

**HARROGATE BOROUGH COUNCIL**

**PLANNING COMMITTEE**

**LIST OF APPLICATIONS DETERMINED BY THE CHIEF PLANNER (DEVELOPMENT CONTROL) UNDER THE SCHEME OF DELEGATION**

<b>CASE NUMBER:</b>	13/02261/FUL	<b>WARD:</b>	Bilton
<b>CASE OFFICER:</b>	Mrs N M Waddington	<b>DATE VALID:</b>	17.06.2013
<b>GRID REF:</b>	E 430171	<b>TARGET DATE:</b>	12.08.2013
	N 457406	<b>DECISION DATE:</b>	23.07.2013

**APPLICATION NO:** 6.79.6965.FUL

**LOCATION:**

6 Knox Close Harrogate North Yorkshire HG1 3EG

**PROPOSAL:**

Erection of two storey side extension with rear dormer window and installation of rooflight.

**APPLICANT:**

Mr & Mrs S Boot

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.07.2016.
- 2 The development hereby permitted shall be carried out in accordance with drawing number P02 A received by the Local Planning Authority on 22 July 2013, and as amended by the conditions this consent
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
- 4 The glazing of the two ground floor side elevation windows shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be maintained at all times in perpetuity.
- 5 The dormer cheeks shall be clad in tiles with matching colour to the existing house roof tiles

Reasons for Conditions:-

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

- 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
  - 3 In the interests of visual amenity.
  - 4 In the interests of privacy and residential amenity
  - 5 In the interests of visual amenity.

## **INFORMATIVES**

1. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 (1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in an lawful manner. Natural England can be contacted at consultations@naturalengland.org.uk, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.
2. You are advised that the development may involve building work covered by the Party Wall etc Act 1996 that is separate from planning or building regulations control. Do not commence work on the development until you comply with the provisions of this Act.

## **JUSTIFICATION FOR GRANTING CONSENT**

The proposed development is acceptable in the context of the host dwelling and its surroundings, and is not considered to materially harm existing levels of privacy or amenity afforded to neighbours, or character of the streetscene. Given the context the proposal complies with the provisions of the development plan

<b>CASE NUMBER:</b>	13/01958/FUL	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Mr A Hough	<b>DATE VALID:</b>	29.05.2013
<b>GRID REF:</b>	E 439993	<b>TARGET DATE:</b>	24.07.2013
	N 466550	<b>DECISION DATE:</b>	24.07.2013

**APPLICATION NO:** 6.64.107.H.FUL

### **LOCATION:**

Boroughbridge Sports Association Sports Ground Boroughbridge North Yorkshire

### **PROPOSAL:**

Installation of 18 floodlights on 12 6.7m high columns.

### **APPLICANT:**

Boroughbridge Tennis Club

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.07.2016.
- 2 The development hereby approved shall be carried out in accordance with the submitted details as amended by any other conditions of this consent and the following approved plans :  
  
Location Plan Scale 1:1250  
Location Plan and layout  
Floodlight Layout diagram
- 3 Unless otherwise agreed in writing with the Local Planning Authority, the floodlighting shall be designed, installed prior to bringing into use and then maintained, so as to ensure that:
  - a) The illumination is kept to a minimum level and floodlighting turned off no later than 2130 hours.
  - b) The beam angle of any lights directed towards any potential observer is kept below 70 degrees. Spill shields shall also be fitted.
  - c) Lights are angled and positioned to ensure no light spillage (zero lux) at the elevations of the nearby residential properties.
  - d) Lights shall be designed to be asymmetrical beams that permit front glazing to be kept at or near parallel to the surface of the play area.
  - e) Lights shall be turned off when not in use.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 To secure the satisfactory implementation of the proposal.
- 3 In the interests of residential amenity and to ensure compliance with Harrogate District Local Plan Policy R5 and R12 and Harrogate District Local Development Framework Core Strategy Policy SG4.

## **JUSTIFICATION FOR GRANTING CONSENT**

The development by reason of its close proximity to residential property (Jasmine Cottage) will have the potential to impact upon the amenity of the occupiers of that unit, through the intensification of use of the facility and light pollution. The floodlights are required to enhance the existing facilities at the club and it is considered that sufficient mitigation can be controlled through the imposition of conditions to ensure that the lights do not have an

undue harmful impact to justify refusal of the consent. In this respect a condition is required to ensure that the lights are only switched on when in use and are turned off no later than 9:30pm as recommended by the Chief Environmental Protection team . Additional mitigation is required to ensure that there is no light spillage to the adjacent unit. Subject to the above it is considered that in the absence of any other materials considerations to set aside the provisions of the development plan, the scheme is in accordance with the provisions of the saved Harrogate District Local Plan Policy R5 and R12.

<b>CASE NUMBER:</b>	13/02082/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mr A Hough	<b>DATE VALID:</b>	12.06.2013
<b>GRID REF:</b>	E 443839	<b>TARGET DATE:</b>	07.08.2013
	N 464655	<b>DECISION DATE:</b>	23.07.2013

**APPLICATION NO:** 6.72.17.E.FUL

**LOCATION:**

Bramley Cottage Lower Dunsforth York North Yorkshire YO26 9RZ

**PROPOSAL:**

Erection of single storey extension and pitched roof over existing extension.

**APPLICANT:**

Mr P Thompson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.07.2016.
- 2 The development hereby approved shall be carried out in accordance with the submitted details as amended by any other conditions of this consent and the following approved plans :  
  
Location Plan: PT01-01  
Proposed Side Extension  
Existing and Proposed Plans and Elevations Drawing No. PT01 -02
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 To secure the satisfactory implementation of the proposal.
- 3 In the interests of visual amenity.

## JUSTIFICATION FOR GRANTING CONSENT

The proposed alterations and extension of the dwelling would not adversely impact upon the character of the existing dwelling or the visual amenity of the locality. The extension is sited to the western gable of the dwelling and as such there is no impact upon neighbouring residential property. The scheme retains existing parking space and amenity area surrounding the property and as such is considered wholly compliant with the provisions of the development plan. In the absence of any material considerations to set aside the provisions of the development plan, approval of the application can be supported.

<b>CASE NUMBER:</b>	13/02513/PNA	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mr Mark Danforth	<b>DATE VALID:</b>	04.07.2013
<b>GRID REF:</b>	E 432563	<b>TARGET DATE:</b>	01.08.2013
	N 459367	<b>DECISION DATE:</b>	22.07.2013

**APPLICATION NO:** 6.83.182.PNA

### LOCATION:

Sunnyside Farm Main Street Scotton Knaresborough North Yorkshire HG5 9HY

### PROPOSAL:

Erection of replacement agricultural barn.

### APPLICANT:

Mr T Spink

Prior approval not required

<b>CASE NUMBER:</b>	13/02705/PNA	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mr Mark Danforth	<b>DATE VALID:</b>	10.07.2013
<b>GRID REF:</b>	E 443030	<b>TARGET DATE:</b>	07.08.2013
	N 463316	<b>DECISION DATE:</b>	22.07.2013

**APPLICATION NO:** 6.71.119.B.PNA

### LOCATION:

Hundayfield Farm Marton Cum Grafton York North Yorkshire YO51 9QT

**PROPOSAL:**

Erection of building for storage of straw.

**APPLICANT:**

G.T. Barton And Son

Prior approval not required

<b>CASE NUMBER:</b>	13/02048/FUL	<b>WARD:</b>	Granby
<b>CASE OFFICER:</b>	Phil Jewkes	<b>DATE VALID:</b>	30.05.2013
<b>GRID REF:</b>	E 432413	<b>TARGET DATE:</b>	25.07.2013
	N 455530	<b>DECISION DATE:</b>	18.07.2013

**APPLICATION NO:** 6.79.9822.D.FUL

**LOCATION:**

47 Walworth Avenue Harrogate North Yorkshire HG2 7RB

**PROPOSAL:**

Erection of a single storey extension (Revised Scheme).

**APPLICANT:**

Mr P Mather

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 18.07.2016.
- 2 The development hereby permitted shall be carried out in strict accordance with the submitted plan reference JBWA002 01 received by the Local Planning Authority on the 30 May 2013.
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reasons for Conditions:-

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

**JUSTIFICATION FOR GRANTING CONSENT**

The proposed extension reflects the design and appearance of the application dwelling. There is adequate separation distance between the proposed extension and the adjacent dwellings to ensure that the proposal does not materially harm existing levels of privacy and amenity. The extension would not have any detrimental impact on the street scene. The proposal therefore accords with the provisions of the development plan.

<b>CASE NUMBER:</b>	13/01613/FUL	<b>WARD:</b>	Harlow Moor
<b>CASE OFFICER:</b>	Mrs N M Waddington	<b>DATE VALID:</b>	07.06.2013
<b>GRID REF:</b>	E 429437	<b>TARGET DATE:</b>	02.08.2013
	N 454607	<b>DECISION DATE:</b>	22.07.2013

**APPLICATION NO:** 6.79.4091.B.FUL

**LOCATION:**

41 West Cliffe Terrace Harrogate North Yorkshire HG2 0PU

**PROPOSAL:**

Erection of dormer window.

**APPLICANT:**

Mr C Johnston

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.07.2016.
- 2 The development hereby permitted shall be carried out in accordance with the submitted details received by the Local Planning Authority on 2 May 2013
- 3 The dormer face and cheeks shall be clad in natural slate to match the existing slate on the dwelling.
- 4 The glazing of the dormer window hereby permitted shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be maintained at all times in perpetuity.

#### Reasons for Conditions:-

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

#### INFORMATIVES

1. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 (1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in an lawful manner. Natural England can be contacted at consultations@naturalengland.org.uk, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.
2. You are advised that the development may involve building work covered by the Party Wall etc Act 1996 that is separate from planning or building regulations control. Do not commence work on the development until you comply with the provisions of this Act.

#### JUSTIFICATION FOR GRANTING CONSENT

The proposed development is acceptable in the context of the host dwelling and its surroundings, and is not considered to result in harm the character or appearance of this part of the conservation area or neighbouring residential amenity. Given the context the proposal complies with the provisions of the development plan

<b>CASE NUMBER:</b>	13/02137/FUL	<b>WARD:</b>	Harlow Moor
<b>CASE OFFICER:</b>	Phil Jewkes	<b>DATE VALID:</b>	06.06.2013
<b>GRID REF:</b>	E 429027	<b>TARGET DATE:</b>	01.08.2013
	N 455300	<b>DECISION DATE:</b>	25.07.2013

**APPLICATION NO:** 6.79.79.B.FUL

#### LOCATION:

Penrith Gate 41 Duchy Road Harrogate North Yorkshire HG1 2HA

#### PROPOSAL:

Erection of new walls 410mm high with painted black railings on top of of the new walls

(maximum height of wall and fence 1.7m) and gates and new permeable gravel to existing drive.

**APPLICANT:**

Mr & Mrs D Gartland

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.07.2016.
- 2 The development hereby permitted shall be carried out in strict accordance with the amended plan reference 102/01 09005 Rev B received by the Local Planning Authority on the 18 July 2013.
- 3 The 410mm stone walls hereby approved shall be constructed of coursed stone to match the existing stone wall at the front of the site.

Reasons for Conditions:-

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

**JUSTIFICATION FOR GRANTING CONSENT**

The proposed development would reflect the design and appearance other similar walls and railings in the vicinity. The proposal would not have any detrimental impact on the street and would preserve and enhance the character and appearance of the conservation area. The proposal therefore accords with the provisions of the development plan.

<b>CASE NUMBER:</b>	13/02149/FUL	<b>WARD:</b>	Harlow Moor
<b>CASE OFFICER:</b>	Miss Heather Coles-Bayes	<b>DATE VALID:</b>	11.06.2013
<b>GRID REF:</b>	E 429192 N 454603	<b>TARGET DATE:</b>	06.08.2013
		<b>DECISION DATE:</b>	18.07.2013

**APPLICATION NO:** 6.79.1901.E.FUL

**LOCATION:**

16 Florence Road Harrogate North Yorkshire HG2 0LD

**PROPOSAL:**

Erection of a porch.

**APPLICANT:**

Mr V Yellen

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 18.07.2016.
- 2 The development hereby permitted shall be carried out in accordance with the details and specifications shown on drawing F.R./202 rev B - As Proposed Planning Drawing and as modified by the conditions of this consent.
- 3 The external materials of the extension hereby approved shall match the external materials of the existing dwellinghouse.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of the appearance of the dwelling and the Area of Outstanding Natural Beauty, in accordance with Policies H15 and HD20 of the Harrogate District Local Plan and Policy SG4 of the Harrogate District Core Strategy DPD.

**JUSTIFICATION FOR GRANTING CONSENT**

The development would respect the character and appearance of the house and the area and it would not unduly harm the amenities of neighbouring residents. The proposal complies with guidance in the National Planning Policy Framework, Policies HD20, H15 of the Harrogate District Local Plan, Policies SG4, EQ1 and EQ2 of the Harrogate District Core Strategy DPD and guidance in the Council's 'House Extensions and Garages Design Guide' SPD.

<b>CASE NUMBER:</b>	13/02221/TPO	<b>WARD:</b>	Harlow Moor
<b>CASE OFFICER:</b>	Mrs N M Waddington	<b>DATE VALID:</b>	07.06.2013
<b>GRID REF:</b>	E 428368	<b>TARGET DATE:</b>	02.08.2013
	N 455385	<b>DECISION DATE:</b>	22.07.2013

**APPLICATION NO:** 6.79.12601.TPO

**LOCATION:**

1 Oakdale Manor Harrogate North Yorkshire HG1 2NA

**PROPOSAL:**

Crown reducing of 1 Prunus Tree in area A1 of Tree Preservation Order 05/1985.

**APPLICANT:**

Mrs Walsh

APPROVED subject to the following conditions:-

- 1 The works hereby permitted shall be begun within 2 years of the date of this decision.
- 2 All works shall be carried out by a suitably qualified and insured arborist, carried out so as to conform to British Standards 3998:2010 Recommendations for Tree Works, with no pruning wounds greater than 30mm in diameter generated as a result of the proposed works.

Reasons for Conditions:-

- 1 In the interests of amenity.
- 2 In the interests of the health and amenity of the trees and the visual amenity of the area.

<b>CASE NUMBER:</b>	13/02210/FUL	<b>WARD:</b>	High Harrogate
<b>CASE OFFICER:</b>	Mrs N M Waddington	<b>DATE VALID:</b>	18.06.2013
<b>GRID REF:</b>	<b>E</b> 431291	<b>TARGET DATE:</b>	13.08.2013
	<b>N</b> 455499	<b>DECISION DATE:</b>	23.07.2013

**APPLICATION NO:** 6.79.3261.F.FUL

**LOCATION:**

Chapters 4A Church Square Harrogate North Yorkshire HG1 4SP

**PROPOSAL:**

Erection of a single storey extension.

**APPLICANT:**

Mr & Mrs S Rosenvinge

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.07.2016.

- 2 The development hereby permitted shall be carried out in accordance with drawing number 2991-01 received by the Local Planning Authority on 7 June 2013
- 3 All external stonework of the proposed development shall match the stonework of the original building in type, size, colour, dressing and coursing to the satisfaction of the Local Planning Authority. All new rooftiles shall match the existing
- 4 All new windows and doors shall be set back from the external face of the walls, to form reveals to match those of existing openings
- 5 All new heads and cills shall be natural stone to match the existing stonework.
- 6 The window frames of the development hereby permitted shall be timber vertical sliding sash
- 7 The stonework to be used to increase the height of the boundary walls shall match the stonework of the existing boundary walls type, size, colour, dressing and coursing
- 8 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area
- 9 The proposed roof lights shall be of the conservation range lying flush with the roof slope.

#### Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.
- 4 In the interests of visual amenity.
- 5 In the interests of visual amenity.
- 6 In the interests of visual amenity.
- 7 In the interests of visual amenity.
- 8 In the interests of the privacy and amenity of the occupiers of nearby dwellings.
- 9 In the interests of visual amenity.

#### **INFORMATIVES**

1. Listed Building Consent is also required in respect of this development. You are advised not to start work until such time as an appropriate Notice of Listed Building Consent has been granted and you should ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of such a Listed Building Consent.
2. You are advised that the development may involve building work covered by the Party Wall etc Act 1996 that is separate from planning or building regulations control.

Do not commence work on the development until you comply with the provisions of this Act.

## **JUSTIFICATION FOR GRANTING CONSENT**

The proposal represents a small scale addition, the design reflects that of the host property, the proposal does not materially harm existing levels of privacy or amenity afforded to neighbours, and is considered to result in harm to the adjacent listed building. The proposal complies with the provisions of the development plan

<b>CASE NUMBER:</b>	13/02066/TPO	<b>WARD:</b>	Hookstone
<b>CASE OFFICER:</b>	Mr Graham Brookfield	<b>DATE VALID:</b>	30.05.2013
<b>GRID REF:</b>	<b>E</b> 431844	<b>TARGET DATE:</b>	25.07.2013
	<b>N</b> 454503	<b>DECISION DATE:</b>	19.07.2013

**APPLICATION NO:** 6.79.8138.TPO

### **LOCATION:**

Cecilhurst 41 Hookstone Drive Harrogate North Yorkshire HG2 8PR

### **PROPOSAL:**

Crown Cleaning and Crown Lifting of 1 Copper Beech and 1 Lime Tree, Crown Cleaning and Crown Reducing of 2 Beech Trees, Crown Cleaning and Lateral Reduction of 1 Oak Tree and 1 Beech Tree, Crown Cleaning, Crown Lifting and Lateral Reduction of 1 Beech Tree in area A1 of Tree Preservation Order 02/1981.

