**APPLICATION NO:** 6.124.70.N.CMA

**LOCATION:**

Tockwith C.E. Primary School Southfield Lane Tockwith York North Yorkshire YO26 7QP

**PROPOSAL:**

Retention of a Transline Prefabricated Classroom Unit No 3.

**APPLICANT:**

Director Of Education

Subject to NO OBJECTIONS with OBSERVATIONS as follows:-

- 1 As the school site is situated outside the development limit for Tockwith as designated in the Harrogate District Local Plan, it is considered that the permanent development proposed last Autumn should preclude any necessity for further lengthy retention of this prefabricated classroom so ultimately diminishing the scattering of prefabricated buildings into the openness of the site.

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<b>CASE NUMBER:</b>	05/01299/PDU CO	<b>WARD:</b>	Marston Moor
<b>CASE OFFICER:</b>	Miss S Taylor	<b>DATE VALID:</b>	22.03.2005
<b>GRID REF:</b>	<b>E</b> 447033	<b>TARGET DATE:</b>	17.05.2005
	<b>N</b> 452373	<b>DECISION DATE:</b>	11.05.2005;

**APPLICATION NO:** 6.124.415.PDU CO

**LOCATION:**

Orchard House 29 Marston Road Tockwith York North Yorkshire YO26 7PR

**PROPOSAL:**

Installation of 1 rooflight to front elevation.

**APPLICANT:**

Alastair Alton

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 11.05.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 09.05.2005

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS

## JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01415/FUL	<b>WARD:</b>	Marston Moor
<b>CASE OFFICER:</b>	Miss S Taylor	<b>DATE VALID:</b>	21.03.2005
<b>GRID REF:</b>	<b>E</b> 446353	<b>TARGET DATE:</b>	16.05.2005
	<b>N</b> 452627	<b>DECISION DATE:</b>	13.05.2005;

**APPLICATION NO:** 6.124.233.C.FUL

### LOCATION:

31 Prince Rupert Drive Tockwith York North Yorkshire YO5 8QS

### PROPOSAL:

Erection of single storey rear extension.

### APPLICANT:

Mr And Mrs D J Dalton

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.05.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD15 NO FURTHER WINDOWS IN DEVELOPMENT ... northeast ... single storey rear extension

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 CD15R PRIVACY AND RESIDENTIAL AMENITY

## JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01527/FUL	<b>WARD:</b>	Marston Moor
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	04.04.2005
<b>GRID REF:</b>	<b>E</b> 447505	<b>TARGET DATE:</b>	30.05.2005
	<b>N</b> 452320	<b>DECISION DATE:</b>	31.05.2005;

**APPLICATION NO:** 6.124.103.E.FUL

### LOCATION:

81 Marston Road Tockwith York North Yorkshire YO26 7PR

### PROPOSAL:

Erection of single storey rear workshop extension to attached garage.

### APPLICANT:

Mr P Harris

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 31.05.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CF06X DEVELOPMENT ANCILLARY TO DWELLING USE ... 81 Marston Road Tockwith and shall not be used commercially
- 5 All noise generating activities should take place within a suitable noise attenuated building with windows and doors closed during such activities.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY

- 4 In the interests of residential amenity
- 5 In the interests of avoiding noise nuisance and residential amenity.

### **JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account the relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01115/FUL	<b>WARD:</b>	Marston Moor
<b>CASE OFFICER:</b>	Miss S Taylor	<b>DATE VALID:</b>	14.03.2005
<b>GRID REF:</b>	<b>E</b> 450517	<b>TARGET DATE:</b>	09.05.2005
	<b>N</b> 450775	<b>DECISION DATE:</b>	05.05.2005;

**APPLICATION NO:** 6.125.139.FUL

### **LOCATION:**

Church Of All Saints Church Road Long Marston York North Yorkshire

### **PROPOSAL:**

Provision of new drainage connection on adjacent land to serve new disabled w.c.

### **APPLICANT:**

All Saints PCC C/o Clare Doran

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 05.05.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94

- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 The site is of archaeological interest.

### **JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account the relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01529/FUL	<b>WARD:</b>	Marston Moor
<b>CASE OFFICER:</b>	Mr M Williams	<b>DATE VALID:</b>	30.03.2005
<b>GRID REF:</b>	<b>E</b> 449419	<b>TARGET DATE:</b>	25.05.2005
	<b>N</b> 451743	<b>DECISION DATE:</b>	25.05.2005;

**APPLICATION NO:** 6.125.141.FUL

### **LOCATION:**

Land Comprising Part Of OS Field 3665 Tockwith Road Long Marston York North Yorkshire

### **PROPOSAL:**

Erection of grain storage building.

### **APPLICANT:**

R R Barnitt & Sons

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.05.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 An assessment shall be carried out in accordance with BS4142 to determine the rating level of the new development with particular regard to any fans and associated plant in the building hereby approved. During normal daytime hours (0700 to 2300 hours), the BS4142 rating level measured over a 1 hour representative period should be 5dB below the background (LA90). If applicable, during the night-time period (2300 to 0700 hours), the BS4142 rating level, measured over a 5 minute representative period should be 5dB below the background (LA90).

- The assessment should be carried out at the nearest noise sensitive premises.
- 4 CP02 ARCHAEOLOGICAL INVESTIGATION REQUIRED ... within the application site

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 In the interests of residential amenity
- 4 CP02R THE SITE IS OF ARCHAEOLOGICAL IMPORTANCE

## INFORMATIVES

1. The Heritage Section of North Yorkshire County Council does not undertake fieldwork of the nature required by Condition 4 of this planning permission, and the applicant is advised to commission a professional archaeological contractor to carry out the work. The Heritage Section would be able to provide or agree a written scheme of investigation for the work and provide a list of archaeological contractors upon written request. Any enquiries should be addressed to Gail Falkingham, Senior Archaeologist, Heritage Section, Countryside Service, County Hall, Northallerton, North Yorkshire. DL7 8AH. (Tel: 01609 780780).

## JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01637/FUL	<b>WARD:</b>	Ribston
<b>CASE OFFICER:</b>	Mr M Parkes	<b>DATE VALID:</b>	04.04.2005
<b>GRID REF:</b>	<b>E</b> 440862	<b>TARGET DATE:</b>	30.05.2005
	<b>N</b> 451876	<b>DECISION DATE:</b>	16.05.2005;

**APPLICATION NO:** 6.136.156.A.FUL

## LOCATION:

Land At Grid Reference 440862/451876, To North Of Deighton Grange Farm Kirk Deighton Wetherby North Yorkshire

## PROPOSAL:

Erection of 25m monopole with 3 antennae and 3 transmission dishes to replace existing mast.

**APPLICANT:**

Turner &amp; Partners

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 16.05.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The monopole mast hereby approved shall initially be coloured dark green BS 12 B 29 and thereafter maintained as such unless otherwise approved in writing by the Local Planning Authority.
- 4 The installation hereby approved shall be dismantled and removed from the site immediately following its cessation of use for telecommunication purposes.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CC04R IN THE INTERESTS OF VISUAL AMENITY
- 4 To ensure that the locality is not blighted by redundant equipment.

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account the relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	04/01197/FUL	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Ms S Purvis	<b>DATE VALID:</b>	16.03.2004
<b>GRID REF:</b>	<b>E</b> 430613	<b>TARGET DATE:</b>	11.05.2004
	<b>N</b> 450746	<b>DECISION DATE:</b>	25.05.2005;

**APPLICATION NO:** 6.141.156.A.FUL**LOCATION:**



Walton Head Farm Pannal Harrogate North Yorkshire HG3 1LF

**PROPOSAL:**

Conversion of redundant farm buildings to form 2no. dwellings and installation of new package treatment plant (site area 0.185 ha).

**APPLICANT:**

HDLLP (Hyett Developments)

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.05.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 17.06.2004
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, outbuildings, garden buildings or any other development normally permitted under Class A and Class E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995; other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.
- 5 Prior to commencement of the development hereby approved, large scale details of the proposed new windows and external doors shall be submitted to and agreed in writing by the LPA, and once agreed shall be implemented and retained. All windows and external doors shall be constructed in timber, details of the proposed finish to be submitted to and agreed in writing by the local planning authority, and other than the full height windows, windows shall be vertical sliding sash, unless otherwise agreed in writing by the Local Planning Authority.
- 6 Prior to the commencement of development details of all proposed boundary treatments, including those internal to the site, shall be submitted to and approved in writing by the local planning authority, and once approved shall be implemented and retained.
- 7 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:-

(ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall open into the site;

**NOTE:**

You are advised that a separate licence will be required from the Local Highway Authority 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.

- 8 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING ... ref 2778-05
- 9 The existing Public Right of Way shall be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and Country Planning Act 1990. It is noted that the application proposes to construct a post and rail fence across the public footpath any fence must include a suitable

gap or pedestrian gate: A suitable specification should be agreed with the Area Rights of Way officer.

**NOTE:**

For information a plan of the definitive Public Right of Way is enclosed. The applicant should discuss with the Highway Authority any proposals for altering the route.