### **APPLICANT:**

Mr G Bones

APPROVED subject to the following conditions:-

- 1 The works hereby permitted shall be carried out within two years of the date of this permission.
- 2 All works shall be carried out by an appropriately experienced and qualified tree surgeon in accordance with the specification noted in the application and so as to conform to British Standards 3998:2010 'Recommendations for Tree Works'

Reasons for Conditions:-

- 1 In the interests of the health and amenity of the tree(s).
- 2 In the interests of the health and amenity of the tree(s).

<b>CASE NUMBER:</b>	13/02018/FUL	<b>WARD:</b>	Kirkby Malzeard
<b>CASE OFFICER:</b>	Mr Andrew Siddall	<b>DATE VALID:</b>	05.06.2013
<b>GRID REF:</b>	<b>E</b> 423199	<b>TARGET DATE:</b>	31.07.2013
	<b>N</b> 469921	<b>DECISION DATE:</b>	23.07.2013

**APPLICATION NO:** 6.42.67.FUL

**LOCATION:**

Talisker Grantley Ripon North Yorkshire HG4 3PJ

**PROPOSAL:**

Erection of two storey extension.

**APPLICANT:**

Mr & Mrs D Hand

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.07.2016.
- 2 Development shall be carried out in accordance with the approved plan, comprising drawing numbered TG/PL01 A, received by the local planning authority on 22 July 2013.
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reasons for Conditions:-

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

**INFORMATIVES**

1. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 (1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the

National Bat Helpline on 0845 1300 228. Developers/contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in an lawful manner. Natural England can be contacted at consultations@naturalengland.org.uk, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.

## **JUSTIFICATION FOR GRANTING CONSENT**

The proposal represents a small scale extension to this residential property which does not harm existing levels of residential amenity and does not have a material impact on the character and appearance of the existing dwelling or the natural beauty of this part of Nidderdale AONB. As such the application meets the relevant requirements of the development plan.

<b>CASE NUMBER:</b>	13/01980/FUL	<b>WARD:</b>	Knaresborough East
<b>CASE OFFICER:</b>	Mrs G Pinna-Morrell	<b>DATE VALID:</b>	27.05.2013
<b>GRID REF:</b>	E 435594	<b>TARGET DATE:</b>	22.07.2013
	N 457122	<b>DECISION DATE:</b>	22.07.2013

**APPLICATION NO:** 6.100.2572.FUL

### **LOCATION:**

78 Manor Road Knaresborough North Yorkshire HG5 0DS

### **PROPOSAL:**

Proposed replacement pitched roof and alterations to existing conservatory and erection of detached workshop/store.

### **APPLICANT:**

Mr A Pedel

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.07.2016.
- 2 The development shall be carried out in strict accordance with Drg No. M.R. (78)/102.
- 3 The external render it is intended to be applied to finish the walls of the workshop building hereby permitted shall match the colour and texture of that used in the construction of the existing garage.

Reasons for Conditions:-

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

- 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.

## **JUSTIFICATION FOR GRANTING CONSENT**

The proposals form appropriate alterations and additions to the host dwelling which retain its overall appearance, safeguard the level of amenity currently afforded to neighbouring property and have minimal impact on the spatial quality and character of the area. The proposal therefore accords with the provisions of the development plan and there are no other material considerations in this instance that warrant setting aside local planning policies.

<b>CASE NUMBER:</b>	13/01875/FUL	<b>WARD:</b>	Knaresborough Scriven Park
<b>CASE OFFICER:</b>	Mrs G Pinna-Morrell	<b>DATE VALID:</b>	31.05.2013
<b>GRID REF:</b>	<b>E</b> 433302	<b>TARGET DATE:</b>	26.07.2013
	<b>N</b> 457436	<b>DECISION DATE:</b>	31.07.2013

**APPLICATION NO:** 6.100.2881.FUL

### **LOCATION:**

Bilton Hall House Bilton Hall Farm Knaresborough Harrogate North Yorkshire HG1 4DW

### **PROPOSAL:**

Installation of 4 rooflights.

### **APPLICANT:**

Mr & Mrs Adams

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 31.07.2016.
- 2 The development hereby permitted shall be carried out in strict accordance with Ref: JBBH008-03 Date 18/04/13.

Reasons for Conditions:-

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

## JUSTIFICATION FOR GRANTING CONSENT

The proposal form acceptable additions to the roof slope of the property which retain its overall appearance and do not detract from the wider visual amenity of the countryside nor have any implications for the level of amenity currently afforded to the occupants of neighbouring property. The proposal therefore accords with the provisions of the development plan and there are no other material considerations in this instance that warrant setting aside local planning policies.

<b>CASE NUMBER:</b>	13/02233/TPO	<b>WARD:</b>	Knaresborough Scriven Park
<b>CASE OFFICER:</b>	Mrs G Pinna-Morrell	<b>DATE VALID:</b>	07.06.2013
<b>GRID REF:</b>	<b>E</b> 433391	<b>TARGET DATE:</b>	02.08.2013
	<b>N</b> 458139	<b>DECISION DATE:</b>	22.07.2013

**APPLICATION NO:** 6.100.2546.TPO

### LOCATION:

54 Appleby Crescent Knaresborough North Yorkshire HG5 9LS

### PROPOSAL:

Felling of 2 Hawthorn Trees of Group G36 of Tree Preservation Order 05/2008.

### APPLICANT:

Mr Ramsgill

APPROVED subject to the following conditions:-

- 1 The works hereby permitted shall be completed within two years from the date of this decision.
- 2 During the first planting season (November-March) following the felling of the trees hereby granted consent, replacement trees shall take place as follows:

No of trees: 2

Species of tree: Hawthorn

Stock size: Trees shall be 10-12cm girth when measured at 1.5 metres from ground level. The trees shall be planted in a prepared pit which is 50% larger than the root ball of the tree to be planted. The sides of the planting shall be forked over to help alleviate compaction and allow the tree roots to become established. The trees shall be planted with the root collar at the same level as the surrounding soil levels. The trees shall be backfilled with topsoil clean of building contaminants. The trees shall be anchored with a single stake angled at 45% and attached to the trunk of the tree at approximately 1 metre above ground level. The stake shall be driven into the ground clean of the root ball.

Location of planting: within 3 metres of the removed trees.

No later than two weeks following the commencement of the replacement tree planting described above, written notice shall be given to the Local Planning Authority together with a date for completion of the planting.

- 3 In the event of the failure of any tree planted in accordance with condition 02 of this consent to survive for a period of five years from the date of completion of the planting, such tree shall be replaced with a replacement tree of a species and in a location to be agreed in writing by the Local Planning Authority. Such a tree shall be planted within the first available planting season following the failure of the original tree.
- 4 All works shall be undertaken by a trained Arborist in accordance with British Standards 3998: 2010 Works to Trees.

Reasons for Conditions:-

- 1 In the interests of visual amenity.
- 2 In the interests of visual amenity and to safeguard the character and appearance of the area.
- 3 In the interests of visual amenity.
- 4 In the interests of good arboricultural practice.

<b>CASE NUMBER:</b>	13/02363/FUL	<b>WARD:</b>	Knaresborough Scriven Park
<b>CASE OFFICER:</b>	Phil Jewkes	<b>DATE VALID:</b>	18.06.2013
<b>GRID REF:</b>	E 435053	<b>TARGET DATE:</b>	13.08.2013
	N 457740	<b>DECISION DATE:</b>	25.07.2013

**APPLICATION NO:** 6.100.1942.B.FUL

**LOCATION:**

12 The Avenue Knaresborough North Yorkshire HG5 0NL

**PROPOSAL:**

Erection of conservatory (Revised Scheme).

**APPLICANT:**

Mrs A MacDonald

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.07.2016.
- 2 The development hereby permitted shall be carried out in strict accordance with the submitted plan reference 204/2/6/6/2013 received by the Local Planning Authority on the 18 June 2013.

Reasons for Conditions:-

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

### JUSTIFICATION FOR GRANTING CONSENT

The proposed extension complements the design and appearance of the application dwelling. There is adequate separation distance between the proposed extension and the adjacent dwellings to ensure that the proposal does not materially harm existing levels of privacy and amenity. The proposal therefore accords with the provisions of the development plan.

<b>CASE NUMBER:</b>	12/03873/DISCON	<b>WARD:</b>	Low Harrogate
<b>CASE OFFICER:</b>	Mr A Hough	<b>DATE VALID:</b>	05.10.2012
<b>GRID REF:</b>	E 429871	<b>TARGET DATE:</b>	30.11.2012
	N 455305	<b>DECISION DATE:</b>	22.07.2013

**APPLICATION NO:** 6.79.11579.B.DISCON

**LOCATION:**

1-3 Royal Parade Harrogate North Yorkshire HG1 2SZ

**PROPOSAL:**

Application for approval of details required by condition 3 (Materials) and 7 (Windows) in relation to 6.79.11579.B.FUL as replaced by permission 6.79.11579.C.REP

**APPLICANT:**

CRL Architects

CONFIRMATION of discharge of condition(s)

**CASE NUMBER:** 13/01695/FUL  
**CASE OFFICER:** Phil Jewkes  
**GRID REF:** E 430428  
N 455210

**WARD:** Low Harrogate  
**DATE VALID:** 30.05.2013  
**TARGET DATE:** 25.07.2013  
**DECISION DATE:** 22.07.2013

**APPLICATION NO:** 6.79.5565.B.FUL

**LOCATION:**

59 Station Parade Harrogate North Yorkshire HG1 1TT

**PROPOSAL:**

Retention of 7 air conditioning units and compound.

**APPLICANT:**

Multiyork Furniture Ltd

APPROVED subject to the following conditions:-

- 1 The air condition units hereby approved shall only be used between the hours of 0900 to 1800 Mondays to Saturdays and 1100 to 1700 on Sundays and Bank Holidays.

Reasons for Conditions:-

- 1 To prevent any noise problems for the surrounding premises.

**JUSTIFICATION FOR GRANTING CONSENT**

The air condition units do not have any significant detrimental noise impact on the surrounding premises or any significant detrimental impact on the street scene. The development has a neutral impact on the character and appearance of the conservation area. The development therefore accords with the provisions of the development plan.

**CASE NUMBER:** 13/01752/DISCON  
**CASE OFFICER:** Mr A Moxon  
**GRID REF:** E 429867  
N 454640

**WARD:** Low Harrogate  
**DATE VALID:** 22.05.2013  
**TARGET DATE:** 17.07.2013  
**DECISION DATE:** 18.07.2013

**APPLICATION NO:** 6.79.10496.A.DISCON

**LOCATION:**

Flat 2 3 Lancaster Road Harrogate North Yorkshire HG2 0EZ

**PROPOSAL:**

Approval of details under condition 4 (materials) of planning permission 6.79.10496.A.FUL.

**APPLICANT:**

Mr And Mrs T Prudhoe

CONFIRMATION of discharge of condition(s)

<b>CASE NUMBER:</b>	13/01965/FUL	<b>WARD:</b>	Low Harrogate
<b>CASE OFFICER:</b>	Mrs G Pinna-Morrell	<b>DATE VALID:</b>	29.05.2013
<b>GRID REF:</b>	E 430284	<b>TARGET DATE:</b>	24.07.2013
	N 455557	<b>DECISION DATE:</b>	23.07.2013

**APPLICATION NO:** 6.79.2051.D.FUL

**LOCATION:**

12 Mount Parade Harrogate North Yorkshire

**PROPOSAL:**

Conversion of part of ground floor shop to form dwelling, installation of replacement bay window and access steps and formation of vehicle access (site area 0.01ha).

**APPLICANT:**

Stesam Ltd

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.07.2016.
- 2 The development shall be carried out in strict accordance with drwg 426/PA revA and drwg 426/PA revB.
- 3 Unless otherwise approved in writing by the Local Planning Authority there shall be no excavation or other ground works, except for investigative works, or the depositing of material on the site until the access to the site has been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

(i) The crossing of the highway verge and/ or footway shall be constructed in accordance with the approved detail and/or Standard Detail number E6.

(ii) Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.

(iii) Provision shall be made to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the Specification of the Local Highway Authority.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Informative:

You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

- 4 Unless otherwise approved in writing by the Local Planning Authority there shall be no excavation or other ground works, except for investigative works, or the depositing of material on the site in connection with the construction of the access or other works until:

(i) The details of the required highway improvement works, listed below, have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority:

-relocation of illuminated 'One way' sign and parking restriction plate.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
- 4 To ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

**JUSTIFICATION FOR GRANTING CONSENT**

The proposal is acceptable in principle and the alterations to the building will have a neutral impact on the appearance of the property and, as amended, the provision of one parking space to the front of the building will retain the general character of this part of the conservation area. There are no implications for the level of amenity currently afforded to neighbouring property, there will be no detriment to highway safety nor are there any issues relating to land contamination. The proposal therefore accords with the provisions of the development plan and there are no other material considerations in this instance that warrant setting aside local planning policies.

<b>CASE NUMBER:</b>	13/02162/CON	<b>WARD:</b>	Low Harrogate
<b>CASE OFFICER:</b>	Mrs G Pinna-Morrell	<b>DATE VALID:</b>	07.06.2013
<b>GRID REF:</b>	E 430284	<b>TARGET DATE:</b>	02.08.2013
	N 455557	<b>DECISION DATE:</b>	23.07.2013

**APPLICATION NO:** 6.79.2051.E.CON

**LOCATION:**

12 Mount Parade Harrogate North Yorkshire

**PROPOSAL:**

Conservation area consent for partial demolition of boundary wall.

**APPLICANT:**

Stesam Ltd

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 23.07.2016.
- 2 The demolition of part of the boundary wall hereby permitted shall be carried out in strict accordance with drwg 426/PA revB.

Reasons for Conditions:-

- 1 To ensure compliance with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
- 2 For the avoidance of doubt.

**JUSTIFICATION FOR GRANTING CONSENT**

The removal of a section of the existing front boundary wall is required in order to provide an on-site parking space. The retention of part of the boundary wall and removal of the existing concrete blocks will have a neutral impact on the character and appearance of the

conservation area. The proposal therefore accords with the provisions of the development plan and there are no other material considerations in this instance that warrant setting aside local planning policies.

<b>CASE NUMBER:</b>	13/02021/FUL	<b>WARD:</b>	Lower Nidderdale
<b>CASE OFFICER:</b>	Mr Graham Brookfield	<b>DATE VALID:</b>	04.06.2013
<b>GRID REF:</b>	E 421335	<b>TARGET DATE:</b>	30.07.2013
	N 460418	<b>DECISION DATE:</b>	19.07.2013

**APPLICATION NO:** 6.66.259.M.FUL

**LOCATION:**

Land South Of Oak Mount Summerbridge Harrogate North Yorkshire HG3 4JS

**PROPOSAL:**

Change of use of part of field to form play area including alterations to ground levels and installation of play equipment.

**APPLICANT:**

Mr M Whitley

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 19.07.2016.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans, as amended by Conditions of this consent, as listed below;  
Site Plan Drawing No P1530/006 Dated May 2013  
Embankment step details Drawing No P1530/005 Dated May 2013  
Slide details Drawing No P1530/004 Dated May 2013  
Swing details Drawing No P1530/003 Dated May 2013  
Climbing frame details Drawing No 1530/002 Dated May 2013
- 3 If treated the proposed timber used to construct the play equipment shall be treated only with a transparent stain/preservative and left uncoloured for the life of the development.
- 4 No external lighting shall be provided (including security lighting or general site illumination) within the site.
- 5 The proposed hedge shown on the approved plans shall be provided within the next planting season following commencement of development and shall be a mix of native hedgerow species. If any of the plants die or are removed within 5 years of them being planted then they should be replaced within the next available planting season.
- 6 The proposed play area shall only be used by visitors to the adjacent Ice Cream

Parlour and shall only be used during the opening hours of the Ice Cream Parlour.

- 7 If the adjacent Ice Cream Parlour is removed or ceases to operate then the play equipment shall be removed from the site and the land restored to its previous use within 6 months of the Ice Cream parlour closing.
- 8 All existing boundaries shall be retained with the new timber fencing matching the existing fencing.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of the rural character of the AONB.
- 4 In the interests of the rural character of the countryside and natural beauty of the Nidderdale Area of Outstanding Natural Beauty.
- 5 In the interests of enhancing the existing landscaping character.
- 6 To avoid undue disturbance and independent use of the play area which would be unacceptable without the associated Ice Cream Parlour.
- 7 Independent use of the play area in this location would be unacceptable without the associated Ice Cream Parlour.
- 8 In the interests of enhancing the existing landscaping character.

## **JUSTIFICATION FOR GRANTING CONSENT**

Both the Development Plan and the National Planning Policy Framework provide support for sustainable rural enterprises and farm diversification. The proposal is minor in scale and is closely related to the existing farm enterprise and Ice Cream Parlour. The proposal due to its scale, design and siting adjacent to existing built form will not have an adverse impact on the rural character of the AONB. The proposal will not have a detrimental impact on the residential amenities of occupiers, through noise or disturbance, of other properties using the track. The proposal will not be detrimental to Highway Safety. The proposal therefore conforms to the requirements of the Development Plan and there are no material considerations that warrant setting aside Development Plan Policies.

<b>CASE NUMBER:</b>	13/02100/FUL	<b>WARD:</b>	Lower Nidderdale
<b>CASE OFFICER:</b>	Miss Heather Coles- Bayes	<b>DATE VALID:</b>	31.05.2013
<b>GRID REF:</b>	<b>E</b> 424268 <b>N</b> 458927	<b>TARGET DATE:</b>	26.07.2013
		<b>DECISION DATE:</b>	23.07.2013

**APPLICATION NO:** 6.91.188.H.FUL

**LOCATION:**

The Old Byre Birstwith Harrogate North Yorkshire HG3 2JD

**PROPOSAL:**

Installation of a roof light.

**APPLICANT:**

Mr C Patmore

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.07.2016.
- 2 The development hereby permitted shall be carried out in strict accordance with drawing 1332.01 received by Harrogate Borough Council on 31 May 2013 and as modified by the conditions of this consent.
- 3 The design and size of the roof light hereby approved shall match that of the existing roof light on the same roof slope.

Reasons for Conditions:-

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

**INFORMATIVES**

1. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 (1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in an lawful manner. Natural England can be contacted at [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk), or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.

**JUSTIFICATION FOR GRANTING CONSENT**

The proposed roof light is considered acceptable in the context of the host building, and is not considered to result in significant harm to Area of Outstanding Natural Beauty. The proposal complies with provisions of the development plan.

**CASE NUMBER:** 13/01894/LB  
**CASE OFFICER:** Mrs L Drake  
**GRID REF:** E 447687  
N 450001

**WARD:** Marston Moor  
**DATE VALID:** 03.06.2013  
**TARGET DATE:** 29.07.2013  
**DECISION DATE:** 31.07.2013

**APPLICATION NO:** 6.142.54.J.LB

**LOCATION:**

The Old Vicarage Church Street Bilton In Ainsty North Yorkshire YO26 7NN

**PROPOSAL:**

Listed building application for demolition of conservatory, erection of single storey extension and installation of decking over french drain.

**APPLICANT:**

Mr And Mrs Janulewicz

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 31.07.2016.
- 2 The work hereby permitted shall be carried out in strict accordance with the submitted plans reference 077-EX-005; 077-PL-007; 077-PL-006; 077-PL-004; 077-PL-005; 077-EX-012; 077-EX-009; 077-EX-010; 077-EX-011; 077-EX-006 received on 16th May 2013.

Reasons for Conditions:-

- 1 To ensure compliance with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
- 2 In order to ensure compliance with the approved drawings.

**JUSTIFICATION FOR GRANTING CONSENT**

The proposed extension and alterations would not detract the appearance or setting of the listed building. The proposal therefore accords with the provisions of the development plan.

**CASE NUMBER:** 13/01899/FUL  
**CASE OFFICER:** Mrs L Drake

**WARD:** Marston Moor  
**DATE VALID:** 03.06.2013

**GRID REF:** E 447687  
N 450001

**TARGET DATE:** 29.07.2013  
**DECISION DATE:** 31.07.2013

**APPLICATION NO:** 6.142.54.K.FUL

**LOCATION:**

The Old Vicarage Church Street Bilton In Ainsty North Yorkshire YO26 7NN

**PROPOSAL:**

Erection of single storey extension and installation of decking over french drain.

**APPLICANT:**

Mr And Mrs Janulewicz

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 31.07.2016.
- 2 The work hereby permitted shall be carried out in strict accordance with the submitted plans reference 077-EX-005; 077-PL-001; 077-PL-003-REV-A; 077-PL-002-REV-A; 077-EX-008-REV-A; 077-EX-007-REV-A; 077-EX-006 received on 16th May 2013.
- 3 The external materials of the extension hereby approved shall match the existing to the satisfaction of the Local Planning Authority.

Reasons for Conditions:-

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

**JUSTIFICATION FOR GRANTING CONSENT**

The proposed extension and alterations would preserve and enhance the character and appearance of the conservation area and would not detract the appearance or setting of the listed building. The proposal therefore accords with the provisions of the development plan.

**CASE NUMBER:** 13/02081/COU  
**CASE OFFICER:** Mr M Parkes  
**GRID REF:** E 419547

**WARD:** Nidd Valley  
**DATE VALID:** 06.06.2013  
**TARGET DATE:** 01.08.2013

N 459544

**DECISION DATE:** 23.07.2013

**APPLICATION NO:** 6.90.394.COU

**LOCATION:**

Angram Lodge Darley Harrogate North Yorkshire HG3 2QF

**PROPOSAL:**

Change of use of part of agricultural field to domestic garden.

**APPLICANT:**

Mr R Priestley

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.07.2016.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 Prior to the first use of the extended domestic curtilage hereby approved the boundaries shall be formed by the construction of dry stone walls of a height not exceeding 2 metres.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of amenity and to safeguard the rights of control by the Local Planning Authority.

**JUSTIFICATION FOR GRANTING CONSENT**

The proposal complies with the relevant policies and guidance of the development plan and the terms of the National Planning Policy Framework

**CASE NUMBER:** 13/02365/OHLEXP  
**CASE OFFICER:** Mr Andrew Siddall  
**GRID REF:** E 419346  
N 459642

**WARD:** Nidd Valley  
**DATE VALID:** 17.06.2013  
**TARGET DATE:** 29.07.2013  
**DECISION DATE:** 22.07.2013

**APPLICATION NO:** 6.90.OHLEXP

**LOCATION:**

Ivy Cottage Darley Carr Darley Harrogate North Yorkshire HG3 2QQ

**PROPOSAL:**

Notifiacation of rebuilding 700m of existing low voltage over head line.

**APPLICANT:**

Northern Power Grid

Subject to NO OBJECTIONS

1 The District/Borough Council/Authority: Harrogate Borough Council

(i) does not object for the proposed development detailed above to be undertaken under the exemptions laid down in the Overhead Lines (Exemption)(England and Wales) Regulations 2009.

(ii) does not wish the Secretary of State to consider the application using the full section 37 process under the Electricity Act 1989.

<b>CASE NUMBER:</b>	13/02333/TPO	<b>WARD:</b>	Newby
<b>CASE OFFICER:</b>	Ms Claire Barwick	<b>DATE VALID:</b>	17.06.2013
<b>GRID REF:</b>	<b>E</b> 433282	<b>TARGET DATE:</b>	12.08.2013
	<b>N</b> 472243	<b>DECISION DATE:</b>	25.07.2013

**APPLICATION NO:** 6.32.

**LOCATION:**

Green Acres Copt Hewick Ripon North Yorkshire HG4 5BU

**PROPOSAL:**

Felling of 1 Sycamore Tree of Area A11 of Tree Preservation Order 03/1970.

**APPLICANT:**

Mr P Cheung

APPROVED subject to the following conditions:-

- 1 The works hereby approved shall be completed within 2 years of the date of this decision
- 2 During the first planting season (November-March) following the felling of the tree

hereby granted consent, replacement planting shall take place as follows:

No of trees: 1

Species of tree: Oak

Stock size: Tree to be 12-14 cm girth when measured at 1.5 metres from ground level. The tree shall be planted in prepared pit, which is 50% larger than root ball of the tree to be planted. The sides of the planting to are to be forked over to help alleviate compaction and allow the tree roots to become established. The tree is to be planted with the root collar at the same level as the surrounding soil levels. The tree is to be backfilled with topsoil clean of building contaminants. The tree is to be anchored with a single stake angled at 45% and attached the trunk of the tree at approximately 1 metre above ground level. The stake is to be driven into the ground clear of the root ball.

Location of planting: To be agreed in writing with the Local Planning Authority.

No later than two weeks following the commencement of the replacement tree planting described above, written notice shall be given to the Local Planning Authority together with a date for completion of the planting.

- 3 In the event of the failure of any tree planted in accordance with condition 2 of this consent to survive for a period of five years from the date of completion of the planting, such tree shall be replaced with a replacement tree of a species and in a location to be agreed in writing by the Local Planning Authority. Such a tree shall be planted within the first available planting season following the failure of the original tree.
- 4 All works shall be undertaken by a trained Arborist in accordance with British Standards: 3998 (2010) Works to Trees.

Reasons for Conditions:-

- 1 In the interests of amenity.
- 2 To maintain the treed appearance of the area in the interests of visual amenity.
- 3 To maintain the treed appearance of the area in the interests of visual amenity.
- 4 In the interests of good arboricultural practice.

**CASE NUMBER:** 13/01650/DISCON  
**CASE OFFICER:** Mr R N Watson  
**GRID REF:** E 446328  
N 459251

**WARD:** Ouseburn  
**DATE VALID:** 08.05.2013  
**TARGET DATE:** 03.07.2013  
**DECISION DATE:** 22.07.2013

**APPLICATION NO:** 6.97.14.CH.DISCON

**LOCATION:**

Queen Ethelburgas College Thorpe Green Lane Thorpe Underwood York North Yorkshire YO26 9SS

**PROPOSAL:**

Approval of Details under Conditions 4 (Design Stage Certificate) & 6 (Land Contamination Report) of Planning Permission 6.97.14.CH.FUL

**APPLICANT:**

Foxlow Ltd

CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

1. In the event that any contamination is found the additional requirements of condition 6 should be met.

**CASE NUMBER:** 13/01963/FUL  
**CASE OFFICER:** Phil Jewkes  
**GRID REF:** E 447629  
N 459993

**WARD:** Ouseburn  
**DATE VALID:** 05.06.2013  
**TARGET DATE:** 31.07.2013  
**DECISION DATE:** 30.07.2013

**APPLICATION NO:** 6.97.47.A.FUL

**LOCATION:**

The Nook Thorpe Underwood York North Yorkshire YO26 9ST

**PROPOSAL:**

Change of use of land to site holiday cabin, formation of hard standing and installation of package treatment plant.

**APPLICANT:**

Mr And Mrs Powell

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 30.07.2016.
- 2 The development hereby permitted shall be carried out in strict accordance with the submitted plans reference 2020AT/R, 2020AT/2 and the 1:50 elevation plan which has no reference and the other information submitted with the planning application received by the Local Planning Authority on the 5 June 2013.
- 3 The holiday log cabin hereby approved shall only be used as a holiday home and

shall not be used as a permanent residential dwellinghouse without the prior written approval of the Local Planning Authority.

- 4 Within two months of the date of the completion of the holiday home hereby approved the existing railway carriage, extensions and associated buildings and structures shall be permanently removed from the site and the land shall be seeded with grass during the first growing season after the removal of the holiday home.
- 5 The development hereby approved shall not commence until full details of the location and materials for the proposed car parking area on the site has been submitted to and approved in writing by the Local Planning Authority. The car parking area hereby approved shall be carried out in accordance with the approved details.
- 6 The development shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by David & Linda Powell, dated 22 June 2013 and the following mitigation measures it details:

Finished floor levels are set no lower than 6.720m above Ordnance Datum (AOD).

These measures shall be fully implemented prior to occupation of the holiday home, and according to the schemes phasing arrangements or within any other period, as approved in writing, by the Local Planning Authority.

- 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 extensions and dormer windows shall be erected on the holiday home hereby approved and no garages shall be erected on the site without the grant of further specific planning permissions from the Local Planning Authority.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings and details submitted with the application.
- 3 To prevent the establishment of a permanent dwelling on the site.
- 4 To ensure that the existing holiday home is removed from the site.
- 5 To ensure that a satisfactory car parking scheme is approved.
- 6 To reduce the risk of flooding of the holiday home hereby approved and future occupants.
- 7 In order to protect the visual amenities of the surrounding area in view of the prominence of this site.

**JUSTIFICATION FOR GRANTING CONSENT**

The proposed development would not have any detrimental impact on countryside or the trees. The proposal therefore accords with the provisions of the development plan.

<b>CASE NUMBER:</b>	13/02236/FUL	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Mr Mark Danforth	<b>DATE VALID:</b>	06.06.2013
<b>GRID REF:</b>	E 444419	<b>TARGET DATE:</b>	01.08.2013
	N 457908	<b>DECISION DATE:</b>	23.07.2013

**APPLICATION NO:** 6.96.76.F.FUL

**LOCATION:**

Prospect House High Street Whixley York North Yorkshire YO26 8AW

**PROPOSAL:**

Erection of timber gates and repositioning of boundary wall.

**APPLICANT:**

Mr A Sutton

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.07.2016.
- 2 The development hereby permitted shall be carried out in strict accordance with the submitted plans reference Drawing No s13/130-01 received by the Local Planning Authority on the 06.06.13.

Reasons for Conditions:-

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

**JUSTIFICATION FOR GRANTING CONSENT**

The proposal represents a suitably re-designed wall to the boundary of the property, the design of which reflects that of the host property. The proposal will therefore have a neutral impact on the character and appearance of the conservation area. The proposal therefore accords with the provisions of the development plan.

<b>CASE NUMBER:</b>	13/01460/FUL	<b>WARD:</b>	Pannal
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<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	31.05.2013
<b>GRID REF:</b>	E 431109	<b>TARGET DATE:</b>	26.07.2013
	N 452657	<b>DECISION DATE:</b>	24.07.2013

**APPLICATION NO:** 6.79.433.B.FUL

**LOCATION:**

12 Fulwith Gate Harrogate North Yorkshire HG2 8HS

**PROPOSAL:**

Erection of single storey extension and raised decking with balustrade.

**APPLICANT:**

Dr & Mrs C Lecmann

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.07.2016.
- 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 18 July 2013 and as modified by the conditions of this consent.
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no further windows shall be inserted in the side elevations of the extension approved, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

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

**JUSTIFICATION FOR GRANTING CONSENT**

The proposal would not conflict with the relevant policies and proposals in the Development Plan including Supplementary Planning Guidance/Documents as listed

above and to all relevant material considerations. The proposals by virtue of any physical changes, access and servicing arrangements and level of activity associated with the proposed use would not harm the character or appearance of the Conservation Area the building itself and neighbouring amenity.

<b>CASE NUMBER:</b>	13/02034/FUL	<b>WARD:</b>	Pannal
<b>CASE OFFICER:</b>	Phil Jewkes	<b>DATE VALID:</b>	06.06.2013
<b>GRID REF:</b>	E 430077	<b>TARGET DATE:</b>	01.08.2013
	N 451630	<b>DECISION DATE:</b>	25.07.2013

**APPLICATION NO:** 6.79.12588.FUL

**LOCATION:**

5 Westminster Gate Burn Bridge Harrogate North Yorkshire HG3 1LU

**PROPOSAL:**

Erection of single storey and two storey extensions and installation of window.

**APPLICANT:**

Mr & Mrs M Welsh

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.07.2016.
- 2 The development hereby permitted shall be carried out in strict accordance with the submitted plan received by the Local Planning Authority on the 29 May 2013 and the additional amended plan 13 1211 01 Rev B received by the Local Planning Authority on the 23 July 2013.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows shall be inserted at first floor in the east and west elevations of the two storey extension hereby permitted without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 To prevent any overlooking of the dwellings and gardens at 3 and 7 Westminster Gate Burn Bridge.

## JUSTIFICATION FOR GRANTING CONSENT

The proposed extensions would reflect and complement the design and appearance of the application dwelling. There is adequate separation distance between the proposed extensions and the adjacent dwellings to ensure that the proposal does not materially harm existing levels of privacy and amenity. The side extensions would not have any detrimental impact on the street scene. The proposal therefore accords with the provisions of the development plan.

<b>CASE NUMBER:</b>	13/02124/FUL	<b>WARD:</b>	Pannal
<b>CASE OFFICER:</b>	Phil Jewkes	<b>DATE VALID:</b>	04.06.2013
<b>GRID REF:</b>	<b>E</b> 430334	<b>TARGET DATE:</b>	30.07.2013
	<b>N</b> 452931	<b>DECISION DATE:</b>	23.07.2013

**APPLICATION NO:** 6.79.12591.FUL

### LOCATION:

10 Throstle Nest Drive Harrogate North Yorkshire HG2 9PB

### PROPOSAL:

Erection of a two storey extension.

### APPLICANT:

Mr & Mrs Walsh

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.07.2016.
- 2 The development hereby permitted shall be carried out in strict accordance with the submitted plans reference 130/01 02031, 130/01 02030, 130/01 02032, 130/01 02025, 130/01 02026 and 123/01 02003 received by the Local Planning Authority on the 3 June 2013.

Reasons for Conditions:-

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

## JUSTIFICATION FOR GRANTING CONSENT

The proposed extension would complement the design and appearance of the application dwelling. There is adequate separation distance between the proposed extension and the adjacent dwellings to ensure that the proposal does not materially harm existing levels of privacy and amenity. The proposal therefore accords with the provisions of the development plan.

<b>CASE NUMBER:</b>	13/02212/FUL	<b>WARD:</b>	Pannal
<b>CASE OFFICER:</b>	Mrs N M Waddington	<b>DATE VALID:</b>	06.06.2013
<b>GRID REF:</b>	E 430817	<b>TARGET DATE:</b>	01.08.2013
	N 452879	<b>DECISION DATE:</b>	22.07.2013

**APPLICATION NO:** 6.79.12597.FUL

**LOCATION:**

9 Daleside Avenue Harrogate North Yorkshire HG2 9JA

**PROPOSAL:**

Erection of two storey and single storey extensions and 2 metre high fence.

**APPLICANT:**

Mr And Mrs Griffiths

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.07.2016.
- 2 The development hereby permitted shall be carried out in accordance with drawing number 1308 02, received by the Local Planning Authority on 6 June 2013, and as amended by the conditions of this consent
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
- 4 Prior to the commencement the development hereby permitted the following details shall be submitted for the written approval of the Local Planning Authority. Once agreed works shall take place strictly in accordance with the approved details:-

(a) Before any materials are brought onto the site or any development is commenced, the applicant shall submit an agreed specification for root protection area (RPA) fencing in line with the requirements of British Standard BS 5837: 2012 Trees in Relation to Construction - Recommendations, or any subsequent amendments to that document, around the trees or shrubs or planting to be retained, as indicated on the approved plan and for the entire area as specified in accordance with BS 5837:2012. The applicant shall maintain such fences until all development the subject of this permission is completed.