- 10 Prior to the commencement of development a bat survey should be undertaken by a qualified and licenced batworker, at a suitable time of year. If bats or their places of shelter are found to be present English Nature should be consulted and a derogation will be required from DEFRA (under the Habitats Regulations 1994) before works which might disturb bats can lawfully commence. A copy of the bat survey together with (where require any licence from DEFRA and associated mitigation scheme shall be submitted to and agreed in writing by the local planning authority prior to the commencement of works.
- 11 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 12 CL04 REPLANTING IF ANY TREES/SHRUBS DIE
- 13 A site investigation to assess whether landfill gas is migrating to the site shall be carried out and approved in writing by the Local Planning Authority. Details of the methodology should be agreed with the Councils Health Division prior to commencement of the survey. Details of any gas mitigation measures required should be agreed in writing by the Local Planning Authority prior to the commencement of development unless otherwise agreed in writing by the Local Planning Authority
- 14 Development shall not commence until actual or potential land contamination at the site has been investigated and a Phase I desk study report has been submitted to and approved in writing by the local planning authority. Reports shall be prepared in accordance with the current best practice and in consultation with the Council's Environmental Health Department
- 15 Prior to commencement a method statement explaining how the recommendations of the structural report are to be implemented in the conversion of the barns shall be submitted to and agreed in writing by the local planning authority.
- 16 Prior to commencement details of all proposed rainwater goods, including proposed materials shall be submitted to and approved in writing by the local planning authority

**Reasons for Conditions:-**

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 In order to protect the visual amenities of the surrounding area in view of the prominence of this site.
- 5 In the interests of visual amenity
- 6 In the interests of visual amenity
- 7 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 8 HW17R ROAD SAFETY REQUIREMENTS
- 9 HW32R TO PROTECT THE RIGHT OF WAY
- 10 In the interests of conservation of Protected Species
- 11 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 12 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 13 To provide a safe environment for the users of the development.
- 14 To ensure potential land contamination at the site has been investigated and that associated risks have been assessed in order to comply with Policy A8 of the adopted Local

Plan

- 15 To ensure the barns are converted in compliance with Policy C16 of the local plan
- 16 In the interests of visual amenity

## INFORMATIVES

1. This permission relates solely to the conversion of the existing buildings; any demolition or rebuilding (other than as may be approved in writing by the Local Planning Authority) would render the permission inoperable and invalid.
2. This development is subject to a Planning Obligation made under Section 106 of the Town and Country Planning Act 1990.

## JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01367/FUL	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Mrs G Pinna-Morrell	<b>DATE VALID:</b>	23.03.2005
<b>GRID REF:</b>	<b>E</b> 430502	<b>TARGET DATE:</b>	18.05.2005
	<b>N</b> 449238	<b>DECISION DATE:</b>	18.05.2005;

**APPLICATION NO:** 6.141.82.C.FUL

### LOCATION:

Willow Croft Swindon Bank Pannal Harrogate North Yorkshire HG3 1JD

### PROPOSAL:

Erection of two front dormer windows to attached double garage.

### APPLICANT:

Mr D Wooley

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 18.05.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 18.05.2005
- 3 This permission relates to the construction of two dormer windows only in strict accordance with the amended drawings received on 18.05.2005.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 The construction of an external staircase as originally proposed would result in unacceptable encroachment into the green belt.

### JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01474/FUL	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Mrs G Pinna-Morrell	<b>DATE VALID:</b>	30.03.2005
<b>GRID REF:</b>	<b>E</b> 435324	<b>TARGET DATE:</b>	25.05.2005
	<b>N</b> 448131	<b>DECISION DATE:</b>	31.05.2005;

**APPLICATION NO:** 6.149.103.FUL

**LOCATION:**

Poplar House Kirkby Lane Sicklinghall Wetherby North Yorkshire LS22 4BH

**PROPOSAL:**

Erection of two storey side extension and detached double garage.

**APPLICANT:**

Mr M Hard

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 31.05.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 26th May 2005
- 3 Prior to the garage hereby permitted being first brought into use, the existing outbuilding on the site shall be wholly demolished in strict accordance with the submitted drawing.
- 4 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 In order to safeguard the openness and visual amenity of this part of the green belt.
- 4 CD12AR IN THE INTERESTS OF VISUAL AMENITY

### **JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	04/06430/CMA	<b>WARD:</b>	Newby
<b>CASE OFFICER:</b>	Mr M Parkes	<b>DATE VALID:</b>	10.12.2004
<b>GRID REF:</b>	<b>E</b> 432680	<b>TARGET DATE:</b>	07.01.2005
	<b>N</b> 472115	<b>DECISION DATE:</b>	16.05.2005;

**APPLICATION NO:** 6.32.25.K.CMA

#### **LOCATION:**

Sharow C.E. Primary School Berrygate Lane Sharow Ripon North Yorkshire HG4 5BJ

#### **PROPOSAL:**

Conversion of school house to teaching accommodation and formation of car park.

#### **APPLICANT:**

NYCC Education Directorate

Subject to NO OBJECTIONS with OBSERVATIONS as follows:-

- 1 The District Council welcomes recommends the use of school house as permanent accommodation replacing a temporary classroom unit but requests that an arboriculturists report on the trees is obtained and its recommendations strictly followed

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<b>CASE NUMBER:</b>	05/01971/CMA	<b>WARD:</b>	Newby
<b>CASE OFFICER:</b>	Mrs N M Waddington	<b>DATE VALID:</b>	26.04.2005
<b>GRID REF:</b>	<b>E</b> 436250	<b>TARGET DATE:</b>	24.05.2005
	<b>N</b> 468095	<b>DECISION DATE:</b>	31.05.2005;

**APPLICATION NO:** 6.46.41.E.CMA

**LOCATION:**

Newby Hall C.E Primary School Skelton On Ure Ripon North Yorkshire

**PROPOSAL:**

Formation of car parking and playground extension.

**APPLICANT:**

Skelton Newby Hall C E Primary School

Subject to NO OBJECTIONS with OBSERVATIONS as follows:-

- 1 The Borough Council has no objection but requests that with regard to the playground extension care is taken to ensure that the health of the adjacent trees is not adversely affected by the laying of the tarmac.

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<b>CASE NUMBER:</b>	05/01784/FUL	<b>WARD:</b>	Newby
<b>CASE OFFICER:</b>	Miss S Taylor	<b>DATE VALID:</b>	13.04.2005
<b>GRID REF:</b>	<b>E</b> 439056	<b>TARGET DATE:</b>	08.06.2005
	<b>N</b> 468243	<b>DECISION DATE:</b>	02.06.2005;

**APPLICATION NO:** 6.47.77.FUL

**LOCATION:**

7 St Johns Avenue Kirby Hill York North Yorkshire YO5 9DL

**PROPOSAL:**

Erection of single storey extension and detached garage.

**APPLICANT:**

Mr Turner

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 02.06.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 A 1.8m high closed board fence shall be erected along the extent boundary between properties No. 7 and No. 9 shall be permanently maintained unless otherwise agreed in writing by the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 To protect the residential amenities of the neighbouring property.

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account the relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/00180/TPO	<b>WARD:</b>	Newby
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	07.01.2005
<b>GRID REF:</b>	<b>E</b> 438620	<b>TARGET DATE:</b>	04.03.2005
	<b>N</b> 465939	<b>DECISION DATE:</b>	23.05.2005;

**APPLICATION NO:** 6.63.100.TPO

**LOCATION:**

Roecliffe Ponds Becklands Lane Roecliffe York North Yorkshire

**PROPOSAL:**

Felling of 6 trees a mix of Poplar and Crack Willow trees within Woodland W1 of Tree Preservation Order No. 26/2002.

**APPLICANT:**

Mike Rampling

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.05.2007
- 2 During the first planting season (October-March) following the felling of the tree(s) hereby granted consent, replacement tree planting shall take place as follows:-  
6 x Aspen, 6x Alder, 6 x Hawthorn, 1x Oak as stated on the submitted forms.

No later than two weeks following the carrying out of the above required replacement tree planting, notice shall be provided, in writing, to the Local Planning Authority, confirming completion of the required works.

- 3 CL04 REPLANTING IF ANY TREES/SHRUBS DIE

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CL18AR MAINTAIN AMENITY/INSPECT PLANTING
- 3 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY

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<b>CASE NUMBER:</b>	05/01204/FUL	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Miss S Greaves	<b>DATE VALID:</b>	18.03.2005
<b>GRID REF:</b>	<b>E</b> 439540	<b>TARGET DATE:</b>	13.05.2005
	<b>N</b> 466859	<b>DECISION DATE:</b>	13.05.2005;

**APPLICATION NO:** 6.64.72.F.FUL

**LOCATION:**

The Golden Bite 9/11 Horsefair Boroughbridge York North Yorkshire YO51 9AA

**PROPOSAL:**

Alterations to windows & doors to rear elevation of existing building & erection of single storey rear extension.

**APPLICANT:**

Mrs J Smith

APPROVED subject to the following conditions:-



- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 13.05.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 12 May 2005
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

### **JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account the relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01309/FUL	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Mrs L Drake	<b>DATE VALID:</b>	31.03.2005
<b>GRID REF:</b>	E 439134	<b>TARGET DATE:</b>	26.05.2005
	N 466400	<b>DECISION DATE:</b>	20.05.2005;

**APPLICATION NO:** 6.64.279.E.FUL

### **LOCATION:**

Bar House Roeclyffe Lane Boroughbridge York North Yorkshire YO5 9LW

### **PROPOSAL:**

Erection of detached cattery, store, & isolation pen.

### **APPLICANT:**

Mrs Louise Brear

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 20.05.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

- 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:-

(ib) the existing access shall be widened to 4.5m in accordance with Standard Detail number DC/CD-B and the Specification of the Local Highway Authority.