- (b) No development or other operations shall commence on site until a scheme, by a qualified structural engineer, for the foundation details and substructures has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall ensure that tree roots are retained and the building protected against root activity related movement in the future. Thereafter, development shall take place in accordance with the approved details; no development shall take place except in complete accordance with the approved protection scheme.
- 5 No operations shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the root protection area (RPA) works required by the approved tree protection scheme are in place.
  - 6 No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved root protection area scheme. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority.
  - 7 The following precautionary gas mitigation measures shall be incorporated into the extension:-
    - A concrete floor with a gas proof membrane
    - Sealing/protection of all services to the extensions
    - Adequate ventilation.
  - 8 The 2m high boundary fence shall be erected prior to the first occupation of the extensions hereby permitted and shall thereafter be retained.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning
- 3 In the interests of visual amenity.
- 4 To avoid harm to trees protected by virtue of a Tree Preservation Order
- 5 To avoid harm to trees protected by virtue of a Tree Preservation Order
- 6 To avoid harm to trees protected by virtue of a Tree Preservation Order
- 7 To prevent gas ingress as the site is within 250m of a former landfill site
- 8 In the interests of privacy and residential amenity

**INFORMATIVES**

1. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 (1) of the Conservation of Habitats and Species

Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in an lawful manner. Natural England can be contacted at consultations@naturalengland.org.uk, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.

2. There is likely to be conflict with the protected trees as a result of the building approaching the canopy of the oak, and to a lesser extent, the sycamore. The main issues are likely to be lack of light to the kitchen/dining area, fear from overhanging branches and leaves into the gutters. These will not generally be considered sufficient to warrant pruning of the trees given that the present distance from the trees is ideal, and by allowing construction closer to the trees, the inconveniences associated with the trees is to be undertaken with full understanding of the present, and future, landowners.

## **JUSTIFICATION FOR GRANTING CONSENT**

The design of the proposed extensions is considered acceptable in the context of the host building. The proposal is not considered to materially harm existing levels of privacy or amenity currently afforded to neighbours, or harm the character of street scene. Conditions will address the issues surrounding protected trees and landfill gas. The proposal accords with the provisions of the development plan.

<b>CASE NUMBER:</b>	13/02306/FUL	<b>WARD:</b>	Pannal
<b>CASE OFFICER:</b>	Mrs N M Waddington	<b>DATE VALID:</b>	12.06.2013
<b>GRID REF:</b>	E 430839	<b>TARGET DATE:</b>	07.08.2013
	N 452930	<b>DECISION DATE:</b>	23.07.2013

**APPLICATION NO:** 6.79.12606.FUL

### **LOCATION:**

1 Firs Crescent Harrogate North Yorkshire HG2 9HT

### **PROPOSAL:**

Erection of porch and alteration to windows.

### **APPLICANT:**

Mr & Mrs Sutcliffe

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.07.2016.
- 2 The development hereby permitted shall be carried out in accordance with drawing number 2055.2 revision A, received by the Local Planning Authority on 12 June

2013

- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
- 4 The following precautionary gas mitigation measures shall be incorporated into the extension:-
  - A concrete floor
  - Adequate ventilation

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning
- 3 In the interests of visual amenity.
- 4 To prevent gas ingress as the site is within 250m of a former landfill site

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

The proposal is acceptable in terms its design, and does not result in harm, to levels of privacy and amenity afforded to neighbours or the character of the street scene. The proposal complies with the provisions of the development plan

<b>CASE NUMBER:</b>	13/02200/REP	<b>WARD:</b>	Ripon Minster
<b>CASE OFFICER:</b>	Mr Andrew Siddall	<b>DATE VALID:</b>	03.06.2013
<b>GRID REF:</b>	<b>E</b> 431475	<b>TARGET DATE:</b>	29.07.2013
	<b>N</b> 471068	<b>DECISION DATE:</b>	22.07.2013

**APPLICATION NO:** 6.31.87.E.REP

#### **LOCATION:**

The Old Hall Minster Close Ripon North Yorkshire

#### **PROPOSAL:**

Replacement planning permission for 6.31.87.D.FUL (expiry date 01/10/2013) for the installation of 2 new doorways to East elevation, 1 new doorway to west elevation, 1 new window to North elevation and formation of new footpath.

#### **APPLICANT:**

Ripon Cathedral With Littlethorpe Parochial Parish Council

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.07.2016.
- 2 Development shall be carried out in accordance with the approved plan, comprising drawing numbered 0904.1, received by the local planning authority on 03 June 2013.

Reasons for Conditions:-

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

**INFORMATIVES**

1. There is a history of ground instability in the area. This sometimes arises from the presence of peat, sometimes from gypsum and sometimes a combination. You are advised to satisfy yourself that there is no such problem on this site, or that any problem can be overcome by taking appropriate measures, before works commence.

**JUSTIFICATION FOR GRANTING CONSENT**

The proposal represents small scale alterations to this community building within the Ripon Conservation Area. The proposal has a neutral impact on the character and appearance of the building and the appearance of this part of the Conservation Area. It does not harm existing levels of residential amenity and therefore accords with the provisions of the development plan.

<b>CASE NUMBER:</b>	13/01940/FUL	<b>WARD:</b>	Ripon Moorside
<b>CASE OFFICER:</b>	Mr Gerard Walsh	<b>DATE VALID:</b>	19.06.2013
<b>GRID REF:</b>	E 431004	<b>TARGET DATE:</b>	14.08.2013
	N 470022	<b>DECISION DATE:</b>	24.07.2013

**APPLICATION NO:** 6.31.952.L.FUL

**LOCATION:**

Long Meadows Nursing Home 60 Harrogate Road Ripon North Yorkshire HG4 1SZ

**PROPOSAL:**

Erection of first floor extension.

**APPLICANT:**

Longmeadow Nursing Home

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.07.2016.
- 2 The development hereby approved shall be carried out in accordance with the following approved plans: Drawing No: 130425/01, 130425/02, 130425/03, 130425/04, 130425/05.
- 3 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 first floor windows shall be inserted in the southwest elevation of the extension hereby approved without the grant of further specific planning permission from the local planning authority.
- 4 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reasons for Conditions:-

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

## INFORMATIVES

1. There is a history of ground instability in the area. This sometimes arises from the presence of peat, sometimes from gypsum and sometimes a combination. You are advised to satisfy yourself that there is no such problem on this site, or that any problem can be overcome by taking appropriate measures, before works commence.

## JUSTIFICATION FOR GRANTING CONSENT

The proposed development will not harm the character or appearance of the existing building or surrounding area and will not be harmful to the interests of residential amenity. It therefore complies with the requirements of the local plan and core strategy. There are no other material considerations in these circumstances that warrant setting aside the above requirements.

<b>CASE NUMBER:</b>	13/01683/DISCON	<b>WARD:</b>	Ripon Spa
<b>CASE OFFICER:</b>	Mr Gerard Walsh	<b>DATE VALID:</b>	07.05.2013
<b>GRID REF:</b>	E 431071	<b>TARGET DATE:</b>	02.07.2013
	N 471235	<b>DECISION DATE:</b>	18.07.2013

**APPLICATION NO:** 6.31.2211.J.DISCON

**LOCATION:**

Black Swan Yard Bellevue Terrace Ripon North Yorkshire

**PROPOSAL:**

Approval of Details under Conditions 4 (Archaeological Work) & 12 (Ground Contamination) of Planning Permission 6.31.2211.J.FUL.

**APPLICANT:**

Canalside Developments

CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

1. Section 4 of Condition No. 12 states that: REPORTING OF UNEXPECTED CONTAMINATION: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirement of section 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of section 2, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with section 3.

The applicant should be aware that this section of the condition needs to be complied with in the event that unexpected contamination is found on the site.

<b>CASE NUMBER:</b>	13/02114/REP	<b>WARD:</b>	Ripon Spa
<b>CASE OFFICER:</b>	Ms Claire Barwick	<b>DATE VALID:</b>	11.06.2013
<b>GRID REF:</b>	E 430808	<b>TARGET DATE:</b>	06.08.2013
	N 472521	<b>DECISION DATE:</b>	25.07.2013

**APPLICATION NO:** 6.31.1769.D.REP

**LOCATION:**

Pinehurst 52 Palace Road Ripon North Yorkshire HG4 1HA

**PROPOSAL:**

Replacement planning permission for 6.31.1769.C.REP (expiry date 11/08/2013) for the erection of detached triple garage and extension to domestic curtilage.

**APPLICANT:**

Mr Imison

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.07.2016.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details on the 4th June 2013 (Drawing No. 1.2 Rev C)
- 3 Samples of the materials it is intended shall be used externally in the construction of the roof and walls 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. Thereafter the development shall be carried out in accordance with the approved details and to the satisfaction of the Local Planning Authority.
- 4 No development approved by this permission shall be commenced until a scheme for the conveyance of roof water run off to the public sewer has been submitted to and approved by the Local Planning Authority. No part of the development shall be brought into use until those drainage works have been constructed
- 5 Before any materials are brought onto the site or any development is commenced, the developer shall erect chestnut paling or similar fencing in accordance with details previously submitted to and approved in writing by the Local Planning Authority, around the trees and shrubs to be retained as indicated on the approved plan. The developers shall maintain such fences to the satisfaction of the Local Planning Authority until all development, the subject of this permission, is completed. The level of land within the fenced area shall not be altered without the prior written consent of the Local Planning Authority.
- 6 No earthworks shall be carried out within the crown and root spread of the adjacent trees unless otherwise agreed in writing by the Local Planning Authority
- 7 Prior to the commencement of the development hereby approved details of the construction of the driveway including its surface materials shall be submitted to and approved in writing by the Local Planning Authority. The driveway shall be constructed in strict accordance with the approved details and retained thereafter

Reasons for Conditions:-

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

- 2 In order to ensure compliance with the approved drawings.
- 3 In order to ensure that the materials used conform to the amenity requirements of the locality
- 4 To ensure that the development can be appropriately drained given the local ground conditions
- 5 To ensure the protection of the trees or shrubs during the carrying out of the development.
- 6 To safeguard the well being of the adjacent trees and in the interests of amenity
- 7 To safeguard the well being of the adjacent trees and in the interests of amenity

## **INFORMATIVES**

1. There is a history of ground instability in the area. This sometimes arises from the presence of peat, sometimes from gypsum and sometimes a combination. You are advised to satisfy yourself that there is no such problem on this site, or that any problem can be overcome by taking appropriate measures, before works commence.

## **JUSTIFICATION FOR GRANTING CONSENT**

The proposal accords with the provisions of the National Planning Policy Framework, the Harrogate District Core Strategy and Core Strategy and there are no other material considerations in this instance that warrant setting aside policy

<b>CASE NUMBER:</b>	13/02342/FUL	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Mr Mark Danforth	<b>DATE VALID:</b>	10.06.2013
<b>GRID REF:</b>	E 430889	<b>TARGET DATE:</b>	05.08.2013
	N 447324	<b>DECISION DATE:</b>	23.07.2013

**APPLICATION NO:** 6.141.97.G.FUL

### **LOCATION:**

Moor End Farm Dunkeswick Leeds North Yorkshire LS17 9LW

### **PROPOSAL:**

Erection of agricultural building for livestock.

### **APPLICANT:**

Messrs PR And N Shelton

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.07.2016.
- 2 The development hereby permitted shall be carried out in strict accordance with the

submitted plans reference titled 'Erection of agricultural building for livestock' received by the Local Planning Authority on the 10 June 2013.

Reasons for Conditions:-

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

### **JUSTIFICATION FOR GRANTING CONSENT**

The proposal represents a suitably scaled addition to the farm holding the design of which reflects that of the existing buildings. The proposal will therefore have a neutral impact on the character and appearance of the area. In addition adequate separation distances exist between the application property and neighbouring houses ensuring that the proposal does not materially harm existing levels of amenity. The proposal therefore accords with the provisions of the development plan.

<b>CASE NUMBER:</b>	13/02165/FUL	<b>WARD:</b>	Stray
<b>CASE OFFICER:</b>	Mrs N M Waddington	<b>DATE VALID:</b>	07.06.2013
<b>GRID REF:</b>	<b>E</b> 431065	<b>TARGET DATE:</b>	02.08.2013
	<b>N</b> 453972	<b>DECISION DATE:</b>	22.07.2013

**APPLICATION NO:** 6.79.12596.FUL

### **LOCATION:**

Parklands 125 Hookstone Road Harrogate North Yorkshire HG2 8QJ

### **PROPOSAL:**

Erection of single storey extension.

### **APPLICANT:**

Mr J Crowther

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.07.2016.
- 2 The development hereby permitted shall be carried out in accordance with drawing number H.R.(125)/02 revision C, received by the Local Planning Authority on 7 June 2013, and as amended by the conditions of this consent
- 3 The materials to be used in the construction of the external surfaces of the extension

hereby permitted shall match those used in the existing building.

- 4 Notwithstanding the submitted details the window on the side elevation of the extension hereby permitted shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be maintained at all times in perpetuity.
  
- 5 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 the side elevations of the extension hereby approved, without the prior written approval of the Local Planning Authority.
  
- 6 The following precautionary gas mitigation measures shall be incorporated into the extension:-
  - A concrete floor.
  - Lapped gas proof membrane beneath the floor.
  - Sealing/protection of any services to the building.
  - Adequate high level ventilation.

Reasons for Conditions:-

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

## **JUSTIFICATION FOR GRANTING CONSENT**

The proposal relates to a small scale addition, the design is generally acceptable in the context of the host dwelling, and is not considered to result in harm to the character or appearance of the conservation area. The proposal is not considered to materially harm existing levels of privacy or amenity currently afforded to neighbours. The proposal accords with the provisions of the development plan.

**CASE NUMBER:** 13/02471/PNA  
**CASE OFFICER:** Mr A Moxon  
**GRID REF:** E 416700  
N 449368

**WARD:** Washburn  
**DATE VALID:** 26.06.2013  
**TARGET DATE:** 24.07.2013  
**DECISION DATE:** 22.07.2013

**APPLICATION NO:** 6.131.2.U.PNA

**LOCATION:**

Land To North Of Barn Cottage Moorside Farm Moorside Lane Askwith Otley North  
Yorkshire LS21 2JG

**PROPOSAL:**

Erection of agricultural building.

**APPLICANT:**

Mr R Marsten

Prior approval not required

**CASE NUMBER:** 13/01717/FULMAJ  
**CASE OFFICER:** Mrs N M Waddington  
**GRID REF:** E 433429  
N 479788

**WARD:** Wathvale  
**DATE VALID:** 23.05.2013  
**TARGET DATE:** 22.08.2013  
**DECISION DATE:** 22.07.2013

**APPLICATION NO:** 6.10.5.M.FULMAJ

**LOCATION:**

Coldstone House Farm Middleton Quernhow Thirsk North Yorkshire YO7 4LF

**PROPOSAL:**

Improvement of pig rearing enterprise at Coldstone House farm by the proposed construction of a 1650 place pig finishing building, 4 feed silos and below ground concrete slurry tank.

**APPLICANT:**

Mr J Alton

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 22.07.2016.

- 2 The development hereby permitted shall be carried out in strict accordance with the submitted plans reference Drawing No P13-ALTN-FH-001 revision A, 003 revision A, 004 revision A, 005 revision A and 006 revision A, all received by the Local Planning Authority on the 24 June 2013.

Reasons for Conditions:-

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

### JUSTIFICATION FOR GRANTING CONSENT

The proposal represents a suitably sized addition to the holding, which is well designed and well sited, and has a neutral impact on the character and appearance of the area. The proposal therefore accords with the provisions of the development plan.

<b>CASE NUMBER:</b>	13/01977/REP	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	03.06.2013
<b>GRID REF:</b>	<b>E 432400</b>	<b>TARGET DATE:</b>	29.07.2013
	<b>N 477078</b>	<b>DECISION DATE:</b>	29.07.2013

**APPLICATION NO:** 6.13.61.D.REP

**LOCATION:**

School House 18 Main Street Wath Ripon North Yorkshire HG4 5ET

**PROPOSAL:**

Replacement planning permission for 6.13.61.A.FUL - Conversion of Hearse House to form 1 dwelling and refurbishment and alterations to School House to include the installation of new windows, extension to boundary wall and re-instatement of railings (Site Area 0.12 hectare)

**APPLICANT:**

Ms Sladen

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 29.07.2016.
- 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 28 May 2010 and as modified by the conditions of this consent.

- 3 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:-~

No. of trees 3

Species of trees 2 Scots Pine, 1 Ash

Height on planting 2 Scots pine to be stock size of 3 metres in height at time of planting  
1 Ash to be 10-12 cm girth when measured at 1.5 metres above ground level.

Location of planting; To be agreed with the Council's Arboricultural Officer, and thereafter be commenced in accordance with the approved details.

No later than two weeks following the commencement of the replacement tree planting described above written notice shall be given to the Local Planning Authority together with a date for completion for the planting.

- 4 In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to survive for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced by the developer with such live specimens of such species in such number as may be approved by the Local Planning Authority.
- 5 Notwithstanding the submitted details the joinery details/glazing bars to any new and replacement windows of School House and Hearse House shall be submitted for the written approval of the Local Planning Authority. Development shall be commenced in accordance with the approved details and thereafter maintained and retained for the life of the development.
- 6 Development shall continue in accordance with Section 11 on page 20 of the Method Statement of the Bat Scoping Survey Dated 12 March 2010 by MAB Environment and Ecology Ltd.
- 7 Provision shall be made for public open space and village halls in accordance with the Unilateral Agreement submitted for application 10/01379/FUL (6.13.61.A.FUL).
- 8 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not continue until sections 1 to 4 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section 4 has been complied with in relation to that contamination.

#### 1. SITE CHARACTERISATION

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

by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

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

(ii) an assessment of the potential risks to:

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

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

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

## 2. SUBMISSION OF REMEDIATION SCHEME

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

## 3. IMPLEMENTATION OF APPROVED REMEDIATION SCHEME

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

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

## 4. REPORTING OF UNEXPECTED CONTAMINATION

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

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

#### Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure that the development is carried out in accordance with the approved drawings.
- 3 In order to maintain the amenity of the locality and to enable the completed replacement planting to be inspected and approved.
- 4 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 5 In the interests in the character and appearance of the Grade II Listed Buildings.
- 6 In the interests of Nature Conservation and protected species.
- 7 In order to ensure that the infrastructure needs generated by the development are met in accordance with Core Strategy Policy C1.
- 8 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.

#### **INFORMATIVES**

1. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 (1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in an lawful manner. Natural England can be contacted at [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk), or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.

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

There have been no changes to local planning policy since the application was approved in 2010. The proposals would not conflict with national planning policy introduced in the form of National Planning Policy Framework in 2012. The alterations to School House have been substantially completed, which is a material consideration. The application is

therefore recommended for approval.

<b>CASE NUMBER:</b>	13/01986/REP	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	03.06.2013
<b>GRID REF:</b>	E 432400	<b>TARGET DATE:</b>	29.07.2013
	N 477078	<b>DECISION DATE:</b>	29.07.2013

**APPLICATION NO:** 6.13.61.E.REP

**LOCATION:**

School House 18 Main Street Wath Ripon North Yorkshire HG4 5ET

**PROPOSAL:**

Replacement listed building application for 6.13.61.B.LB - Listed building application for the conversion to Hearse House to form 1 dwelling to include the installation of new door and windows, roof light to south elevation and various internal alterations including new staircase, walls and doors and refurbishment and alterations to School House to include the installation of new windows, extension to boundary wall, re-instatement of railings and various internal alterations.

**APPLICANT:**

Ms P A Sladen

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 29.07.2016.
- 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 28 May 2010 and as modified by the conditions of this consent.
- 3 The window frames of the development hereby permitted shall be constructed in timber and no other materials shall be used without the prior written consent of the Local Planning Authority.
- 4 Notwithstanding the submitted details the joinery details/glazing bars to any new and replacement windows of School House and Hearse House shall be submitted for the written approval of the Local Planning Authority. Development shall be carried out in accordance with the approved details and thereafter maintained and retained for the life of the development.

Reasons for Conditions:-

- 1 To ensure compliance with Section 18 of the Planning (Listed Building and

- Conservation Area) Act 1990.
- 2 In order to ensure that the development is carried out in accordance with the approved drawings.
  - 3 In the interests of visual amenity.
  - 4 In the interests in the character and appearance of the Grade II Listed Buildings.

## **JUSTIFICATION FOR GRANTING CONSENT**

There have been no changes to local planning policy since the application was approved in 2010. The proposals would not conflict with national planning policy introduced in the form of National Planning Policy Framework in 2012. The alterations to School House have been substantially completed, which is a material consideration. The application is therefore recommended for approval.

<b>CASE NUMBER:</b>	13/02182/TPO	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Mr Mark Danforth	<b>DATE VALID:</b>	05.06.2013
<b>GRID REF:</b>	<b>E</b> 442092	<b>TARGET DATE:</b>	31.07.2013
	<b>N</b> 473009	<b>DECISION DATE:</b>	18.07.2013

**APPLICATION NO:** 6.27.42.TPO

### **LOCATION:**

Cundall Manor School Cundall York North Yorkshire YO61 2RW

### **PROPOSAL:**

Felling of 2 Beech Trees of group G1, felling of 1 Beech Tree of group G2 and the felling of 1 Prunus of group G15 of Tree Preservation Order 04/2008.

### **APPLICANT:**

Cundall Manor Limited

APPROVED subject to the following conditions:-

- 1 The works shall be completed within two years from the date of this decision.
- 2 A replacement Sycamore 498, Cherry 500 and 2 Scots Pine for Beech trees (493/494) shall be planted. The replacement trees' shall be of 10-12 cm girth (measured at 1.5 metres from ground level) planted between November and March 2013/14 within 3 metres of the felled trees' hereby approved to be removed. This replacement trees' shall be:-
  - i) planted in prepared pit, which is 50% larger than root ball of the tree to be planted. The sides of the planting to are to be forked over to help alleviate compaction and allow the tree roots to become established.

- ii) planted with the root collar at the same level as the surrounding soil levels.
- iii) backfilled with topsoil clean of building contaminants.
- iv) anchored with a single stake angled at 45% and attached to the trunk of the tree at approximately metre above ground level. Stake to be driven into the ground clear of the root ball.

- 3 All works shall be carried out by an appropriately experienced and qualified tree surgeon in accordance with British Standard 3998 (2010) Works To Trees.
- 4 The trees with Tag Numbers 501, 502 and 503 Willow, Sycamore and Lime shall be crown cleaned, deadwood removed (to include the cleaning out of any stumps, deadwood, hung up branches and climbers, the removal of sucker growth, plus trunk cleaning to a height of 2.5 metres above ground level) and removed of ivy. T507 shall have affected branches reduced by 3m in length.

Reasons for Conditions:-

- 1 In the interests of visual amenity.
- 2 In the interests of visual amenity.
- 3 In the interests of the health and amenity of the tree(s).
- 4 In the interests of the health and amenity of the tree(s).

<b>CASE NUMBER:</b>	13/02194/DISCON	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Mr A Moxon	<b>DATE VALID:</b>	04.06.2013
<b>GRID REF:</b>	E 442286	<b>TARGET DATE:</b>	30.07.2013
	N 471755	<b>DECISION DATE:</b>	23.07.2013

**APPLICATION NO:** 6.27.34.B.DISCON

**LOCATION:**

Low House Farm Cundall York North Yorkshire YO61 2RJ

**PROPOSAL:**

Application for approval of details required under condition 6 (Structural Report) of permission 6.27.34.B.LB in relation to the recording of the heritage asset.

**APPLICANT:**

Mr Trustees Of The Cundall Estate Settlement

CONFIRMATION of discharge of condition(s)

<b>CASE NUMBER:</b>	13/02559/AMENDS	<b>WARD:</b>	Woodfield
<b>CASE OFFICER:</b>	Mrs G Pinna-Morrell	<b>DATE VALID:</b>	05.07.2013
<b>GRID REF:</b>	E 430708	<b>TARGET DATE:</b>	02.08.2013
	N 456983	<b>DECISION DATE:</b>	24.07.2013

**APPLICATION NO:** 6.79.12565.AMENDS

**LOCATION:**

2 Roseway Harrogate North Yorkshire HG1 4HH

**PROPOSAL:**

Application for non material amendment to allow increased width of garage from 3400mm to 3800mm to Planning permission 6.79.12565.FUL - Erection of detached garage.

**APPLICANT:**

Mr L Hurst

APPROVED

**HARROGATE BOROUGH COUNCIL**

**PLANNING COMMITTEE**

**LIST OF APPLICATIONS DETERMINED BY THE CHIEF PLANNER (DEVELOPMENT CONTROL) AFTER CONSULTATION WITH THE CHAIRMAN or VICE-CHAIRMAN OF PLANNING COMMITTEE**

<b>CASE NUMBER:</b>	13/01843/FUL	<b>WARD:</b>	Falls Within 2 Or More
<b>CASE OFFICER:</b>	Mr M Parkes	<b>DATE VALID:</b>	04.06.2013
<b>GRID REF:</b>	<b>E</b> 424526	<b>TARGET DATE:</b>	30.07.2013
	<b>N</b> 476248	<b>DECISION DATE:</b>	29.07.2013

**APPLICATION NO:** 6.18.69.B.FUL

**LOCATION:**

Bush Farm Grewelthorpe Ripon North Yorkshire HG4 3DS

**PROPOSAL:**

Erection of double garage and stables.

**APPLICANT:**

Mr And Mrs Robertshaw

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 29.07.2016.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, drawing 3509 dated 20/5/2013 and the 1:500 site plan received by the local planning authority on 15.05.2013.

Reasons for Conditions:-

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

**INFORMATIVES**

1. A public right of way crosses the site to which this permission relates. The grant of planning permission does not entitle developers to obstruct a public right of way. Development, in so far as it affects a public right of way, should not be started, and the

right of way should be kept open for public use, until the necessary order for the diversion or extinguishment of the right of way, has come into effect.

### **JUSTIFICATION FOR GRANTING CONSENT**

The proposal complies with the relevant policies and guidance of the development plan and the terms of the National Planning Policy Framework

<b>CASE NUMBER:</b>	13/01747/LB	<b>WARD:</b>	Bishop Monkton
<b>CASE OFFICER:</b>	Miss Heather Coles-Bayes	<b>DATE VALID:</b>	03.06.2013
<b>GRID REF:</b>	<b>E</b> 433725	<b>TARGET DATE:</b>	29.07.2013
	<b>N</b> 466822	<b>DECISION DATE:</b>	29.07.2013

**APPLICATION NO:** 6.54.37.T.LB

### **LOCATION:**

Brook Cottage 1 The Old Corn Mill Boroughbridge Road Bishop Monkton North Yorkshire HG3 3RQ

### **PROPOSAL:**

Listed building consent for the installation of 3 replacement windows and 1 door.

### **APPLICANT:**

Miss J Fowler

REFUSED. Reason(s) for refusal:-

1           The proposed replacement windows would result in harm to the historic character and significance of this Grade II Listed Building. The use of double glazed units would undermine the historic fabric of the building. Therefore, the proposal is contrary to the guidance in the National Planning Policy Framework and Policies EQ1 and EQ2 of the Harrogate District Core Strategy DPD and the Bishop Monkton Conservation Area Character Appraisal.

<b>CASE NUMBER:</b>	13/01962/FUL	<b>WARD:</b>	Granby
<b>CASE OFFICER:</b>	Mr A Moxon	<b>DATE VALID:</b>	05.06.2013
<b>GRID REF:</b>	<b>E</b> 432172	<b>TARGET DATE:</b>	31.07.2013
	<b>N</b> 455727	<b>DECISION DATE:</b>	31.07.2013

**APPLICATION NO:** 6.79.310.A.FUL

**LOCATION:**

121 Knaresborough Road Harrogate North Yorkshire HG2 7LY

**PROPOSAL:**

Conversion of bungalow to form 3 dwellings with erection of single storey extension, rebuilding and conversion of garage, installation of 3 roof lights and formation of hard standing (site area 0.03ha).

**APPLICANT:**

Ms M Casiero

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 31.07.2016.

2 The development hereby approved shall be carried out in accordance with the approved drawing number:

- \* 003 Revision B1
- \* 104 Revision A
- \* 105 Revision A
- \* 106

3 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other ground works, except for investigative works, or the depositing of material on the site until the access to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

The existing access shall be widened by 2m towards the junction with Knaresborough Road to allow vehicles to manoeuvre into the spaces on the front of the new dwellings as set out drawing titled "site access turning circle".

The existing access shall be improved by North Yorkshire County Council standard detail E6.

4 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the drawing titled "site access turning circle". Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

5 The development hereby permitted shall not begin until a signed unilateral undertaking has been submitted to the Local Planning Authority for the provision of off-site public open space in accordance with Core Strategy Policy C1. This provision shall be provided in accordance with the approved scheme.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no windows shall be inserted in the west elevation of the dwelling hereby approved, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
- 4 To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development
- 5 In order to ensure adequate provision of public open space and local community facilities to meet local needs in accordance with Core Strategy Policy C1.
- 6 In the interests of privacy and residential amenity.

**INFORMATIVES**

1. You are advised that a separate license will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

**JUSTIFICATION FOR GRANTING CONSENT**

The development would not significantly harm the spatial quality of the area or the amenity of nearby residents. The provision of three off street parking spaces is not a requirement but will help prevent an increase in on-street parking along Rydal Road. The proposal therefore accords with the provisions of the development plan.

<b>CASE NUMBER:</b>	13/02287/FUL	<b>WARD:</b>	Harlow Moor
<b>CASE OFFICER:</b>	Mrs N M Waddington	<b>DATE VALID:</b>	21.06.2013
<b>GRID REF:</b>	<b>E</b> 429465	<b>TARGET DATE:</b>	16.08.2013
	<b>N</b> 456029	<b>DECISION DATE:</b>	29.07.2013

**APPLICATION NO:** 6.79.12605.FUL

**LOCATION:**  
42 Oakdale Glen Harrogate North Yorkshire HG1 2JZ

**PROPOSAL:**  
Erection of detached garage.

**APPLICANT:**

Miss S Ballingall

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 29.07.2016.
- 2 The development hereby permitted shall be carried out in accordance with the details shown on the revised drawing received by the Local Planning Authority on 17 July 2013, and as amended by the conditions of this consent.
- 3 Notwithstanding the submitted details both side elevations and the rear elevation shall be finished in render, and elevations shall not be left in pointed concrete blockwork
- 4 All external stonework of the proposed development shall match the stonework of the original building in type, size, colour, dressing and coursing to the satisfaction of the Local Planning Authority. All roof tiles shall match the existing
- 5 No development or other operations shall commence on site until a scheme, by a qualified structural engineer, for the foundation details and substructures has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall ensure that tree roots are retained and the building protected against root activity related movement in the future. Thereafter, development shall take place in accordance with the approved details; no development shall take place except in complete accordance with the approved protection scheme.
- 6 Prior to the application of render to the rear and both side elevations, a sample of the colour and finish of the render shall be submitted for the written approval of the Local Planning Authority. Once agreed works shall be carried out strictly in accordance with the approved details.
- 7 No part of the development hereby approved, including the foundations, fascias and guttering, shall project beyond the curtilage of the property to which this permission relates.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning
- 3 In the interests of visual amenity
- 4 In the interests of visual amenity and in order to harmonise with the existing building.
- 5 To avoid harm to the tree protected by virtue of a Tree Preservation Order, and to protect the garage against root activity related movement in the future.
- 6 In the interests of visual amenity.
- 7 To ensure that the development does not extend beyond the site approved,

to the detriment of any adjacent property.

## **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. Do not commence work on the development until you comply with the provisions of this Act.

## **JUSTIFICATION FOR GRANTING CONSENT**

The siting and design of the proposed garage is considered acceptable in the context of the application site, and subject to conditions the materials are acceptable. The ground levels are to be reduced and the garage is north east of the joint boundary, therefore the proposal will not materially harm existing levels of amenity afforded to neighbours, and is not likely to result in a loss of privacy. A condition is added to ensure the tree roots are not damaged and to protect the proposed garage against root activity related movement in the future. The proposal complies with the provisions of the development plan

<b>CASE NUMBER:</b>	13/01909/FUL	<b>WARD:</b>	High Harrogate
<b>CASE OFFICER:</b>	Mr Andrew Siddall	<b>DATE VALID:</b>	29.05.2013
<b>GRID REF:</b>	<b>E</b> 430365	<b>TARGET DATE:</b>	24.07.2013
	<b>N</b> 456107	<b>DECISION DATE:</b>	22.07.2013

**APPLICATION NO:** 6.79.12069.D.FUL

### **LOCATION:**

12A Franklin Square Harrogate North Yorkshire HG1 5EL

### **PROPOSAL:**

Erection of garage.

### **APPLICANT:**

Mr M Sutton

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.07.2016.
- 2 Development shall be carried out in accordance with the approved plan, comprising drawing numbered 1228.2, received by the local planning authority on 20 May 2013
- 3 Prior to commencement of external walling, a sample panel of the stone to be used shall be made available on site for the written approval of the local planning authority. Such panel shall measure 1 square metre in area and demonstrate the type, size, colour, pointing, dressing and coursing of the stone to be used. Thereafter development shall be

carried out as approved.

4 Prior to commencement of external walling, details of the green roof system to be installed shall be submitted for the written approval of the local planning authority. Thereafter development shall be carried out and retained as approved.

5 If the green roof system fails, or becomes in the opinion of the local planning authority seriously damaged or defective, the owner/occupier of the site shall replace the roof with the same system, unless the local planning authority gives its written consent to any variation.

6 All windows shall be framed, and all doors faced, in timber, and all shall be retained as such.

7 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 or doors shall be inserted in any elevation of the garage hereby approved, without the prior written approval of the Local Planning Authority.

8 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any subsequent Order, the garage(s) shall not be converted into a habitable room(s) without the express written approval of the Local Planning Authority.

#### Reasons for Conditions:-

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

2 In the interests of proper planning and for the avoidance of doubt

3 In the interests of visual amenity.

4 In the interests of visual amenity.

5 To maintain the quality of the development in the interests of visual amenity and the character of the area.

6 To maintain the quality of the development in the interests of visual amenity and the character of the area.

7 In the interests of visual and residential amenity

8 To ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity of the development.

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

This recommendation is a balanced judgement as in this case the arguments against the development are as equally valid as the arguments for. The design and external appearance of the garage is not traditional, it is different, but yet it is a design appropriate to its context that does not have a material impact on residential or visual amenity, highway safety, the character of the conservation or the setting of the listed building. As

such, on balance, the application meets the relevant requirements of the development plan.

<b>CASE NUMBER:</b>	13/01950/FUL	<b>WARD:</b>	High Harrogate
<b>CASE OFFICER:</b>	Mr A Moxon	<b>DATE VALID:</b>	05.06.2013
<b>GRID REF:</b>	<b>E</b> 430990	<b>TARGET DATE:</b>	31.07.2013
	<b>N</b> 456280	<b>DECISION DATE:</b>	29.07.2013

**APPLICATION NO:** 6.79.6304.E.FUL

**LOCATION:**

The Old Chapel Grove Park View Harrogate North Yorkshire HG1 4BT

**PROPOSAL:**

Conversion of office to form 4 apartments, erection of first floor extension, installation of 8 roof lights, alterations to window and door openings and erection of boundary wall and railings (maximum height 1.5m high) (site area 0.03ha).

**APPLICANT:**

Mr & Mrs M A Parascandolo

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 29.07.2016.
- 2 The development hereby approved shall be carried out in accordance with the approved drawing number:  
\* 156/06 02 Revision b.
- 3 Notwithstanding the submitted details the window on the north elevation serving bedroom 1 of unit 2 shall be obscurely glazed to level three or higher of the Pilkington scale for the life of the development.
- 4 Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on proposed plans and elevation drawing number 156/06 02 Revision b for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.
- 5 The windows and roof lights to the northwest elevation of the building shall be acoustic glazing as set out in British Standard 8233:1999.