**NOTE:**

You are advised that a separate licence will be required from the Local Highway Authority 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 Prior to the first use of the development the approved vehicle parking, manoeuvring, turning areas indicated on the submitted drawings [date stamped at Harrogate Borough Council on 31.03.2005] shall be provided, laid out, hard surfaced, drained, marked out and made available for use. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 5 No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

**Reasons for Conditions:-**

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 HW07R VEHICLE AND PEDESTRIAN SAFETY REQUIREMENTS
- 4 HW18R ROAD SAFETY REQUIREMENTS
- 5 The site is of archaeological interest.

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account the relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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**CASE NUMBER:** 05/01550/FUL  
**CASE OFFICER:** Miss S Taylor  
**GRID REF:** E 439752

**WARD:** Boroughbridge  
**DATE VALID:** 31.03.2005  
**TARGET DATE:** 26.05.2005

**GRID REF:** E 439752 **TARGET DATE:** 26.05.2005  
N 466355 **DECISION DATE:** 25.05.2005;

**APPLICATION NO:** 6.64.638.FUL

**LOCATION:**

21 Springfield Road Boroughbridge York North Yorkshire YO5 9AZ

**PROPOSAL:**

Erection of two storey side and single storey rear extension.

**APPLICANT:**

Mr And Mrs C Leeming

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 25.05.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD14 NO WINDOWS IN DEVELOPMENT ... two storey side extension ... flank elevation

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account the relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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**CASE NUMBER:** 05/01660/TPO **WARD:** Claro  
**CASE OFFICER:** Mr P Jewkes **DATE VALID:** 11.04.2005  
**GRID REF:** E 441768 **TARGET DATE:** 06.06.2005  
N 462930 **DECISION DATE:** 16.05.2005;

**N 462930**

**DECISION DATE:** 16.05.2005;

**APPLICATION NO:** 6.71.64.B.TPO

**LOCATION:**

The Heights Marton Marton Cum Grafton York North Yorkshire YO51 9QY

**PROPOSAL:**

Crown thinning of 2 Yew trees in Group G1 of Provisional Tree Preservation Order No. 59/2004

**APPLICANT:**

Mr I Elliot

APPROVED subject to the following conditions:-

- 1 CL17 TREE WORK TO BS 3998
- 2 The tree shall be crown thinned to a maximum 30% and shall be left balanced.

Reasons for Conditions:-

- 1 CL17R HEALTH AND AMENITY OF TREES
- 2 CL17R HEALTH AND AMENITY OF TREES

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<b>CASE NUMBER:</b>	05/01133/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mr R N Watson	<b>DATE VALID:</b>	09.03.2005
<b>GRID REF:</b>	<b>E 444075</b>	<b>TARGET DATE:</b>	04.05.2005
	<b>N 464800</b>	<b>DECISION DATE:</b>	04.05.2005;

**APPLICATION NO:** 6.72.45.B.FUL

**LOCATION:**

Ferry Farm Lower Dunsforth York North Yorkshire YO26 9SA

**PROPOSAL:**

Conversion of existing barn to form independent accommodation (Revised Scheme).

**APPLICANT:**

Mr And Mrs Bean

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 04.05.2010
- 2 CD03 SAMPLES OF MATERIALS TO BE APPROVED

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account the relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01651/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mr P Jewkes	<b>DATE VALID:</b>	05.04.2005
<b>GRID REF:</b>	<b>E</b> 438913	<b>TARGET DATE:</b>	31.05.2005
	<b>N</b> 460913	<b>DECISION DATE:</b>	16.05.2005;

**APPLICATION NO:** 6.78.25.B.FUL

**LOCATION:**

Roselea Arkendale Knaresborough North Yorkshire HG5 0QU

**PROPOSAL:**

Erection of single storey side extension to replace existing conservatory and replacement bay windows and porch to front.

**APPLICANT:**

Mr And Mrs M Robertshaw

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 16.05.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 29 .04.2005
- 3 The hedge along the joint boundary with Badgers Close shall be retained throughout the life of the development hereby approved.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 To protect the amenity of the resident at Badgers Close.

### **JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account the relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01736/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mr P Jewkes	<b>DATE VALID:</b>	07.04.2005
<b>GRID REF:</b>	<b>E</b> 438860	<b>TARGET DATE:</b>	02.06.2005
	<b>N</b> 460880	<b>DECISION DATE:</b>	16.05.2005;

**APPLICATION NO:** 6.78.85.FUL

### **LOCATION:**

1 Manor Park Arkendale Knaresborough North Yorkshire HG5 0QH

### **PROPOSAL:**

Erection of rear conservatory.

### **APPLICANT:**

Mr & Mrs Butler

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 16.05.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS

## JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01968/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	25.04.2005
<b>GRID REF:</b>	<b>E</b> 438926	<b>TARGET DATE:</b>	20.06.2005
	<b>N</b> 460929	<b>DECISION DATE:</b>	08.06.2005;

**APPLICATION NO:** 6.78.28.B.FUL

### LOCATION:

Badgers Close Arkendale Knaresborough North Yorkshire HG5 0QU

### PROPOSAL:

Erection of first floor rear extension.

### APPLICANT:

Mr And Mrs Rickards

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 08.06.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY

## JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the

relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01040/FUL	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	22.03.2005
<b>GRID REF:</b>	<b>E</b> 444755	<b>TARGET DATE:</b>	17.05.2005
	<b>N</b> 461955	<b>DECISION DATE:</b>	23.05.2005;

**APPLICATION NO:** 6.80.48.K.FUL

**LOCATION:**

Longfield House Main Street Great Ouseburn York North Yorkshire YO26 9RE

**PROPOSAL:**

Erection of two rear dormer windows.

**APPLICANT:**

Mr D Haynes

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.05.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for



development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01444/FUL	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	22.03.2005
<b>GRID REF:</b>	<b>E</b> 444930	<b>TARGET DATE:</b>	17.05.2005
	<b>N</b> 461888	<b>DECISION DATE:</b>	17.05.2005;

**APPLICATION NO:** 6.80.164.FUL

**LOCATION:**

15 Church Field Lane Great Ouseburn York North Yorkshire YO5 9SG

**PROPOSAL:**

Conversion and extension to part of garage to form additional living accommodation.

**APPLICANT:**

Mr And Mrs Patterson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 17.05.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account the relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion;

protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01502/LB	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Mr P Jewkes	<b>DATE VALID:</b>	04.04.2005
<b>GRID REF:</b>	<b>E</b> 444850	<b>TARGET DATE:</b>	30.05.2005
	<b>N</b> 461840	<b>DECISION DATE:</b>	16.05.2005;

**APPLICATION NO:** 6.80.27.1.LB

**LOCATION:**

Prospect Farm House Main Street Great Ouseburn York North Yorkshire YO26 9RQ

**PROPOSAL:**

Listed Building application for the installation of 1 sash window to south west elevation.

**APPLICANT:**

Duncan Biggin

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 16.05.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC02R COMPLIANCE WITH DRAWINGS

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting Listed Building Consent the local planning authority has taken into account all material matters relating to the building's special architectural or historic interest, all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and the observations of any statutory or non-statutory consultee, Amenity Society and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the proposal would not give rise to any unjustified consequences for the special architectural or historic interest of the listed building.

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<b>CASE NUMBER:</b>	04/00595/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	02.02.2004

**CASE OFFICER:** Mrs K Williams      **DATE VALID:** 02.02.2004  
**GRID REF:** E 0      **TARGET DATE:** 29.03.2004  
N 0      **DECISION DATE:** 10.05.2005;

**APPLICATION NO:** 6.83.74.B.FUL

**LOCATION:**

1 Nidd View Scotton Knaresborough North Yorkshire HG5 9HL

**PROPOSAL:**

Erection of single storey side extension and conversion of roof space to form additional living accommodation with 2no velux windows to front and installation of 1no window to side elevation

**APPLICANT:**

Keith Wighton

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.05.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 Notwithstanding the submitted details the front elevation shall be set back 200mm from the front elevation of the house. Prior to the commencement of the development a plan at a scale of 1:50 shall be submitted for the written approval of the local Planning authority, and thereafter the proposal shall be implemented in accordance with the approved amendments to the front elevation.
- 5 CD04 STONWORK TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST
- 5 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account the relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of

acknowledged importance.

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<b>CASE NUMBER:</b>	05/01469/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Miss S Taylor	<b>DATE VALID:</b>	06.04.2005
<b>GRID REF:</b>	<b>E</b> 432067	<b>TARGET DATE:</b>	01.06.2005
	<b>N</b> 458940	<b>DECISION DATE:</b>	26.05.2005;

**APPLICATION NO:** 6.83.159.FUL

**LOCATION:**

Land Comprising Part Of OS Field 0004 Havikil Lane Scotton Knaresborough North Yorkshire

**PROPOSAL:**

Formation of new gated field entrance.

**APPLICANT:**

Mr Wyvill

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 26.05.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 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:-
  - (ic) the crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or the Specification of the Local Highway Authority;
  - (ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 6m; metres back from the carriageway of the existing highway and shall open into the site;
  - (iv) that part of the access(es) extending 6m; metres into the site from the carriageway of the existing highway shall be made up and surfaced in accordance with the approved details and/or the Specification of the Local Highway Authority;
  - (v) provision shall be made to prevent surface water from the site/plot discharging on the existing or proposed highway in accordance with the approved details and/or the Specification of the Local Highway Authority.

**NOTE:**

You are advised that a separate licence will be required from the Local Highway Authority 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 HW09 CLOSING OF EXISTING ACCESS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 4 HW09R ROAD SAFETY REQUIREMENTS

#### **JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01583/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mr A Hough	<b>DATE VALID:</b>	07.04.2005
<b>GRID REF:</b>	<b>E</b> 432490	<b>TARGET DATE:</b>	02.06.2005
	<b>N</b> 459030	<b>DECISION DATE:</b>	16.05.2005;

**APPLICATION NO:** 6.83.81.F.FUL

#### **LOCATION:**

Scotton Lodge Mire Syke Lane Scotton Knaresborough North Yorkshire HG5 9HW

#### **PROPOSAL:**

Erection of detached double garage and formation of new vehicular access (Revised Scheme)

#### **APPLICANT:**

Mrs E Hindle

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 16.05.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12X SAMPLES OF MATCHING MATERIALS

4 CD04 STONWORK TO MATCH EXISTING

5 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 the Specification of the Local Highway Authority;
- (ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 6.149metres back from the carriageway of the existing highway and shall open into the site;
- (iii) that part of the access(es) extending 4.5 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10;
- (iv) that part of the access(es) extending 6.149 metres into the site from the carriageway of the existing highway shall be made up and surfaced in accordance with the approved details and/or the Specification of the Local Highway Authority;
- (v) provision shall be made to prevent surface water from the site/plot discharging on to the existing or proposed highway in accordance with the approved details and/or the Specification of the Local Highway Authority.

NOTE:

You are advised that a separate licence will be required from the Local Highway Authority 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.

6 Prior to the commencement of the development hereby permitted visibility splays providing clear visibility of 2m x 70m measured down the centre line of the access road and the nearside channel line of the major road shall be provided at the junction of the access road with the county highway. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

7 A method statement for the carrying out of the excavation works required for the proposed driveway in the vicinity of the retained trees shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development and thereafter implemented.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST
- 5 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 6 HW10R ROAD SAFETY REQUIREMENTS
- 7 To ensure the protection of the retained trees

## JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account the relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01584/LB	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mr A Hough	<b>DATE VALID:</b>	07.04.2005
<b>GRID REF:</b>	<b>E</b> 432490	<b>TARGET DATE:</b>	02.06.2005
	<b>N</b> 459030	<b>DECISION DATE:</b>	16.05.2005;

**APPLICATION NO:** 6.83.81.G.LB

### LOCATION:

Scotton Lodge Mire Syke Lane Scotton Knaresborough North Yorkshire HG5 9HW

### PROPOSAL:

Listed Building application for the erection of detached double garage and formation of new vehicular access with the removal of a section of garden wall (Revised Scheme).

### APPLICANT:

Mrs E Hindle

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 16.05.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12X SAMPLES OF MATCHING MATERIALS
- 4 CD04 STONWORK TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12XR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD04R VISUAL AMEN AND TO HARMONISE WITH EXIST

## JUSTIFICATION FOR GRANTING CONSENT:

In granting Listed Building Consent the local planning authority has taken into account all material matters relating to the building's special architectural or historic interest, all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and the observations of any statutory or non-statutory consultee, Amenity Society and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the proposal would not give rise to any unjustified consequences for the special architectural or historic interest of the listed building.

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<b>CASE NUMBER:</b>	05/01633/FUL	<b>WARD:</b>	Knaresborough Scriven P
<b>CASE OFFICER:</b>	Mr P Jewkes	<b>DATE VALID:</b>	12.04.2005
<b>GRID REF:</b>	<b>E</b> 434870	<b>TARGET DATE:</b>	07.06.2005
	<b>N</b> 458540	<b>DECISION DATE:</b>	23.05.2005;

**APPLICATION NO:** 6.94.64.I.FUL

### LOCATION:

Hazel Heads Farm The Green Scriven Knaresborough North Yorkshire HG5 9EA

### PROPOSAL:

Retention of boundary fence and wall to the rear of Plot 6.

### APPLICANT:

Arncliffe Homes Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.05.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS

## JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and



Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01721/FUL	<b>WARD:</b>	Knaresborough Scriven P
<b>CASE OFFICER:</b>	Mr P Jewkes	<b>DATE VALID:</b>	18.04.2005
<b>GRID REF:</b>	<b>E</b> 434868	<b>TARGET DATE:</b>	13.06.2005
	<b>N</b> 458536	<b>DECISION DATE:</b>	27.05.2005;

**APPLICATION NO:** 6.94.77.FUL

**LOCATION:**

1 Coney Garth View Scriven Knaresborough North Yorkshire

**PROPOSAL:**

Amendments to approved application to provide for a single storey rear extension.

**APPLICANT:**

Arncliffe Homes Ltd

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.05.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 18.05.2005
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CD05 REVEALS: MM ... 75mm

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 CD05R VISUAL AMENITY

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account the relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for

development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01722/CON	<b>WARD:</b>	Knaresborough Scriven P
<b>CASE OFFICER:</b>	Mr P Jewkes	<b>DATE VALID:</b>	18.04.2005
<b>GRID REF:</b>	<b>E</b> 434868	<b>TARGET DATE:</b>	13.06.2005
	<b>N</b> 458536	<b>DECISION DATE:</b>	27.05.2005;

**APPLICATION NO:** 6.94.77.A.CON

**LOCATION:**

1 Coney Garth View Scriven Knaresborough North Yorkshire

**PROPOSAL:**

Conservation Area application for the demolition of an attached single storey stable block.

**APPLICANT:**

Arncliffe Homes Ltd

APPROVED subject to the following conditions:-

1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 27.05.2010

Reasons for Conditions:-

1 CA05LR TO COMPLY WITH SECTION 18

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting Conservation Area Consent the local planning authority has taken into account all material matters relating to the building's contribution to the architectural or historic interest of the area and the wider effects of alterations extension or demolition, all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and the observations of any statutory or non-statutory consultee, Amenity Society and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the proposal would not give rise to any unjustified consequences for the character and appearance of the Conservation Area.

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<b>CASE NUMBER:</b>	05/01817/PNA	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	15.04.2005
<b>GRID REF:</b>	<b>E</b> 444783	<b>TARGET DATE:</b>	13.05.2005
	<b>N</b> 458240	<b>DECISION DATE:</b>	19.05.2005;

**APPLICATION NO:** 6.96.158.D.PNA

**LOCATION:**

Land At Grid Ref 444783/458240 North Of Whixley Rudgate Whixley York North Yorkshire

**PROPOSAL:**

Erection of three additional polytunnels.

**APPLICANT:**

H E And I M Potter

Prior approval not required

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<b>CASE NUMBER:</b>	05/01657/COU	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Mrs L Drake	<b>DATE VALID:</b>	21.04.2005
<b>GRID REF:</b>	<b>E</b> 444509	<b>TARGET DATE:</b>	16.06.2005
	<b>N</b> 459067	<b>DECISION DATE:</b>	06.06.2005;

**APPLICATION NO:** 6.96.20.D.FUL

**LOCATION:**

Grange Farm Boroughbridge Road Whixley York North Yorkshire YO26 8AY

**PROPOSAL:**

Change of use of part of portacabin to form store and office for herbalist.

**APPLICANT:**

Ann Dunning

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.06.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CN15 NO CUSTOMERS OUTSIDE HOURS OF ... 0800 - 1800 Monday - Saturday; No Sundays or Bank Holidays

4 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING ... plan AD1

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CN15R IN THE INTERESTS OF AMENITY OF OCCUPIERS
- 4 HW17R ROAD SAFETY REQUIREMENTS

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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HARROGATE BOROUGH COUNCIL

AREA2 DEVELOPMENT CONTROL COMMITTEE

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**LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING SERVICES AFTER CONSULTATION WITH THE CHAIRMAN or VICE CHAIRMAN OF AREA2 DEVELOPMENT CONTROL COMMITTEE**

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<b>CASE NUMBER:</b>	04/01504/FUL	<b>WARD:</b>	Knaresborough Scriven P
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	25.03.2004
<b>GRID REF:</b>	<b>E</b> 433393	<b>TARGET DATE:</b>	20.05.2004
	<b>N</b> 458034	<b>DECISION DATE:</b>	09.05.2005

**APPLICATION NO:** 6.100.2350.FUL

**LOCATION:**

1 Appleby Gate Knaresborough North Yorkshire HG5 9LY

**PROPOSAL:**

Erection of two storey side extension and single storey rear extensions and 3 no. rear dormer windows.

**APPLICANT:**

Mr And Mrs Ive

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 09.05.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12A MATCHING MATERIALS
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no further windows shall be inserted in the elevations of the extensions hereby approved, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD14R PRIVACY AND RESIDENTIAL AMENITY

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	04/04544/FUL	<b>WARD:</b>	Knareborough King Jam
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	06.09.2004
<b>GRID REF:</b>	<b>E</b> 435323	<b>TARGET DATE:</b>	01.11.2004
	<b>N</b> 456388	<b>DECISION DATE:</b>	31.05.2005

**APPLICATION NO:** 6.100.2363.A.FUL

**LOCATION:**

9 St Roberts Road Knareborough North Yorkshire HG5 8EQ

**PROPOSAL:**

Erection of two storey side extension, including 1 no rear dormer window (Revised Scheme).