Reasons for Conditions:-

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

- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of privacy and residential amenity.
- 4 To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.
- 5 In order to ensure a satisfactory noise climate for future occupiers of the residential units.

## **JUSTIFICATION FOR GRANTING CONSENT**

The loss of the office building will not be detrimental to the economic viability of the Harrogate. The NPPF sets out that changes of use from B uses to residential should be supported. The business accommodation provided in this twentieth century building is unlikely to be of good quality or meet modern day business requirements in terms of space and layout and there are other units available in the town for rent. The majority of the alterations to the building are internal and the overall appearance of the chapel remain in place. The two storey extension to provide a staircase is on an elevation that is not readily visible in the street scene and will not harm the appearance or architecture of the building overall the contribution of the chapel to the street scene is not lost. The new windows required to serve the residential units have been positioned in a way that where possible they will utilise existing openings. The fenestration to the south east elevation may increase the possibility of overlooking to the rear yard areas of the neighbouring properties however it is considered that this will not be detrimental to the amenity of surrounding residents.

<b>CASE NUMBER:</b>	12/04407/FUL	<b>WARD:</b>	Kirkby Malzeard
<b>CASE OFFICER:</b>	Mr M Parkes	<b>DATE VALID:</b>	28.05.2013
<b>GRID REF:</b>	E 419182	<b>TARGET DATE:</b>	23.07.2013
	N 475250	<b>DECISION DATE:</b>	22.07.2013

**APPLICATION NO:** 6.24.254.A.FUL

### **LOCATION:**

Newlands Farm Kirkby Malzeard Ripon North Yorkshire HG4 3QJ

### **PROPOSAL:**

Conversion of barn to form holiday cottage with disabled access and facilities (Site Area 0.3ha).

### **APPLICANT:**

Mr A Stelling

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.07.2016.

2 The development hereby approved shall be carried out in accordance with the submitted details as amended by any other conditions of this consent and the following approved plans :

Proposed elevations drawing no: AFR/P1117/D4A

Proposed plans drawing no: AFR/P1117/D5A

Location plan received by email 17.07.2013 16:08

3 Unless otherwise approved in writing by the Local Planning Authority, the conversion works hereby approved shall only be carried out in accordance with the details specified in the Structural Report which accompanies and forms part of the application in so far as it refers to the extent of repair, demolition and re-building.

4 The holiday accommodation hereby approved shall not be occupied as a person's sole or main place of residence and the owner /operator shall maintain an up -to date register of the names and addresses of all visitors , and shall make this information available at all reasonable times to the local planning authority. The period of occupancy of each unit shall not exceed one calendar month at a time by the same occupant.

5 All new doors and windows shall be set back a minimum of 75 from the external face of the walls to form reveals to the satisfaction of the Local Planning Authority.

6 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 or roof lights shall be inserted in the external elevations of the holiday cottage hereby approved, without the prior written approval of the Local Planning Authority.

7 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority, and any further the work on the development postponed. An investigation and risk assessment shall be undertaken by competent person and a written report of the findings of that assessment including any necessary remediation to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority.

Any such approved remediation scheme must be carried out in accordance with the approved details prior to the recommencement of development and two weeks written notification of commencement of the remediation scheme works shall be given to the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation shall be submitted for the approval in writing of the Local Planning Authority.

## Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the rights of control by the Local Planning Authority in this respect.
- 4 In the interests of amenity.
- 5 In the interests of visual amenity.
- 6 In the interests of amenity and to maintain the character of the building.
- 7 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.

## INFORMATIVES

1. The contaminated land report provided with the application identified a potential landfill within 250 metres of the proposed development. The level of gas migration is advised to be low. The Area Environmental Health Officer recommends that a precautionary approach is taken and that as part of the development of the site certain gas mitigation measures consisting of concrete floors, gas proof membrane beneath the floors, sealing/protection of any services to the building and adequate high level ventilation. Upon completion of such works a verification report should be provided which includes photographic evidence and or statements from building control to indicate that the protection measures were included and installed to required standards.
2. The proposal is to connect the proposed drainage system into the pre-existing septic tank but no details have been provided as to its suitability in terms of dealing with the increased capacity. The Area Environmental Health Officer advises that the drainage system to be used should comply with appropriate guidance BS 6297:1983 and must be maintained in accordance with manufacturer's instructions and recommendations.
3. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 (1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in a lawful manner. Natural England can be contacted at [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk), or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.

## JUSTIFICATION FOR GRANTING CONSENT

The proposed development represents an acceptable conversion and adaption of an

existing rural building that accords with the development plan.

<b>CASE NUMBER:</b>	13/02180/LB	<b>WARD:</b>	Kirkby Malzeard
<b>CASE OFFICER:</b>	Mr Andrew Siddall	<b>DATE VALID:</b>	12.06.2013
<b>GRID REF:</b>	E 426027	<b>TARGET DATE:</b>	07.08.2013
	N 469408	<b>DECISION DATE:</b>	29.07.2013

**APPLICATION NO:** 6.43.7.K.LB

**LOCATION:**

School House Moor Lane Aldfield Ripon North Yorkshire HG4 3BE

**PROPOSAL:**

Listed building application for removal of low stone wall and erection of infill conservatory.

**APPLICANT:**

Mr And Mrs Moody

REFUSED. Reason(s) for refusal:-

1 The proposed development, by reason of its siting and scale, harms the setting and significance of this designated heritage asset. This harm is not outweighed by any public benefit and is not necessary to secure the asset's optimum viable use. Consequently the development does not accord with the objectives of the National Planning Policy Framework, comprising the development plan for the purposes of this application.

<b>CASE NUMBER:</b>	13/02181/FUL	<b>WARD:</b>	Kirkby Malzeard
<b>CASE OFFICER:</b>	Mr Andrew Siddall	<b>DATE VALID:</b>	05.06.2013
<b>GRID REF:</b>	E 426027	<b>TARGET DATE:</b>	31.07.2013
	N 469408	<b>DECISION DATE:</b>	29.07.2013

**APPLICATION NO:** 6.43.7.J.FUL

**LOCATION:**

School House Moor Lane Aldfield Ripon North Yorkshire HG4 3BE

**PROPOSAL:**

Erection of a conservatory

**APPLICANT:**

Mr & Mrs N Moody

REFUSED. Reason(s) for refusal:-

1 The proposed development, by reason of its siting and scale, harms the setting and significance of this designated heritage asset. This harm is not outweighed by any public benefit and is not necessary to secure the asset's optimum viable use. Consequently the development does not accord with the objectives of the National Planning Policy Framework, comprising the development plan for the purposes of this application.

2 The proposed development, by reason of its design, is not well integrated with the built and historic environment of School House and consequently is considered to be harmful to the character and appearance of the dwelling. The application therefore conflicts with the objectives of the National Planning Policy Framework, Harrogate District Core Strategy policies SG4 and EQ2 and saved Local Plan Policies H15 and HD20 which comprise the development plan for the purposes of this application.

<b>CASE NUMBER:</b>	13/00695/FUL	<b>WARD:</b>	Knarborough East
<b>CASE OFFICER:</b>	Ms Claire Barwick	<b>DATE VALID:</b>	27.02.2013
<b>GRID REF:</b>	<b>E</b> 435753	<b>TARGET DATE:</b>	24.04.2013
	<b>N</b> 456879	<b>DECISION DATE:</b>	29.07.2013

**APPLICATION NO:** 6.100.2208.A.FUL

**LOCATION:**

13 Princess Avenue Knarborough North Yorkshire HG5 0AW

**PROPOSAL:**

Demolition of garage and erection of single storey extension.

**APPLICANT:**

Mrs Tierney

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 29.07.2016.

2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted elevations on the 24th May 2013 (Drawing No.1 RevA) and site plan submitted on the 21st February 2013

3 The external materials of the extension hereby approved shall match the existing to the satisfaction of the Local Planning Authority.

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 windows shall be inserted in the side extension (facing No.11 Princess Avenue) elevations of the single storey extension hereby approved, without the prior written approval of the Local Planning Authority.

5 The proposed single storey side extension hereby approved shall be used wholly in conjunction with and in addition to the existing living accommodation at the dwelling known as 13 Princess Avenue and shall not be let out to any third parties.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of visual amenity.
- 4 In the interests of privacy and residential amenity.
- 5 The formation of a separate residential unit would be unacceptable at this location

**JUSTIFICATION FOR GRANTING CONSENT**

The extension will not detrimentally affect the spatial qualities of the area taking a similar form and size as the existing garage to the side of the property and complies with policies SG4, EQ1 and EQ2 of the Harrogate District Core Strategy and HD20 and H15 of the Harrogate District Local Plan.

<b>CASE NUMBER:</b>	13/02126/FUL	<b>WARD:</b>	Knaresborough East
<b>CASE OFFICER:</b>	Ms Claire Barwick	<b>DATE VALID:</b>	04.06.2013
<b>GRID REF:</b>	<b>E</b> 436275	<b>TARGET DATE:</b>	30.07.2013
	<b>N</b> 456852	<b>DECISION DATE:</b>	22.07.2013

**APPLICATION NO:** 6.100.2029.B.FUL

**LOCATION:**

3 The Chase Knaresborough North Yorkshire HG5 0SY

**PROPOSAL:**

Erection of a single storey extension (Revised Scheme).

**APPLICANT:**

Mr C H NG

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.07.2016.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details on the 16th May 2013
- 3 The external materials of the extension hereby approved shall match the existing to the satisfaction of the Local Planning Authority.
- 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 windows shall be inserted in the side elevations of the single storey extension hereby approved, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

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

## JUSTIFICATION FOR GRANTING CONSENT

The scale and design of the development would respect the character and appearance of the dwelling and the area. The development would not unduly harm the amenities of the adjacent residents. The proposal therefore accords with the relevant policies of the Development Plan.

<b>CASE NUMBER:</b>	13/02089/DISCON	<b>WARD:</b>	Knareborough King James
<b>CASE OFFICER:</b>	Mr A Moxon	<b>DATE VALID:</b>	04.06.2013
<b>GRID REF:</b>	<b>E</b> 434789	<b>TARGET DATE:</b>	30.07.2013
	<b>N</b> 457122	<b>DECISION DATE:</b>	22.07.2013

**APPLICATION NO:** 6.100.40.H.DISCON

**LOCATION:**

Knareborough Railway Station Station Road Knareborough North Yorkshire HG5 9AA

**PROPOSAL:**

Approval of details under condition 3 (detailed schedule of repairs), condition 4 (materials sample) and condition 6 (detailed schedule of repairs to bay window) of planning permission 6.100.40.H.LB

**APPLICANT:**

Network Rail Infrastructure Ltd

REFUSAL to confirm discharge of condition(s)

1 Conditions 3, 4 and 5 of the listed building consent required to be discharged prior to the commencement of the development. As the development has already commenced then the above conditions cannot be formally discharged. However, the development is being carried out in accordance with all other requirements of the conditions and is acceptable to the planning authority and in this circumstance it is not considered expedient for the Local Planning Authority to take any further action in relation to these conditions.

<b>CASE NUMBER:</b>	13/02088/DVCON	<b>WARD:</b>	Low Harrogate
<b>CASE OFFICER:</b>	Mr M Parkes	<b>DATE VALID:</b>	04.06.2013
<b>GRID REF:</b>	<b>E</b> 430362	<b>TARGET DATE:</b>	30.07.2013
	<b>N</b> 455723	<b>DECISION DATE:</b>	29.07.2013

**APPLICATION NO:** 6.79.5125.G.DVCON

**LOCATION:**

15 Strawberry Dale Harrogate North Yorkshire

**PROPOSAL:**

Variation of condition 3 of permission 6.79.5125.F.DVCON to allow alteration to fenestration to include the installation of roof light to Mayfield Grove elevation and alterations to proposed materials.

**APPLICANT:**

Half Mile Developments

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 29.07.2016.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:-
  - i) drawings 4522/001, 4522/08H, 4552/19B. 4552/30, 4552/31C and 4552/32A
  - ii) drawing 4552/007C (in so far as any external features are to be as shown on drawing 4552/08H),
  - iii) the sample materials retained on site.
  - iv) Saxby lighting Liam Recessed Wall LED light fitting specification
  - v) Saxby lighting Aura Wall LED light fitting specification
  - vi) Saxby lighting Munro Flood Light LED light fitting specification
- 3 The window frames of the development hereby permitted shall be

constructed in timber and no other materials shall be used without the prior written consent of the Local Planning Authority.

4 All new doors and windows shall be set back a minimum of 75 from the external face of the walls to form reveals to the satisfaction of the Local Planning Authority.

5 All external stonework of the proposed development shall match the stonework of the original building in type, size, colour, dressing and coursing to the satisfaction of the Local Planning Authority.

6 All roof lights shall be low profile conservation style.

7 There shall not be any storage of goods, materials or refuse outside the confines of the building other than, within the refuse storage area hereby approved and that area shall be provided prior to the occupation of any of flats and thereafter the area and access to it shall be maintained free of obstruction.

8 The West side alley shall be permanently gated.

9 Notwithstanding the provision of any Town and County Planning General Permitted or Special Development Order for the time being in force relating to "Permitted Development", the areas shown on the approved plan to be used for the provision of parking spaces, and access shall be retained and kept available for those purposes at all times and shall not be used for any other purpose.

#### Reasons for Conditions:-

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

2 In the interests of proper planning and for the avoidance of doubt.

3 In the interests of visual amenity.

4 In the interests of visual amenity.

5 In the interests of visual amenity and in order to harmonise with the existing building.

6 In the interests of visual amenity and in order to harmonise with the existing building.

7 In the interests of general amenity.

8 In the interests of safety and crime prevention.

9 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.

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

The proposed alterations to the existing approved scheme can be carried out without harming the visual or residential amenity of the locality and the proposal accords with the development plan.

<b>CASE NUMBER:</b>	13/02170/DVCON	<b>WARD:</b>	Low Harrogate
<b>CASE OFFICER:</b>	Mr A Hough	<b>DATE VALID:</b>	10.06.2013
<b>GRID REF:</b>	E 429871	<b>TARGET DATE:</b>	05.08.2013
	N 455305	<b>DECISION DATE:</b>	22.07.2013

**APPLICATION NO:** 6.79.11579.E.DVCO  
N

**LOCATION:**

1-3 Royal Parade Harrogate North Yorkshire HG1 2SZ

**PROPOSAL:**

Variation of condition 3 of permission 6.79.11579.C.REP to allow for the sample of stone to be provided on site for the written approval of the Local Planning Authority and the construction of stone in the proposed extension shall not be started before such approval.

**APPLICANT:**

SJM Properties

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.02.2016.
- 2 The development hereby permitted shall be carried out in accordance with submitted details as amended by other conditions of the consent and the following approved plans :  
Proposed Details: Elevations and Sections: Drawing No.2007 47 21D  
Proposed Floor Plans: Drawing No. 2007 47 20E
- 3 Samples of the materials it is intended shall be used externally in the construction of the roof and walls of the development hereby approved, shall be submitted for the written approval of the Local Planning Authority and the external walling shall not be started before any such approval. Thereafter the approved materials shall be implemented
- 4 All new doors and windows shall be set back a minimum of 75mm from the external face of the walls to form reveals to the satisfaction of the Local Planning Authority.
- 5 The window frames of the development hereby permitted shall be constructed in timber and no other materials shall be used without the prior written consent of the Local Planning Authority.
- 6 The proposed roof lights hereby approved shall be of the conservation type ie flush fitting with the roof slope unless otherwise agreed in writing with the local planning

authority.

7 The proposed window types, including design and use of window frame materials utilised in the development shall be those approved under 12/03873/DISCON (6.79.11579.B.DISCON) unless otherwise agreed in writing by the Local planning Authority.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 To secure the satisfactory implementation of the proposal.
- 3 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 4 In the interests of visual amenity.
- 5 In the interests of visual amenity.
- 6 In the interests of the visual amenity and character of the conservation area so as to comply with the provisions of the Harrogate Local Development Framework Core Strategy Policy SG4.
- 7 In the interests of visual amenity and character of the conservation area and so as to comply with the provisions of the Harrogate Local Development Framework Core Strategy Policy SG4.

## JUSTIFICATION FOR GRANTING CONSENT

The variation of condition 3 of planning consent 6.79.11579.C.REP to allow for sample materials to be approved prior to construction of the extension only, would allow for greater flexibility in the consent and would be consistent with the current practise of the local planning authority in dealing with requests for the approval of materials. The variation of the condition would not alter the provisions of the consent in terms of the redevelopment to provide additional apartments and would still ensure that the Local Planning Authority maintains control over the external appearance of the building, which occupies a location within Harrogate Conservation area and is identified under saved Local Plan policy HD9 as a building with a protected frontage.

<b>CASE NUMBER:</b>	11/05245/FUL	<b>WARD:</b>	Lower Nidderdale
<b>CASE OFFICER:</b>	Ms Claire Barwick	<b>DATE VALID:</b>	30.05.2013
<b>GRID REF:</b>	E 424463	<b>TARGET DATE:</b>	25.07.2013
	N 463501	<b>DECISION DATE:</b>	25.07.2013

**APPLICATION NO:** 6.61.90.E.FUL

**LOCATION:**

High Hollins Farm Bishop Thornton Harrogate North Yorkshire HG3 3JA

**PROPOSAL:**

Conversion of barn to form 1 dwelling (site area 0.09ha) and installation of package treatment.