**APPLICANT:**

Mr And Mrs A Ashton

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 31.05.2010
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter and/or drawings received by the Council of the Borough of Harrogate on the 23 March 2005 and as modified by the conditions of this consent.
- 3 CD12A MATCHING MATERIALS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12AR IN THE INTERESTS OF VISUAL AMENITY

## JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	04/06181/FUL	<b>WARD:</b>	Knareborough Scriven P
<b>CASE OFFICER:</b>	Mrs N M Waddington	<b>DATE VALID:</b>	14.03.2005
<b>GRID REF:</b>	<b>E</b> 435065	<b>TARGET DATE:</b>	09.05.2005
	<b>N</b> 458146	<b>DECISION DATE:</b>	09.05.2005

**APPLICATION NO:** 6.100.2365.A.FUL

### LOCATION:

26 Park Grove Knareborough North Yorkshire HG5 9ET

### PROPOSAL:

Retention of rear conservatory.

### APPLICANT:

Mr & Mrs Iles

APPROVED subject to the following conditions:-

1 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 14.03.2005

Reasons for Conditions:-

1 CC01R ACCORDANCE WITH DRAWINGS

### INFORMATIVES

1. 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. Ensure you comply with the provisions of this Act.

## JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01210/FUL	<b>WARD:</b>	Knaresborough Scriven P
<b>CASE OFFICER:</b>	Miss S Taylor	<b>DATE VALID:</b>	23.03.2005
<b>GRID REF:</b>	<b>E</b> 433387	<b>TARGET DATE:</b>	18.05.2005
	<b>N</b> 457975	<b>DECISION DATE:</b>	23.05.2005

**APPLICATION NO:** 6.100.2187.A.FUL

**LOCATION:**

8 Appleby Way Knaresborough North Yorkshire HG5 9LX

**PROPOSAL:**

Erection of 3 rear dormer windows (amended description)

**APPLICANT:**

Mr And Mrs Lawson

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.05.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 17.05.2005
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development



Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01344/FUL	<b>WARD:</b>	Knareborough Scriven P
<b>CASE OFFICER:</b>	Miss S Taylor	<b>DATE VALID:</b>	16.03.2005
<b>GRID REF:</b>	<b>E</b> 435004	<b>TARGET DATE:</b>	11.05.2005
	<b>N</b> 458054	<b>DECISION DATE:</b>	10.05.2005

**APPLICATION NO:** 6.100.1700.D.FUL

**LOCATION:**

Avenue Cottage Park Avenue Knareborough North Yorkshire HG5 9ES

**PROPOSAL:**

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

**APPLICANT:**

Major Property Limited

REFUSED. Reason(s) for refusal:-

- 1 The proposed development would be an overintensive development of the site resulting in loss of the private amenity space for the occupiers of the dwelling, thereby being detrimental to their residential amenity contrary to policies H15 and A1 of the Harrogate District Local Plan.

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<b>CASE NUMBER:</b>	05/01681/FUL	<b>WARD:</b>	Knareborough King Jam
<b>CASE OFFICER:</b>	Miss S Greaves	<b>DATE VALID:</b>	06.04.2005
<b>GRID REF:</b>	<b>E</b> 434308	<b>TARGET DATE:</b>	01.06.2005
	<b>N</b> 455751	<b>DECISION DATE:</b>	31.05.2005

**APPLICATION NO:** 6.100.235.J.FUL

**LOCATION:**

Sundowne Forest Moor Road Knareborough North Yorkshire HG5 8JY

**PROPOSAL:**

Formation of new vehicular access with 1.5 m high front boundary wall (Revised Scheme).

**APPLICANT:**

Mr D Spink

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 31.05.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 26 May 2005
- 3 The base of the boundary wall hereby approved shall be constructed of stone and prior to the commencement of the development a sample of the type of stone to be used shall be submitted for the written approval of the Local Planning Authority and the development shall not be started before any such approval.
- 4 The metal railings shall be painted black and no other colour shall be used without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 In the interests of visual amenity.

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01746/FUL	<b>WARD:</b>	Knareborough East
<b>CASE OFFICER:</b>	Mr P Jewkes	<b>DATE VALID:</b>	11.04.2005
<b>GRID REF:</b>	<b>E</b> 435790	<b>TARGET DATE:</b>	06.06.2005
	<b>N</b> 457200	<b>DECISION DATE:</b>	23.05.2005

**APPLICATION NO:** 6.100.1331.E.FUL

**LOCATION:**

Former Dental Clinic Chain Lane Knaresborough North Yorkshire HG5 0AS

**PROPOSAL:**

Erection of 1st floor to form 1 dwelling with two storey side extension to form entrance for new dwelling, pitched roof over existing flat roof and two storey front extension to form new entrance for existing flats (Revised Scheme)(Site Area 0.063 ha).

**APPLICANT:**

Mr R J Levine

REFUSED. Reason(s) for refusal:-

- 1 The proposals would represent an unacceptable and over-intensive form of development within this backland site. The proposed increase in the height, massing and scale of the building to provide an additional flat would result in an unacceptable loss of amenity in terms of overlooking and loss of privacy and the level of activity and vehicle movement likely to be generated from the development which would adversely affect the privacy, amenity and living conditions of the existing nearby residents, which would be contrary to Policies A1 and HD20 of the Harrogate District Local Plan.

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**CASE NUMBER:** 05/01694/FUL  
**CASE OFFICER:** Miss S Taylor  
**GRID REF:** E 446133  
N 456730

**WARD:** Ouseburn  
**DATE VALID:** 07.04.2005  
**TARGET DATE:** 02.06.2005  
**DECISION DATE:** 31.05.2005

**APPLICATION NO:** 6.103.136.FUL

**LOCATION:**

7 New Lane Green Hammerton York North Yorkshire YO5 8BL

**PROPOSAL:**

Erection of single storey side extension and side dormer window.

**APPLICANT:**

Mr And Mrs Norman

REFUSED. Reason(s) for refusal:-

- 1 The side dormer window is considered to be an incongruous addition, detrimental to the style of the existing house and the character of the street scene and therefore contrary to policies A1, HD20 and H15 of the Harrogate District Local Plan.

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<b>CASE NUMBER:</b>	05/01359/FUL	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Mr R Forrester	<b>DATE VALID:</b>	17.03.2005
<b>GRID REF:</b>	<b>E</b> 449070	<b>TARGET DATE:</b>	12.05.2005
	<b>N</b> 459580	<b>DECISION DATE:</b>	10.05.2005

**APPLICATION NO:** 6.104.85.C.FUL

**LOCATION:**

Widdington Hall Farm Widdington Nun Monkton York North Yorkshire YO5 8EX

**PROPOSAL:**

Conversion of barn to form 2 dwellings including erection of 2 rear dormer windows (Site Area 0.026 ha).

**APPLICANT:**

G H And C F Johnson And Sons

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.05.2010
- 2 Samples of the materials it is intended shall be used externally in the construction of the roof of the development hereby approved, shall be submitted for the written approval of the Local Planning Authority and the development shall not be started before any such approval.
- 3 CD13 WINDOW FRAME MATERIALS ... painted timber
- 4 Notwithstanding the provisions of The Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order with or without modification), no further windows shall be inserted in any elevations of the development hereby approved, without the prior written approval of the Local Planning Authority.
- 5 Prior to the occupation of the dwellings hereby approved, the rear garden areas shall be created by removal of the adjoining buildings, as shown on the submitted plans.
- 6 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS
- 7 Prior to the commencement of the development a passing place shall be provided in accordance with the drawing no's dev 4959/2 and 'dev 4959/2 spec' and the specification of the Local Highway Authority.

**NOTE:**

You are advised that a separate Agreement will be required from the Local Highway Authority in order to carry out works within the public highway. You should contact the Local Highway Authority to determine the requirements of this Agreement at an early stage.

- 8 The dwellings hereby approved shall only be occupied by persons who own, manage or are employed in the operation of Widdington Hall Farm, Nun Monkton, or by a

widow/widower or dependent relative of such a person.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 3 CD13R VISUAL AMENITY
- 4 CD15AR PRIVACY AND RESIDENTIAL AMENITY
- 5 In order to create a satisfactory standard of residential amenity.
- 6 CI02YR PROTECT VISUAL AMENITY
- 7 In the interests of the safety and convenience of highway users.
- 8 The dwellings are in close proximity to a working livestock farm and could be subject to levels of noise/pollution to the extent that dwellings unrelated to the farm would not normally be permitted.

**INFORMATIVES**

1. This development is subject to a Planning Obligation made under Section 106 of the Town and Country Planning Act 1990.

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01437/FUL	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	04.04.2005
<b>GRID REF:</b>	<b>E</b> 450396	<b>TARGET DATE:</b>	30.05.2005
	<b>N</b> 458075	<b>DECISION DATE:</b>	23.05.2005

**APPLICATION NO:** 6.104.97.FUL

**LOCATION:**

7 South View Pool Lane Nun Monkton York North Yorkshire

**PROPOSAL:**

Formation of new vehicular access and parking space.

**APPLICANT:**

Mr J M Welborn

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.05.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 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 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.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS

**INFORMATIVES**

1. The proposed development lies within a coal mining area. In the circumstances applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Coal Authority before undertaking any operation that involves entry into any coal or mines of coal, including coal mine shafts and adits and the implementation of site investigations or other works. Property specific summary information on any past, current and proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at [www.coal.gov.uk](http://www.coal.gov.uk).
2. The surface water drainage ditch shall be piped in across the access width in accordance with the requirements of the relevant drainage authority and to the specification of the highway authority.

## JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01563/FUL	<b>WARD:</b>	Ribston
<b>CASE OFFICER:</b>	Mr R Forrester	<b>DATE VALID:</b>	06.04.2005
<b>GRID REF:</b>	<b>E</b> 445053	<b>TARGET DATE:</b>	01.06.2005
	<b>N</b> 453188	<b>DECISION DATE:</b>	23.05.2005

**APPLICATION NO:** 6.111.22.A.FUL

### LOCATION:

Crossgate Farm Cattal Road Tockwith York North Yorkshire

### PROPOSAL:

Change of use of stud farm to form livery stables and riding school, formation of outdoor riding arena and erection of 8 4m high lighting columns.

### APPLICANT:

Mr And Mrs Howard

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.05.2010
- 2 Prior to the commencement of any other part of the development hereby permitted, the access to the site shall be laid out and constructed in accordance with the following requirements:-

(ib) The existing access shall be re-surfaced in accordance with Standard Detail number DC/CD-B 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.

- 3 HW19 PRKG SPACES TO REMAIN AVAIL'BL FOR VEH PRKG
- 4 The siting and positioning of the means of illumination shall be such that no distraction is caused by glare to users of the highway.
- 5 The lighting shall be installed in accordance with the submitted plans/specifications and thereafter so retained in the agreed form and no other lighting shall be installed.
- 6 The hedges/trees on the northern, eastern and western boundary of the site shall be retained at a height no less than 2.5m above ground level to the satisfaction of the Local Planning Authority.
- 7 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 and no development shall take place until the Local Planning Authority have approved a landscaping scheme; such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and the timing of implementation of the scheme, including any earthworks required. The approved landscaping scheme shall be undertaken at the first available planting season following commencement of the development.
- 8 CL04 REPLANTING IF ANY TREES/SHRUBS DIE
- 9 CP02 ARCHAEOLOGICAL INVESTIGATION REQUIRED ... within the application area
- 10 The lighting hereby approved shall not be utilised after 9.00 pm (21.00hrs) on any day nor before 8.00 am (08.00hrs) the following day.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 To ensure a satisfactory means of access to the site from the public highway, in the interests of vehicle and pedestrian safety and convenience.
- 3 To ensure that the approved parking areas are provided and kept available for such use, in the interests of highway safety and the general amenity of the development.
- 4 To ensure, in the interests of highway safety, that the lighting does not give rise to glare creating a hazardous distraction to drivers of vehicles on the adjacent highway.
- 5 In order to ensure that there is no light pollution in the interest of the visual amenity of the locality.
- 6 CL10R VISUAL AMENITY
- 7 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 8 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 9 CP02R THE SITE IS OF ARCHAEOLOGICAL IMPORTANCE
- 10 In order to prevent light pollution in the interest of visual amenity and in order to protect the amenity of nearby residents.

**INFORMATIVES**

1. The permission given above relates solely to the 'red line' of the application site. A separate planning application would be needed to utilise the land shown edged blue on the submitted plans for exercising and recreational uses (other than grazing) involving horses.
2. A licence is also required under the Riding Establishment Acts 1964/1970 and you are advised to contact John Mathews at the Councils Environmental Health Department Tel 01423 556831.



## JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/00523/FUL	<b>WARD:</b>	Ribston
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	01.02.2005
<b>GRID REF:</b>	<b>E</b> 446145	<b>TARGET DATE:</b>	29.03.2005
	<b>N</b> 455554	<b>DECISION DATE:</b>	31.05.2005

**APPLICATION NO:** 6.113.163.FUL

### LOCATION:

4 , West End Kirk Hammerton York North Yorkshire YO5 8BY

### PROPOSAL:

Erection of attached garage.

### APPLICANT:

Mr G Osborn

REFUSED. Reason(s) for refusal:-

- 1 The proposal due to its width and projection in front of building line of the row of houses would be detrimental to the appearance of the dwelling and the street scene and is contrary to policies A1, H15 and HD20 of the Harrogate District Local Plan and the Council's house extensions and garages policy.

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<b>CASE NUMBER:</b>	05/00055/FUL	<b>WARD:</b>	Marston Moor
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	23.12.2004
<b>GRID REF:</b>	<b>E</b> 450218	<b>TARGET DATE:</b>	17.02.2005
	<b>N</b> 451166	<b>DECISION DATE:</b>	23.05.2005

**APPLICATION NO:** 6.125.138.FUL

**APPLICATION NO:** 6.125.138.FUL

**LOCATION:**

Moor Cottage York Road Long Marston York North Yorkshire YO26 7PG

**PROPOSAL:**

Erection of garage with storage over.

**APPLICANT:**

N M Construction

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 23.05.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 12 May 2005
- 3 The garage hereby approved shall be set back from the front of the house and there shall be no dormer window to the front elevation as shown on the amended drawings received on 12 May 2005.
- 4 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 5 HW23 GARAGE CONVERSION TO HABITABLE ROOM
- 6 The proposed garage and store shall be used wholly in conjunction with and in addition to the existing living accommodation at the dwelling known as Moor Cottage.
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no further windows including roof/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.
- 8 No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 In the interests of visual amenity and for the avoidance of doubt.
- 4 CD12R VISUAL AMENITY
- 5 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, and to ensure that it does not facilitate its subdivision into a separate unit to the detriment of the amenity of the area. .
- 6 CF06R SEPARATE RESIDENTIAL UNIT UNACCEPTABLE
- 7 In order to protect the visual amenities of the surrounding area and in the interests of privacy.
- 8 The site is of archaeological interest.

**INFORMATIVES**

1. The proposed development lies within a coal mining area. In the circumstances applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Coal Authority before undertaking any operation that involves entry into any coal or mines of coal, including coal mine shafts and adits and the implementation of site investigations or other works. Property specific summary information on any past, current and proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at [www.coal.gov.uk](http://www.coal.gov.uk).
2. Nothing in this decision notice grants any approval for any part of the development to project beyond the curtilage of the property to which this permission relates.

### **JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01279/FUL	<b>WARD:</b>	Ribston
<b>CASE OFFICER:</b>	Miss S Taylor	<b>DATE VALID:</b>	17.03.2005
<b>GRID REF:</b>	<b>E</b> 439150	<b>TARGET DATE:</b>	12.05.2005
	<b>N</b> 450365	<b>DECISION DATE:</b>	09.05.2005

**APPLICATION NO:** 6.136.149.F.FUL

### **LOCATION:**

Quarry Farm House Lime Kiln Lane Kirk Deighton Wetherby North Yorkshire LS22 4EA

### **PROPOSAL:**

Erection of single storey side extension.

### **APPLICANT:**

Mr P Westmoreland

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

- 1 The proposed extension to this already enlarged replacement dwelling would result in a building significantly greater in scale and mass than the dwelling it replaced and

would be harmful to both the character and appearance of the existing building and the locality contrary to policies H15, H20 and A1 of the Harrogate District Local Plan.

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<b>CASE NUMBER:</b>	05/01851/PDU CO	<b>WARD:</b>	Ribston
<b>CASE OFFICER:</b>	Miss S Taylor	<b>DATE VALID:</b>	12.04.2005
<b>GRID REF:</b>	<b>E</b> 442360	<b>TARGET DATE:</b>	07.06.2005
	<b>N</b> 450166	<b>DECISION DATE:</b>	07.06.2005

**APPLICATION NO:** 6.136.167.A.PDU CO

**LOCATION:**

1 & 3 Montagu Way Ingmanthorpe Hall Wetherby North Yorkshire

**PROPOSAL:**

Erection of single storey rear extensions.

**APPLICANT:**

Peter Tully

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 07.06.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 CD13 WINDOW FRAME MATERIALS ... timber
- 5 The single storey rear extensions shall be erected concurrently.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 CD13R VISUAL AMENITY
- 5 To protect the residential amenities of either property.

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the

public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01573/FUL	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Mrs G Pinna-Morrell	<b>DATE VALID:</b>	06.04.2005
<b>GRID REF:</b>	<b>E</b> 431860	<b>TARGET DATE:</b>	01.06.2005
	<b>N</b> 447766	<b>DECISION DATE:</b>	31.05.2005

**APPLICATION NO:** 6.141.161.A.FUL

**LOCATION:**

Land At Grid Ref 431866/447732 Spring Lane Kirkby Overblow Harrogate North Yorkshire

**PROPOSAL:**

Erection of 1 barn for horses stabling and hay/straw storage.

**APPLICANT:**

Mr And Mrs C Pedley

REFUSED. Reason(s) for refusal:-

- 1 The proposed building due to its size and siting would be visually intrusive in the landscaping resulting in a material loss of openness in this area in a manner which would harm the purpose, openness and visual amenity of this part of the green belt and have a detrimental impact on the recreational and amenity value of the public right of way adjacent to the site; contrary to Policies A1, GB2, GB4 and R11 of the Harrogate District Local Plan.