**APPLICANT:**

Mr T Shepherd

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.07.2016.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details on the 3rd April 2013 elevations (Drawing No. 3387) and location plan, 18th April 2013 (Site plan) and western elevation submitted on the 7th May 2013 and 30th May 2013 (outbuildings), structural Survey submitted on the 2nd July 2013, Bat Survey submitted on the 20th June 2013 (dated June 2012) and submitted on the 24th July 2013 Bat Method Statement (dated November 2012) and as modified by the conditions of this consent as amended by letter and or drawings received by the Council of the Borough of Harrogate.
- 3 The dwelling hereby approved shall be used in conjunction with the family occupying 'High Hollins Farm' for occupation by a family member or person employed in agriculture on the farm only and shall not be sold or let to any third parties without the prior written approval of the Local Planning Authority
- 4 The outbuildings located along the western boundary of the site are to be used for domestic storage only and shall not be converted into habitable room(s) without the express written approval of the Local Planning Authority
- 5 All new doors and windows shall be set back a minimum of 75mm from the external face of the walls to form reveals to the satisfaction of the Local Planning Authority. The window frames of the development hereby permitted shall be constructed in timber and no other materials shall be used without the prior written consent of the Local Planning Authority.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008), (or any order revoking and re-enacting that Order with or without modification), no development consisting of the enlargement, improvement or other alteration of the dwelling house (to include the insertion of windows, roof lights, solar panels) nor the erection of garages or ancillary buildings, nor the erection boundary walls, fences, other than any expressly authorised by this permission shall be carried out without the grant of further specific planning permission from the local planning authority.
- 7 Works shall be undertaken strictly in accordance with the updated Bat Survey

and Bat Method Statement by Quants Environmental, November 2012, together with the architectural drawing of the bat loft to the satisfaction of the Local Planning Authority. Works to strip the building in preparation for rebuilding may only be carried out between October and March inclusively.

8 Works shall not be undertaken during the main birds nesting season (March-August inclusively) unless a survey undertaken by a suitably qualified ecologist, immediately prior to the commencement of works, demonstrates that no active nests are likely to be disturbed.

9 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and approved in writing by the Local Planning Authority.

Where remediation is necessary a remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The approved remediation scheme must be carried out in accordance with its terms prior to the recommencement of development other than that required to carry out remediation, unless otherwise approved in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

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

10 The Proprietary Treatment unit shall comply with the guidance contained in BS6297:1983 and maintained in accordance with the manufacturers instructions and recommendations

11 Roof lights shall be conservation type and shall not project beyond the external face of the roof.

11 In the interests of visual amenity.

Reasons for Conditions:-

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

2 In order to ensure compliance with the approved drawings.

3 In the view of the Local Planning Authority the proposed development is unsuitable for general purpose housing by virtue of its proximity to an agricultural building.

- 4 To ensure adequate storage associated with the site and to prevent inappropriate development.
- 5 In the interests of visual amenity.
- 6 To enable the local planning authority to retain control over any future extension or alteration to the barn, or the erection of other structures within its curtilage, in the interests of protecting the setting of the building and the character and appearance landscape.
- 7 To avoid disturbance to bats.
- 8 To avoid disturbance to nesting birds.
- 9 To avoid risks to human health.
- 10 To prevent risk to human health.

## **JUSTIFICATION FOR GRANTING CONSENT**

The proposed scheme of conversion to provide a residential dwelling is considered to comply with policies C1, C2, C16, C18 and HD20 of the Harrogate District Local Plan and policies SG1, SG3, SG4 and EQ2 of the Harrogate District Core Strategy as the proposed changes to the building would not have a detrimental impact on the character of the building and the landscape at this location. Due to the proximity of the agricultural building to the west the barn conversion will be restricted for the use by the applicant and members of his immediate family.

<b>CASE NUMBER:</b>	13/01076/FUL	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Mr Graham Brookfield	<b>DATE VALID:</b>	07.05.2013
<b>GRID REF:</b>	<b>E</b> 416609 <b>N</b> 461168	<b>TARGET DATE:</b>	02.07.2013
		<b>DECISION DATE:</b>	22.07.2013

**APPLICATION NO:** 6.65.51.F.FUL

### **LOCATION:**

Woodman Wray Chapel Dacre North Yorkshire

### **PROPOSAL:**

Conversion of former chapel to form holiday cottage (Site Area 0.1ha).

### **APPLICANT:**

Mr & Mrs Simpson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.07.2016.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans, as amended by Conditions of this consent, as listed below;

Site Block Plan 1127/5b Revision B as received by the Local Planning Authority on 4th July 2013.

Proposed Plans and Elevations 1127/3A Revision A as received by the Local Planning Authority on 4th July 2013.

3 The development hereby approved shall be used for the purposes of holiday accommodation only. The accommodation shall not be occupied as a person's sole, or main place of residence. Holiday use means for occupation as an extended period of recreation away from the sole permanent place of residence.

4 The owner/operator of the holiday accommodation hereby approved shall maintain an up-to-date register of the names of all users of the accommodation and of their main home address and shall make this information available at all reasonable times to the local planning authority.

5 The red line shown on the approved plan does not indicate a domestic curtilage for the property but only the location of parking and access arrangements and engineering works associated with the installation of the sewage treatment plant. The property does not have a residential curtilage.

6 The proposed package treatment plant must comply with appropriate guidance BS 6297:1983 and must be installed and maintained in accordance with the manufacturer's instructions and recommendations.

7 Prior to commencement of development details shall be provided of the provision for the storage and containment of refused prior to collection.

8 During conversion of the building to a holiday cottage an integrated bat roost should be installed on the rear side of the barn in the location of the wooden hatch of the type detailed in recommendations to the Bat Emergence Survey Report May 2013 by Oatlands Ecology as submitted with the application. This bat roost shall be retained for the life of the development. If an integrated bat roost is not to be installed then prior to the development being first brought into use details shall be submitted to and approved by the Local Planning Authority of alternative provision.

9 In respect of the impact on nesting birds the proposal shall be carried out in accordance with the recommendations of Paragraph 5.2 of the Bat Emergence Survey Report May 2013 as carried out by Oatlands Ecology.

10 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 or other openings shall be inserted in the elevations or roof of the development hereby approved, without the prior written approval of the Local Planning Authority.

11 Any roof lights shall be 'conservation style' and finish flush with the plane of the roof.

12 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 or outbuildings, other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.

13 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.

14 The existing wooden sash windows shall be retained and if removed then only replaced by wooden sash windows of the same design.

15 Consent is not given for any improvements to the existing access arrangements unless details of such improvements are first, prior to occupation of the dwelling, submitted to and approved in writing by the Local Planning Authority.

#### Reasons for Conditions:-

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

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

3 The accommodation is unsuitable for permanent residential occupation and the development is approved for holiday use only.

4 To ensure that the accommodation is not used for unauthorised permanent residential occupation. The development is approved for holiday use only.

5 To protect the rural character of the landscape.

6 In the interests of the protection of the environment and health and safety of future occupiers of the holiday accommodation.

7 In the interests of the health and safety of future occupiers of the holiday accommodation.

8 In the interests of protected species.

9 In the interests of protected species.

10 In order to protect the existing character of the building and visual amenities of the surrounding area in view of the prominence of this site.

11 In the interests of the rural character of the building and wider area.

12 In order to protect the existing character of the building and visual amenities of the surrounding area in view of the prominence of this site.

13 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

14 To protect the character of this Historic Asset and wider character of the Nidderdale Area of Outstanding Natural Beauty.

15 In the interests of the rural character of the area.

#### **INFORMATIVES**

1. The existing Public Right(s) of Way on the site must 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.

Applicants are advised to contact the County Council's Access and Public Rights of Way Manager at County Hall, Northallerton on 0845 8 727374 to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

2. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 (1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in an lawful manner. Natural England can be contacted at consultations@naturalengland.org.uk, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.

## **JUSTIFICATION FOR GRANTING CONSENT**

The building makes a positive contribution to the landscape character and is capable of conversion. The proposal is not considered to be harmful to protected species, subject to condition. The addition of a first floor is not considered to have such an adverse impact that would warrant the refusal of the application on this issue. The proposed accommodation is considered to be adequate taking into account its proposed use as holiday accommodation. The use of the building as a holiday let will also lead to less pressure for extension of the existing building or for the creation of a formal garden area and associated domestic paraphernalia. The proposal will therefore have limited impact on the rural character of the area. The proposal will not have an adverse impact on neighbouring properties. The proposal is not considered to be harmful to the amenities of those using the Public Right of Way or harmful to highway safety. In respect of the requirements of Policy C1 of the Core Strategy as the building is not considered to be capable of permanent residential use then in this instance a contribution towards the enhancement of local open space and village hall facilities is not considered to be required. The proposal therefore conforms with the requirements of the Development Plan and there are no material considerations that warrant setting aside Development Plan Policies.

<b>CASE NUMBER:</b>	13/01550/FUL	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Mr Gerard Walsh	<b>DATE VALID:</b>	05.06.2013
<b>GRID REF:</b>	E 414956	<b>TARGET DATE:</b>	31.07.2013
	N 458592	<b>DECISION DATE:</b>	29.07.2013

**APPLICATION NO:** 6.81.53.A.FUL

### **LOCATION:**

Boulder Barn Thruscross Lane Thruscross Harrogate North Yorkshire HG3 4AJ

**PROPOSAL:**

Erection of detached garage and stables.

**APPLICANT:**

Mr And Mrs A Lofthouse

REFUSED. Reason(s) for refusal:-

1 The proposed building would cause significant harm to the character of the landscape of the AONB and to the setting of the former barn and the settlement (which are considered to be non-designated heritage assets) by reason of its scale, position and appearance. It is therefore contrary to policies SG3, SG4 and EQ2 of the Core Strategy and saved policies C1, C2, C18 and HD20 of the Harrogate District Local Plan as well as to advice in the NPPF and Harrogate's Landscape Character Assessment.

<b>CASE NUMBER:</b>	13/02139/FUL	<b>WARD:</b>	New Park
<b>CASE OFFICER:</b>	Mrs G Pinna-Morrell	<b>DATE VALID:</b>	05.06.2013
<b>GRID REF:</b>	<b>E</b> 430342	<b>TARGET DATE:</b>	31.07.2013
	<b>N</b> 456243	<b>DECISION DATE:</b>	29.07.2013

**APPLICATION NO:** 6.79.5293.D.FUL

**LOCATION:**

85 Kings Road Harrogate North Yorkshire HG1 5HP

**PROPOSAL:**

onversion of lower ground floor to form a self contained 1 bedroom flat (site area 0.03 ha) and formation of light well.

**APPLICANT:**

GIC Group

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 29.07.2016.

2 The development shall be carried out in strict accordance with Drawing Number: 13-162-10A Date: 07/05/13.

Reasons for Conditions:-

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

## **JUSTIFICATION FOR GRANTING CONSENT**

The proposal is acceptable in principle and the alterations to the building will have a neutral impact on the appearance of the property and character of the conservation area. There are no implications for the level of amenity currently afforded to neighbouring property and sufficient levels of ventilation and accommodation have been provided for the future occupants of the unit. There will be no detriment to highway safety and there are no issues relating to contaminated land. The proposal therefore accords with the provisions of the development plan and there are no other material considerations in this instance that warrant setting aside local planning policies.

<b>CASE NUMBER:</b>	13/02141/FUL	<b>WARD:</b>	New Park
<b>CASE OFFICER:</b>	Mr Gerard Walsh	<b>DATE VALID:</b>	07.06.2013
<b>GRID REF:</b>	E 430493	<b>TARGET DATE:</b>	02.08.2013
	N 456565	<b>DECISION DATE:</b>	29.07.2013

**APPLICATION NO:** 6.79.12424.A.FUL

### **LOCATION:**

121 Skipton Road Harrogate North Yorkshire HG1 4LJ

### **PROPOSAL:**

Conversion of dwelling to form 2 flats and erection of single storey extension.

### **APPLICANT:**

Mr Peter Harris

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 29.07.2016.
- 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 25/06/13 and as modified by the conditions of this consent.
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
- 4 Adequate provision shall be made for the storage of bins for both flats in the yard area to the rear and this area shall be retained for this purpose at all times in the

future.

Reasons for Conditions:-

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

**JUSTIFICATION FOR GRANTING CONSENT**

The proposed development will not harm the character or spatial quality of the conservation area and will not harm the interests of residential amenity or highway safety. Additionally the applicant has signed a unilateral undertaking to contribute towards the provision of open space. The proposal therefore complies with the requirements of the local plan and core strategy. There are no other material considerations in these circumstances that warrant setting aside these requirements.

<b>CASE NUMBER:</b>	13/02051/DVCON	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Mr Mark Danforth	<b>DATE VALID:</b>	24.05.2013
<b>GRID REF:</b>	<b>E</b> 445691	<b>TARGET DATE:</b>	19.07.2013
	<b>N</b> 458482	<b>DECISION DATE:</b>	22.07.2013

**APPLICATION NO:** 6.96.104.K.DVCON

**LOCATION:**

Tancred Field Farm Brotes Lane Whixley York North Yorkshire YO26 8BA

**PROPOSAL:**

Variation of conditions 2 and 4 of planning permission 6.96.104.J.FUL to alter 2 rear elevation windows to doorways, addition of canopy over front entrance and extension of opening hours to 8.00am - 6.00pm Mon to Fri, 10.00am - 4.00pm Saturday, Sundays and Bank Holidays 9.00 - 12.30pm.

**APPLICANT:**

F & E J Hullah & Son

APPROVED subject to the following conditions:-

- 1 The use hereby approved shall not be carried out other than between the hours of Monday-Friday 08.00- 18.00, Saturday 10.00-16.00 and 9.00-12.30 Sunday-Bank Holidays.

Reasons for Conditions:-

- 1 So as not to detract from the amenities of the adjoining residential properties'.

## **JUSTIFICATION FOR GRANTING CONSENT**

The proposed extended opening hours are considered to be acceptable subject to adjustments that are outlined in condition 1. The extended hours would seek to ensure that the proposal do not materially harm existing levels of privacy and amenity that are currently enjoyed. The proposal therefore accords with the provisions of the development plan.

<b>CASE NUMBER:</b>	13/02291/FULMAJ	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Mr R N Watson	<b>DATE VALID:</b>	13.06.2013
<b>GRID REF:</b>	<b>E</b> 446328	<b>TARGET DATE:</b>	12.09.2013
	<b>N</b> 459251	<b>DECISION DATE:</b>	25.07.2013

**APPLICATION NO:** 6.97.14.CJ.FULMAJ

### **LOCATION:**

Queen Ethelburgas College Thorpe Green Lane Thorpe Underwood York North Yorkshire YO26 9SS

### **PROPOSAL:**

Re-organisation of playing fields and formation of 2 artificial grass pitches, 8 tennis courts, 6 netball/ basketball courts and installation of 2.75m high mesh fencing and felling of 1 Oak tree within area A1 of Tree Preservation Order no 23 1996.(Revised Scheme).

### **APPLICANT:**

Foxlow Ltd

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.07.2016.
- 2 The development shall be carried out in accordance with Drawing CP-SP-001 Rev A
- 3 A bat survey of tree 0907 shall be undertaken by a licenced bat worker. The survey shall be either an endoscopic survey or an emergence and/or dawn return survey (to be undertaken between May to September). The survey report, including details of any mitigation that may be required, shall be submitted for the written approval of the local

planning authority prior to the removal of the tree.

4 The tree protection plan, as recommended by the consultant arboriculturalist (Houldershaw, 2013 A4.4) shall include provision for the initial identification of bat roost potential by the arboriculturalist and thus indicate where further specialist bat surveys may be required. Appropriate surveys shall be undertaken of trees requiring surgery or felling which have been identified as having high bat roost potential.

5 (a) Before any materials are brought onto the site or any development is commenced, the developer shall submit an agreed Arboricultural Method Statement to the Local Planning Authority. This document will ensure the trees are protected as a result of the information identified in the Arboricultural Impact Assessment.

(b) No operations shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the root protection area (RPA) works required by the approved tree protection scheme are in place.

(c) The applicant is to retain, throughout the development process, including the proposed tree planting, the arboricultural consultant who is to forward a monthly progress report to the Local Planning Authority. The progress report is required to demonstrate that the trees are being protected in accordance with the submitted detail, and any approved Method Statement or other documentation, during the course of the development.

6 A replacement Oak tree with a girth of not less than 10-12 cm measured at 1.5 m above ground level shall be planted in the first available planting season following the felling of the existing Oak tree 0907, in a location to be agreed in writing with the Local Planning Authority.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt in the interests of proper planning.
- 3 To avoid adverse impact of protected species
- 4 To avoid adverse impact on protected species.
- 5 To ensure protection of retained trees
- 6 To maintain the treed appearance of the area in the interests of visual amenity.

## **INFORMATIVES**

1. Under the Ainsty Internal Drainage Board's Bylaws the prior written consent of the Board is required prior to any discharge being made into any watercourse within the Board's District.

## **JUSTIFICATION FOR GRANTING CONSENT**

There is no objection to the re-organisation of pitches or the provision of artificial surfaces. The development will have no adverse impact on the setting of the Grade II\_ listed hall. The proposal complies with the provisions of the development plan.

<b>CASE NUMBER:</b>	13/01964/FUL	<b>WARD:</b>	Pateley Bridge
<b>CASE OFFICER:</b>	Mr Graham Brookfield	<b>DATE VALID:</b>	31.05.2013
<b>GRID REF:</b>	<b>E</b> 415748 <b>N</b> 465576	<b>TARGET DATE:</b>	26.07.2013
		<b>DECISION DATE:</b>	22.07.2013

**APPLICATION NO:** 6.49.322.B.FUL

**LOCATION:**

Grass Verge At The Junction Of Nidd Walk And Car Park Pateley Bridge North Yorkshire

**PROPOSAL:**

Installation of artwork comprising three 2m high sandstone sculptures, sandstone paving and grasscrete access path.