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<b>CASE NUMBER:</b>	05/00945/FUL	<b>WARD:</b>	Marston Moor
<b>CASE OFFICER:</b>	Miss S Taylor	<b>DATE VALID:</b>	14.03.2005
<b>GRID REF:</b>	<b>E</b> 447786	<b>TARGET DATE:</b>	09.05.2005
	<b>N</b> 449948	<b>DECISION DATE:</b>	06.05.2005

**APPLICATION NO:** 6.142.35.D.FUL

**LOCATION:**

The Chequers Inn Bilton In Ainsty York North Yorkshire

**PROPOSAL:**

Erection single storey front extension to provide new entrance lobby with disabled access ramp, installation of new doorway and formation of new fire escape to side elevation.

**APPLICANT:**

Punch Pub

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.05.2010
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01447/FUL	<b>WARD:</b>	Marston Moor
<b>CASE OFFICER:</b>	Mr A Hough	<b>DATE VALID:</b>	22.03.2005
<b>GRID REF:</b>	<b>E</b> 447774	<b>TARGET DATE:</b>	17.05.2005
	<b>N</b> 449966	<b>DECISION DATE:</b>	16.05.2005

**APPLICATION NO:** 6.142.40.G.FUL

**LOCATION:**

Land Adjacent To The Chequers Inn Bilton In Ainsty York North Yorkshire

**PROPOSAL:**

Formation of new vehicular access including removal of part of hedge.

**APPLICANT:**

Mr B Hobson

REFUSED. Reason(s) for refusal:-

- 1 The proposed development would result in the loss of a large section of walling that has the important function of enclosing the street scene. The resultant opening of the 3.5 metre gap would result in the loss of the sense of enclosure within the street scene to the detriment of the visual character of the conservation area. The resultant scheme would fail to either preserve or enhance the character of the conservation area and is therefore contrary to the provisions of Planning Policy Guidance Note 15: Planning and the Historic Environment and Harrogate District Local Plan Policy HD3.

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<b>CASE NUMBER:</b>	05/01005/FUL	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Mrs G Pinna-Morrell	<b>DATE VALID:</b>	23.03.2005
<b>GRID REF:</b>	E 427637	<b>TARGET DATE:</b>	18.05.2005
	N 447563	<b>DECISION DATE:</b>	16.05.2005

**APPLICATION NO:** 6.147.180.A.FUL

**LOCATION:**

25 Kingsway Huby Leeds North Yorkshire LS17 0AL

**PROPOSAL:**

Erection of rear conservatory.

**APPLICANT:**

Mr Patel

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 16.05.2010
- 2 Notwithstanding the submitted drawings, all glazing on the side elevations of the conservatory hereby permitted shall be obscure glass and shall thereafter be maintained and retained as such unless otherwise approved in writing by the Local Planning Authority.
- 3 The existing fence and hedge forming the side boundaries to the conservatory hereby permitted shall be retained. In the event that either is removed it shall be replaced with a 1.8 metre high close boarded fence to the extent of the conservatory hereby approved.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 In the interests of residential amenity.
- 3 In the interests of residential amenity.

### **JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	04/06231/FUL	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Ms S Purvis	<b>DATE VALID:</b>	01.04.2005
<b>GRID REF:</b>	<b>E</b> 436055	<b>TARGET DATE:</b>	27.05.2005
	<b>N</b> 448416	<b>DECISION DATE:</b>	23.05.2005

**APPLICATION NO:** 6.149.55.F.FUL

### **LOCATION:**

Crackhill Farm Main Street Sicklinghall Wetherby North Yorkshire LS22 4BD

### **PROPOSAL:**

Conversion of stable building to form 2 dwellings with vehicular access. (Site area 0.048 ha)

### **APPLICANT:**

Jellico Ltd

REFUSED. Reason(s) for refusal:-

- 1 The proposed development when considered alongside the extant permission for the extension of the proposed dwelling would lead to an overintensive development, out of keeping with the character of the area, and to the detriment of the residential amenity of the occupants of the development and the existing dwelling. The conversion of the stables to dwellings also precludes the ability to convert these stable to garaging as originally proposed leading to potential overspill car parking on the highway, to the detriment of highway safety. The proposal is therefore contrary to



- Policies A1, HD20 and H6 of the Local Plan.
- 2 The site proposed for conversion forms part of a larger naturally defined curtilage which exceeds the threshold above which affordable housing is required under Policy H5 of the Harrogate District Local Plan. No affordable housing has been proposed as part of the application and therefore the proposal is contrary to Policy H5 of the Local Plan.

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<b>CASE NUMBER:</b>	05/00085/FUL	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Mrs G Pinna-Morrell	<b>DATE VALID:</b>	21.03.2005
<b>GRID REF:</b>	<b>E</b> 435848	<b>TARGET DATE:</b>	16.05.2005
	<b>N</b> 448630	<b>DECISION DATE:</b>	16.05.2005

**APPLICATION NO:** 6.149.102.FUL

**LOCATION:**

Barn At Grid Ref 435850/448630 Park Lane Sicklinghall Wetherby North Yorkshire

**PROPOSAL:**

Conversion of existing barn to form gymnasium and installation of new package treatment plant.

**APPLICANT:**

Wetherby Girls Gymnastic Club

REFUSED. Reason(s) for refusal:-

- 1 The proposed access road and car parking would harm the openness and purpose of the green belt and the intensification in the use of Park Lane would be detrimental to the recreational and amenity value of the public right of way; contrary to Policies GB4, R11 and A1 of the Harrogate District Local Plan.
- 2 The roads leading to the site are by reason of their alignments/ junctions/ width/ condition/ gradient and lack of footways/ lighting considered unsuitable for the traffic which would be likely to be generated by this proposal contrary to Policy A1 of the Harrogate District Local Plan.
- 3 Clear visibility of 90m cannot be achieved along the public highway in an easterly direction from a point 2m from the carriageway edge measured down the centre line of the minor access road and consequently traffic generated by the proposed development would be likely to create conditions prejudicial to highway safety.

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<b>CASE NUMBER:</b>	05/01755/FUL	<b>WARD:</b>	Newby
<b>CASE OFFICER:</b>	Mr M Parkes	<b>DATE VALID:</b>	11.04.2005

**CASE OFFICER:** Mr M Parkes  
**GRID REF:** E 433950  
N 471240

**DATE VALID:** 11.04.2005  
**TARGET DATE:** 06.06.2005  
**DECISION DATE:** 07.06.2005

**APPLICATION NO:** 6.33.34.I.FUL

**LOCATION:**

The Yellow House Church Row Copt Hewick Ripon North Yorkshire

**PROPOSAL:**

Erection of detached garage/workshop and extension to domestic curtilage (Revised Scheme).

**APPLICANT:**

Mr And Mrs Venner

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 07.06.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 26.05.2005
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CI06 DOMESTIC USE ONLY
- 5 CI02Z PD RESTRICTION, NO ... outbuildings or other structures
- 6 Prior to the garage and workshop hereby approved being brought into use the 1.2 metre high boundary shown on the submitted drawings shall be constructed and thereafter maintained; the boundary shall be a stone/cobble wall unless otherwise agreed in writing by the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 CI06R DOMESTIC USE ONLY
- 5 CI02ZR PROTECT VISUAL AMENITY
- 6 CI07YR IN THE INTERESTS OF VISUAL AMENITY

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable

development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/00466/FUL	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	04.04.2005
<b>GRID REF:</b>	<b>E</b> 439486	<b>TARGET DATE:</b>	30.05.2005
	<b>N</b> 466605	<b>DECISION DATE:</b>	16.05.2005

**APPLICATION NO:** 6.64.629.A.FUL

**LOCATION:**

17 St Helena Boroughbridge York North Yorkshire YO51 9AG

**PROPOSAL:**

Erection of 4.66m length extension to a height of 1m, on top of existing 1m high wall (Revised Scheme).

**APPLICANT:**

Mr R M Whitfield

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 16.05.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The materials to be used in the construction of the extension to the wall hereby permitted shall match those used in the existing wall .

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment;

and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/00879/FUL	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Mrs G Pinna-Morrell	<b>DATE VALID:</b>	21.02.2005
<b>GRID REF:</b>	<b>E</b> 439635	<b>TARGET DATE:</b>	18.04.2005
	<b>N</b> 466695	<b>DECISION DATE:</b>	07.06.2005

**APPLICATION NO:** 6.64.98.M.FUL

**LOCATION:**

19 High Street Boroughbridge York North Yorkshire

**PROPOSAL:**

Erection of two storey extension to rear gable, first floor extension over existing kitchen and utility, and single storey rear kitchen extension.

**APPLICANT:**

Mr P Thomas

REFUSED. Reason(s) for refusal:-

- 1 The development would result in the loss of turning area that was approved and required under planning permission ref 6.64.98.J.FUL in Drawing Number CW/111/12/96 for the erection of a double garage and store (revised location), the loss of which would restrict manoeuvrability within the site and create conditions prejudicial to road safety, contrary to Policy A1 of the Harrogate District Local Plan.

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<b>CASE NUMBER:</b>	05/01172/FUL	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Miss S Greaves	<b>DATE VALID:</b>	17.03.2005
<b>GRID REF:</b>	<b>E</b> 439582	<b>TARGET DATE:</b>	12.05.2005
	<b>N</b> 466908	<b>DECISION DATE:</b>	09.05.2005

**APPLICATION NO:** 6.64.296.E.FUL

**LOCATION:**

No. 3 (Formerly Mythurst) Bridge Street Boroughbridge York North Yorkshire YO5 9LF

**PROPOSAL:**

Erection of extension to existing garage.