**APPLICANT:**

Nidderdale Visual Arts Charity No 1117618

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.07.2016.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans, as amended by Conditions of this consent, as listed below;  
Site Plan dated 3.4.13  
Drawing 1 dated 1.2.13  
Sketch plan as contained in Appendix 3 of the submission
- 3 Before any materials are brought onto the site or any development is commenced, the developer shall meet with a member of the Council's arboricultural team to agree the level of tree protection required and matters associated with the protection of the tree roots on site. An agreed specification for root protection area is to be agreed in writing prior to commencement of the works on site. Development shall be carried out in accordance with the agreed details.

Reasons for Conditions:-

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

3 In the interests of the health and amenity value of the trees on the site.

## INFORMATIVES

1. The granting of this consent is only given under the Town and Country Planning Act 1990 (as amended) and does not give the right for the works to begin without first obtaining the landowners consent. In this instance the landowner is Harrogate Borough Council. I therefore recommend that you contact, Strategic Development (Estates), Knapping Mount, West Grove Road, Harrogate, HG1 2AE and by telephone on 01423 556044.

2. A public right of way passes close to the site to which this permission relates. The grant of planning permission does not entitle developers to obstruct a public right of way. Development, in so far as it affects a public right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under section 247 or 257 of the Town and Country Planning Act 1990, for the diversion or extinguishment of the right of way, has come into effect. Nor should it be assumed that because planning permission has been granted an order will invariably be made or confirmed. Forms to apply to stop up/divert footpaths/bridleways in order to enable a development granted planning permission to be carried out may be obtained from the Councils' Department of Development Services.

## JUSTIFICATION FOR GRANTING CONSENT

In respect of the impact of the proposal on the character of the Conservation Area and AONB, the siting of the sculptures is considered to be acceptable. They are to be sited in an accessible location and are not considered to be out of scale with their surroundings. The proposed surfacing materials are acceptable. The proposal is not considered to have an adverse impact on the residential amenities of neighbouring properties. The existing trees on the site can be protected during works through the addition of an appropriate Condition. The proposal is not considered to impact on the existing Public Right of Way. The proposal therefore conforms with the requirements of the Development Plan and there are no material considerations that warrant setting aside development plan policies.

<b>CASE NUMBER:</b>	13/02135/FUL	<b>WARD:</b>	Pateley Bridge
<b>CASE OFFICER:</b>	Mrs K Williams	<b>DATE VALID:</b>	04.06.2013
<b>GRID REF:</b>	<b>E</b> 417113	<b>TARGET DATE:</b>	30.07.2013
	<b>N</b> 464468	<b>DECISION DATE:</b>	29.07.2013

**APPLICATION NO:** 6.49.588.B.FUL

### LOCATION:

9 Albert Terrace Glasshouses Harrogate North Yorkshire HG3 5QN

### PROPOSAL:

Erection of a first floor extension and the installation of 2 roof lights (Revised Scheme).

### APPLICANT:

Mr F Holland

REFUSED. Reason(s) for refusal:-

1 The proposed development due to its projections would be overbearing and also cause overshadowing of adjacent properties. The proposal would erode the level of amenity currently afforded to the occupants of Nos 8 and 10 Albert Terrace and is therefore contrary to the provisions of Policies HD20 and H15 of the Harrogate District Local Plan, with Policies SG4 and EQ2 of the Harrogate District Core Strategy DPD (adopted, 2009) and with the adopted 'House Extensions and Garages Design Guide' (adopted 2005).

2 The proposed development would cause harm to the appearance of the row of terraces due to the relationship between the single storey element and first floor extension, which is not a traditional design and bulky and proliferated by roof lights. The proposed development would not represent the highest standards of design and would therefore harm the positive contribution that the row of terraces makes to both the landscape character and beauty of the Nidderdale Area of Outstanding Natural Beauty (AONB). It would also harm the positive contribution the property/terrace makes towards the historical significance and setting of the designated Conservation Area, especially as the terrace has been identified within the adopted Glasshouses Conservation Character Appraisal as 'Buildings of local interest'. The proposed development would be contrary to the requirements of Policies HD3, HD20, H15 and C1 of the Harrogate District Local Plan, Policies SG4 and EQ2 of the Harrogate District Core Strategy DPD (adopted, 2009), with national guidance outlined within the 'National Planning Policy Framework' (NPPF) (adopted 2012), and with the adopted Glasshouses Conservation Character Appraisal (approved 2007).

<b>CASE NUMBER:</b>	11/05164/DISCON	<b>WARD:</b>	Ribston
<b>CASE OFFICER:</b>	Mr R N Watson	<b>DATE VALID:</b>	01.05.2012
<b>GRID REF:</b>	<b>E</b> 439139	<b>TARGET DATE:</b>	26.06.2012
	<b>N</b> 457335	<b>DECISION DATE:</b>	22.07.2013

**APPLICATION NO:** 6.101.57.J.DISCON

**LOCATION:**

Manton Cold Storage Limited Goldsborough Knaresborough North Yorkshire HG5 0RP

**PROPOSAL:**

Application to approve details required under conditions 7, 10, 15, 19, 20, 21 and 22 of permission 6.101.57.J.FULMAJ in relation to drainage, highway details and land contamination.

**APPLICANT:**

Chippindale Foods Ltd

REFUSAL to confirm discharge of condition(s)

1 Conditions 7, 10, 15, 19, 20, 21 and 22 of permission reference 6.101.57.J.FULMAJ required approval of details prior to the commencement of development. Work commenced in advance of the approval of details. However, confirmation has been received from the County Council and the Environment Agency that the submitted details are acceptable and therefore it is not expedient to take any further action in respect of the above conditions.

<b>CASE NUMBER:</b>	13/02014/FUL	<b>WARD:</b>	Rossett
<b>CASE OFFICER:</b>	Mrs N M Waddington	<b>DATE VALID:</b>	29.05.2013
<b>GRID REF:</b>	E 428322	<b>TARGET DATE:</b>	24.07.2013
	N 453531	<b>DECISION DATE:</b>	22.07.2013

**APPLICATION NO:** 6.500.77.AR.FUL

**LOCATION:**

1 Cardale Park Harrogate North Yorkshire

**PROPOSAL:**

Change of Use from offices (B1 - Business) to a gym and martial arts centre (D2 Assembly and Leisure).

**APPLICANT:**

Mrs Giovanna Fitzgerald

REFUSED. Reason(s) for refusal:-

1 The proposed development would involve the loss of existing business premises contrary to the provisions of saved policy E2 of the Harrogate District Local Plan, which seeks to retain industrial and business premises in order to provide a reasonable supply of employment opportunities. The proposal is also in conflict with policy JB3 of the Harrogate District Local Development Framework Core Strategy, which seeks to maintain and enhance the provision of a good range and mix of employment sites through the protection and improvement of the best and good quality sites for employment use. Furthermore no evidence has been provided that other more suitable accommodation is not available.

**CASE NUMBER:** 13/02177/FUL  
**CASE OFFICER:** Mr Mark Danforth  
**GRID REF:** E 430151  
N 453257

**WARD:** Rossett  
**DATE VALID:** 19.06.2013  
**TARGET DATE:** 14.08.2013  
**DECISION DATE:** 25.07.2013

**APPLICATION NO:** 6.79.1071.C.FUL

**LOCATION:**

36 Rossett Park Road Harrogate North Yorkshire HG2 9NP

**PROPOSAL:**

Erection of a two storey extension with roof terrace and porch, conversion of roof space to form additional living accommodation and installation of 1 dormer window, 3 roof lights and 4 windows.

**APPLICANT:**

Mr & Mrs J Smailes

REFUSED. Reason(s) for refusal:-

1 The proposal by reason of the overall design particularly the large balcony area and the dormer would result in a disproportionate addition to the property adversely affecting the character and appearance of the host dwelling contrary to Harrogate District Core Strategy Development Plan Document policy SG4 and Harrogate District Local Plan Policies HD20 and H15 and National Planning Policy Framework, together with Supplementary Planning Document (House Extensions and garages design guide).

2 The proposed balcony would result in unacceptable levels of overlooking of neighbouring properties contrary to Harrogate District Core Strategy Development Plan Document policy SG4 and Harrogate District Local Plan Policies HD20 and H15 and National Planning Policy Framework, together with Supplementary Planning Document (House Extensions and garages design guide).

**CASE NUMBER:** 13/01916/FUL  
**CASE OFFICER:** Mr Gerard Walsh  
**GRID REF:** E 431414  
N 471661

**WARD:** Ripon Minster  
**DATE VALID:** 31.05.2013  
**TARGET DATE:** 26.07.2013  
**DECISION DATE:** 22.07.2013

**APPLICATION NO:** 6.31.837.I.FUL

**LOCATION:**

The Orchards Community Centre For The Elderly Princess Close Ripon North Yorkshire  
HG4 1HZ

**PROPOSAL:**

Conversion of community centre to form rehabilitation centre and Community Mental Health Team hub including erection of 7 single storey extensions and landscaping.

**APPLICANT:**

Tees, Esk And Wear Valley NHS Foundation Trust

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.07.2016.
- 2 The development hereby approved shall be carried out in accordance with the following approved plans and as amended by the condition of this consent: Drawing No. 1873.05J, 1873.07A, 1873.06A, LL01 Rev B, TC01, TPP01A, 2459 -P1.
- 3 Prior to the commencement of the development hereby approved, typical section drawings (Northeast to Southwest) through the proposed raised garden beds along the northeast boundary and the neighbour's garden areas to the northeast shall be submitted for the written approval of the local planning authority. The drawings shall include details of a boundary fence/wall along the northeast boundary which shall be of sufficient height to prevent overlooking from the site into the neighbouring gardens. Thereafter the development shall be carried out in accordance with the approved details prior to the bringing into use of the development.
- 4 Samples of the materials it is intended shall be used externally in the construction of the roof and walls 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. Thereafter the development shall be carried out in accordance with the approved details.
- 5 Prior to the commencement of the development a detailed Landscape Management Plan, including planned management and maintenance operations for both soft planted and hard paved spaces shall be submitted for the written approval of the Local Planning Authority and no development shall take place until the Local Planning Authority have approved a Management Plan. Thereafter the development shall be carried out in accordance with the approved details.
- 6 Before any materials are brought onto the site or any development is commenced, the developer implements the tree protection measures noted in the Smeeden Forman Tree Survey Job Number SF106 rev. May 2013 and plans SF2106 TC01 and SF2106 TPP01 rev A. The developer shall maintain such fences until all development the subject of this permission is completed.
- 7 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until sections 1 to 4 have been complied with. If unexpected contamination is

found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section 4 has been complied with in relation to that contamination.

### 1. SITE CHARACTERISATION

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

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

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

### 2. SUBMISSION OF REMEDIATION SCHEME

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

### 3. IMPLEMENTATION OF APPROVED REMEDIATION SCHEME

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

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

Planning Authority.

#### 4. REPORTING OF UNEXPECTED CONTAMINATION

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

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

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning and development.
- 3 In the interests of residential amenity.
- 4 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 5 In the interests of visual amenity.
- 6 To protect existing trees on the site.
- 7 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.

#### **INFORMATIVES**

1. There is a history of ground instability in the area. This sometimes arises from the presence of peat, sometimes from gypsum and sometimes a combination. You are advised to satisfy yourself that there is no such problem on this site, or that any problem can be overcome by taking appropriate measures, before works commence.

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

The proposed development is acceptable in principle at this location and will not cause any significant harm to the interests of residential amenity or harm to the character of the building and will not cause any significant additional traffic problems. It therefore complies with the requirements of the local plan and core strategy. There are no other material considerations in this circumstance that would warrant setting aside these requirements.

<b>CASE NUMBER:</b>	13/01796/LB	<b>WARD:</b>	Ripon Spa
<b>CASE OFFICER:</b>	Miss Heather Coles-Bayes	<b>DATE VALID:</b>	03.06.2013
<b>GRID REF:</b>	<b>E</b> 431131	<b>TARGET DATE:</b>	29.07.2013
	<b>N</b> 471546	<b>DECISION DATE:</b>	29.07.2013

**APPLICATION NO:** 6.31.1332.D.LB

**LOCATION:**

The Old Chapel Coltsgate Hill Ripon North Yorkshire HG4 2AB

**PROPOSAL:**

Listed building application for the installation of temporary ceiling to ground floor central atrium.

**APPLICANT:**

Mr B Price

REFUSED. Reason(s) for refusal:-

1 The proposal is considered an unsympathetic alteration to the Grade II listed building. This proposal would result in unjustified harm to the character, architectural integrity and historical importance of the protected heritage asset and therefore is contrary to guidance in the National Planning Policy Framework, Saved Policy HD20 of Harrogate District Local Plan and Policies SG4, EQ1 and EQ2 of the Harrogate District Core Strategy DPD.

<b>CASE NUMBER:</b>	13/02395/PNX	<b>WARD:</b>	Starbeck
<b>CASE OFFICER:</b>	Mr A Moxon	<b>DATE VALID:</b>	20.06.2013
<b>GRID REF:</b>	<b>E</b> 432614	<b>TARGET DATE:</b>	02.08.2013
	<b>N</b> 455905	<b>DECISION DATE:</b>	29.07.2013

**APPLICATION NO:** 6.79.12361.PNX

**LOCATION:**

14 Kingsley Close Harrogate North Yorkshire HG1 4RA

**PROPOSAL:**

Erection of single storey rear extension. Extending 3.25 metres beyond rear wall. The height to eaves will be 2.6 metres and the maximum height to the ridge will be 3.6 metres.

**APPLICANT:**

Mr M Simonard

REFUSED. Reason(s) for refusal:-

1 The proposed extension due to its size and projection along the joint boundary would have an enclosing and overbearing impact in a manner that would harm the level of amenity currently afforded to the occupants of the adjoining property. The proposal is therefore contrary to saved policies HD20 and H15 of the Harrogate District Local Plan, policy SG4 of the Harrogate District Core Strategy DPD along with supplementary planning advice contained within the Council's House Extensions and Garages Design Guide (September 2005).

<b>CASE NUMBER:</b>	13/01953/FUL	<b>WARD:</b>	Stray
<b>CASE OFFICER:</b>	Mrs G Pinna-Morrell	<b>DATE VALID:</b>	28.05.2013
<b>GRID REF:</b>	<b>E</b> 430942	<b>TARGET DATE:</b>	23.07.2013
	<b>N</b> 454242	<b>DECISION DATE:</b>	22.07.2013

**APPLICATION NO:** 6.79.3215.FUL

**LOCATION:**

3 Warwick Crescent Harrogate North Yorkshire HG2 8JA

**PROPOSAL:**

Erection of single storey extension.

**APPLICANT:**

Mrs E Baker

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 22.07.2016.

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

PL-05  
PL-06-A  
PL-07-A

3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

4 In the event that the existing gate posts are removed to facilitate the widening of the access points hereby permitted, these gate posts shall be re-instated as existing. If new gate posts more than 1m in height are proposed, planning permission for their installation is required.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.
- 4 In order to safeguard the character and appearance of this part of the Conservation Area.

**JUSTIFICATION FOR GRANTING CONSENT**

The proposal forms an acceptable and appropriate addition to the host property which retains its overall appearance, has a neutral impact on the character of the conservation area and safeguards the level of amenity currently afforded to neighbouring property. No additional access is proposed and there are consequently no implications for highway safety. The proposal therefore accords with the provisions of the development plan and there are no other material considerations in this instance that warrant setting aside local planning policies.

<b>CASE NUMBER:</b>	12/04021/PNAFUL	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Mr Andrew Siddall	<b>DATE VALID:</b>	10.12.2012
<b>GRID REF:</b>	<b>E</b> 410212	<b>TARGET DATE:</b>	04.02.2013
	<b>N</b> 450259	<b>DECISION DATE:</b>	22.07.2013

**APPLICATION NO:** 6.128.46.N.PNAFUL

**LOCATION:**

Upper Austby Farm Langbar Ilkley North Yorkshire LS29 0EQ

**PROPOSAL:**

Erection of polytunnel

**APPLICANT:**

BH Gray And Son

REFUSED. Reason(s) for refusal:-

- 1 The proposed development is not agricultural for the purposes of Part 6 of the Town and Country Planning (General Permitted Development) Order 1995 and cannot be approved through the prior notification procedures.
- 2 The isolated siting of the development and its alien, incongruent appearance

would be harmful to landscape character and the natural beauty of this part of Nidderdale AONB where all development is expected to respect settlement pattern and incorporate the highest standards of locally distinctive design. As such the development is harmful to visual amenity, and the notification does not accord with the objectives of Harrogate District Core Strategy policies SG4 and EQ2 and saved local plan policies C1, C2 and HD20, which are supported by the Harrogate District Landscape Character Assessment (2004).

**HARROGATE BOROUGH COUNCIL**

**PLANNING COMMITTEE**

**LIST OF APPLICATIONS DETERMINED BY THE CHIEF PLANNER (DEVELOPMENT CONTROL) AFTER CONSULTATION WITH THE CABINET MEMBER (PLANNING)**

<b>CASE NUMBER:</b>	13/01406/SCREEN	<b>WARD:</b>	Kirkby Malzeard
<b>CASE OFFICER:</b>	Mr Graham Brookfield	<b>DATE VALID:</b>	26.02.2013
<b>GRID REF:</b>	<b>E</b> 423442	<b>TARGET DATE:</b>	19.03.2013
	<b>N</b> 474274	<b>DECISION DATE:</b>	18.07.2013

**APPLICATION NO:** 6.24.SCREEN

**LOCATION:**

Land At Grid Reference 423442 474274 Back Lane Kirkby Malzeard North Yorkshire

**PROPOSAL:**

Environmental Impact Assessment screening opinion for 36 dwellings

**APPLICANT:**

Environmental Impact Assessment Is Not Required

- 1 The screening opinion documentation has been considered in relation to Schedules 2 and 3 of Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. Having regard to the selection criteria set out in Schedule 3 of the Regulations it is not considered that the proposed development would have significant environmental impacts. Having regard to the advice in Circular 02/99 it is the opinion of the Council that an Environmental Impact Assessment is not required in this case.