**APPLICANT:**

Mr C Lucas

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension due to its position, form and design would be harmful to the character and appearance of the existing building and conservation area, and is contrary to Policies A1, HD1, HD3, HD20 and H15 of Harrogate District Local Plan (adopted 2001, altered 2004).

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<b>CASE NUMBER:</b>	05/01173/LB	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Miss S Greaves	<b>DATE VALID:</b>	17.03.2005
<b>GRID REF:</b>	<b>E</b> 439582	<b>TARGET DATE:</b>	12.05.2005
	<b>N</b> 466908	<b>DECISION DATE:</b>	09.05.2005

**APPLICATION NO:** 6.64.296.F.LB

**LOCATION:**

No. 3 (Formerly Mythurst) Bridge Street Boroughbridge York North Yorkshire YO5 9LF

**PROPOSAL:**

Listed Building application for the extension to existing garage and fitting of roller shutter door.

**APPLICANT:**

Mr C Lucas

REFUSED. Reason(s) for refusal:-

- 1 The proposed extension due to its position, form and design would be harmful to the character, appearance, and physical fabric of this listed building, and the conservation area, and is contrary to Policies HD1 and HD3 of Harrogate District Local Plan (adopted 2001, altered 2004).

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<b>CASE NUMBER:</b>	05/02024/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	26.04.2005
<b>GRID REF:</b>	<b>E</b> 436354	<b>TARGET DATE:</b>	21.06.2005
	<b>N</b> 462731	<b>DECISION DATE:</b>	07.06.2005

**APPLICATION NO:** 6.70.122.B.FUL

**LOCATION:**

Bryony Main Street Staveley Knaresborough North Yorkshire HG5 9LD

**PROPOSAL:**

Erection of two storey side extension, attached garage and front porch (revised scheme).

**APPLICANT:**

Mr And Mrs D Dexter

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 07.06.2010
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING
- 4 The extension hereby approved shall be constructed with the following:

Concrete floor  
Gas proof membrane beneath the floor  
Sealing/ protection of any services to building  
Adequate high level ventilation

A verification should be submitted to the local authority on the completion of any works

- 5 HW23 GARAGE CONVERSION TO HABITABLE ROOM
- 6 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:-

(ic) the crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and the Specification of the Local Highway Authority;

(ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 4.5 metres back from the carriageway of the existing highway and shall open into the site;

(iv) that part of the access(es) extending 4.5 metres into the site from the carriageway of the existing highway shall be made up and surfaced in accordance with the approved details and the Specification of the Local Highway Authority;

(v) 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 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.

- 7 Prior to development commencing the bus stop shall be repositioned as agreed with

North Yorkshire County Council.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12R VISUAL AMENITY
- 4 The site lies within 250 metres of a landfill site
- 5 HW23R ROAD SAFETY REQUIREMENTS
- 6 HW07R VEHICLE AND PEDESTRIAN SAFETY REQUIREMENTS
- 7 To ensure the provision of a bus stop.

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/00668/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Miss Laura Eastwood	<b>DATE VALID:</b>	14.02.2005
<b>GRID REF:</b>	<b>E</b> 441660	<b>TARGET DATE:</b>	11.04.2005
	<b>N</b> 463290	<b>DECISION DATE:</b>	31.05.2005

**APPLICATION NO:** 6.71.133.A.FUL

**LOCATION:**

The Old Manor House Grafton York North Yorkshire YO51 9QJ

**PROPOSAL:**

Erection of single storey side extension and 3.7m length of 3.5m high front wall.

**APPLICANT:**

Mr D Lawrence

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 31.05.2010

- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter and/or drawings received by the Council of the Borough of Harrogate dated 20 April 2005 and as modified by the conditions of this consent.
- 3 CD12 MATERIALS OF EXTN TO MATCH EXISTING

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY

### **JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/00071/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mrs N M Waddington	<b>DATE VALID:</b>	22.03.2005
<b>GRID REF:</b>	<b>E</b> 432210	<b>TARGET DATE:</b>	17.05.2005
	<b>N</b> 461010	<b>DECISION DATE:</b>	16.05.2005

**APPLICATION NO:** 6.76.32.F.FUL

### **LOCATION:**

Sunnyside Farm Brearton Harrogate North Yorkshire HG3 3BX

### **PROPOSAL:**

Formation of tennis court with the erection of 2.75m high perimeter fencing, and extension of domestic curtilage.

### **APPLICANT:**

Mr & Mrs Hartley

REFUSED. Reason(s) for refusal:-



- 1 The proposed extension of the domestic curtilage into the countryside and formation of tennis court with 2.75m high fencing is considered harmful to the character and appearance of the landscape and the form of the settlement. The proposal is contrary to the provisions of policies A1, C2, and C18 of the Harrogate District Local Plan and Policy E2 of the North Yorkshire Structure Plan

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<b>CASE NUMBER:</b>	05/01786/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mrs L Drake	<b>DATE VALID:</b>	12.04.2005
<b>GRID REF:</b>	<b>E</b> 434715	<b>TARGET DATE:</b>	07.06.2005
	<b>N</b> 460810	<b>DECISION DATE:</b>	31.05.2005

**APPLICATION NO:** 6.84.64.D.FUL

**LOCATION:**

Branton Court Farnham Knaresborough North Yorkshire HG5 9JE

**PROPOSAL:**

Conversion of existing agricultural buildings to form 1 dwelling (Site area 0.07ha) (Revised Scheme)

**APPLICANT:**

Mr D S Gregory

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 31.05.2010
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 03.05.2005
- 3 CI02Z PD RESTRICTION, NO ... extensions, garages, roof/dormer windows, garden building
- 4 The garden of the converted barn shall not extend any further than the area shown edged green on the attached plan.
- 5 Prior to the commencement of development hereby approved full details of the proposed boundary treatments to the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include what materials are proposed, the height of the boundary and, in the case of hedges, the species and spacings proposed. Thereafter the approved details shall be implemented prior to the first use of the access road and the occupation of the dwelling.
- 6 CD13 WINDOW FRAME MATERIALS ... timber
- 7 CD05 REVEALS: MM ... 75mm
- 8 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 9 CL04 REPLANTING IF ANY TREES/SHRUBS DIE
- 10 HW23 GARAGE CONVERSION TO HABITABLE ROOM

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CI02ZR PROTECT VISUAL AMENITY
- 4 To define the limits of residential activity and to prevent encroachment into surrounding agricultural land.
- 5 In the interests of visual amenity and to ensure that the boundary treatment on the site is in keeping with the surrounding rural area and does not have a detrimental impact on the openness of the countryside.
- 6 CD13R VISUAL AMENITY
- 7 CD05R VISUAL AMENITY
- 8 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 9 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 10 HW23R ROAD SAFETY REQUIREMENTS

## **INFORMATIVES**

1. This permission relates solely to the conversion of the existing buildings; any demolition and rebuilding (other than as may be approved in writing by the Local Planning Authority) would render the permission inoperable and invalid.

## **JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

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<b>CASE NUMBER:</b>	05/01649/FUL	<b>WARD:</b>	Knaresborough Scriven P
<b>CASE OFFICER:</b>	Mr P Jewkes	<b>DATE VALID:</b>	01.04.2005
<b>GRID REF:</b>	<b>E</b> 434445	<b>TARGET DATE:</b>	27.05.2005
	<b>N</b> 457910	<b>DECISION DATE:</b>	23.05.2005

**APPLICATION NO:** 6.94.40.D.FUL

### **LOCATION:**

Scriven Park Ripley Road Knaresborough North Yorkshire HG5 9DF

### **PROPOSAL:**

Erection of 1.2m high railings on 200m length of existing boundary wall adjacent to High Bond End, Knaresborough.

**APPLICANT:**

Hospital & Medical Care Assoc.

REFUSED. Reason(s) for refusal:-

- 1 It is considered that the erection of a 1.2m high metal fence on top of the stone wall would introduce a suburban feature into the area which would be detrimental to the visual amenity of the area and would not preserve or enhance the character and appearance of the conservation area. The proposal would therefore be contrary to Policies A1 and HD3 of the Harrogate District Local Plan.
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HARROGATE BOROUGH COUNCIL

AREA2 DEVELOPMENT CONTROL COMMITTEE

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LIST OF APPLICATIONS DETERMINED BY THE SOLICITOR OF THE COUNCIL  
AFTER CONSULTATION WITH THE HEAD OF PLANNING SERVICES

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<b>CASE NUMBER:</b>	05/01070/CLEUD	<b>WARD:</b>	Knarborough East
<b>CASE OFFICER:</b>	Miss S Taylor	<b>DATE VALID:</b>	01.03.2005
<b>GRID REF:</b>	<b>E</b> 435755	<b>TARGET DATE:</b>	26.04.2005
	<b>N</b> 457445	<b>DECISION DATE:</b>	26.04.2005

**APPLICATION NO:** 6.100.236.A.CLEUD

**LOCATION:**

3 Park Lane Knarborough North Yorkshire HG5 0DQ

**PROPOSAL:**

Application for a certificate of lawfulness for an existing use as an osteopathic practice (use class D1)

**APPLICANT:**

Mr And Mrs R F Larwood

APPROVED

- 1 The use of a outbuildings at the rear of the dwellinghouse shown coloured blue on the attached plan as a osteopath practice including one treatment room, entrance hall and reception run/managed by the occupiers of the dwelling 3 Park Lane Knarborough.
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