

HARROGATE BOROUGH COUNCIL

PLANNING COMMITTEE

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

CASE NUMBER:	18/05322/OUTMAJ	WARD:	Marston Moor
CASE OFFICER:	Alex Robinson	DATE VALID:	28.12.2018
GRID REF:	E 445036	TARGET DATE:	29.03.2019
	N 450458	REVISED TARGET:	30.04.2019
		DECISION DATE:	27.02.2020

APPLICATION NO: 6.142.151.A.OUTMAJ

LOCATION:

Highfield Tom Cat Lane Bickerton LS22 5ES

PROPOSAL:

Outline planning application for the erection of 25 dwellings.

APPLICANT:

Mr Rupert Foster

REFUSED. Reason(s) for refusal:-

- 1 The application site is not allocated for housing, and it is not within development limits within the emerging Local Plan, which is now considered to carry very significant weight. In addition as the Council can demonstrate a 6.81 year housing land supply, the tilted balance in favour of development is not engaged in accordance with Paragraph 11 of the NPPF. The application site is therefore not considered to be a suitable location for new housing development as it is not within an existing settlement and therefore fails to achieve the social and environmental strands of sustainable development set out in the NPPF. The proposal is contrary to Policies SG3, and SG4 of the Adopted Harrogate District Core Strategy and Policies C2 and HD20 of the adopted Harrogate District Local Plan. The proposed development is also contrary to emerging Local Plan Policies GS2, GS3 and NE4.
- 2 The site cannot be accessed from Tom Cat Lane without the need to remove significant areas of high hedges, in order to create a safe visibility splay and carriageway width. The loss of these hedges will unacceptably impact the rural setting of this part of the village. The site cannot be accessed from the main B1224 York Road as the applicant has failed to demonstrate that a safe and suitable visibility splay can be achieved. The application therefor fails to comply with highways safety policies in the NPPF, policies HD20 and HD13 of the adopted Local Plan, Policy SG4 of the adopted Core Strategy and policies CC4, NE3 and NE5 of the emerging Local Plan.

DECISION DATE: 18.03.2020

APPLICATION NO: 6.31.721.E.DISCON

LOCATION:

Land Comprising Field At 431775 471428 Ailcey Road Ripon North Yorkshire

PROPOSAL:

Approval of details required under conditions 3 (Materials), 6 (Flood resilience), 8 (Surface water), 12 (Highways), 15 (Highways) and 21 (Tree protection Plan) of planning permission 19/04065/DVCMAJ - Variation of condition 2 (Approved plans) for the replacement of drawings to allow extra bedroom spaces, removal of footpath link and amendment of window materials of planning permission 16/04838/FULMAJ - Erection of 12 dwellings, carport, fencing, boundary wall with iron railings and gates with formation of access, hardstanding and associated landscaping and relocation of lamp posts.

APPLICANT:

Red Tree Developments Ltd

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 Condition 3 (materials): The brick and slate viewed on site on the 10th April 2019 are considered acceptable.
Condition 6 (flood resilience): The Environment Agency recommended the approval of this condition on the 4th April 2019.
Condition 8 (surface water): The Lead Local Flood Authority recommended the approval of this condition on the 3rd June 2019. For details of the approved plans, please view their consultation response.
Condition 12 (highways): NYCC Highways recommended the approval of this condition on the 10th March 2020.
Condition 15 (highways): NYCC Highways recommended the approval of this condition on the 10th March 2020.
Condition 21 (trees): The Arboricultural Officer recommended the approval of this condition on the 17th April 2019.

CASE NUMBER: 19/02093/LB
CASE OFFICER: David Potts
GRID REF: E 435395
N 459753

WARD: Claro
DATE VALID: 07.06.2019
TARGET DATE: 02.08.2019
REVISED TARGET: 07.03.2020
DECISION DATE: 05.03.2020

APPLICATION NO: 6.84.83.B.LB

LOCATION:

Hall Cottage Farnham Lane Farnham Knaresborough North Yorkshire HG5 9JP

PROPOSAL:

Listed Building Consent for Conversion of outbuilding to form annex; rebuilding of single storey extension; Erection of garage.

APPLICANT:

Mr M Harrison

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 05.03.2023.

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

Proposed Plans, Elevations and 3D Views: Reference 4564, received 3 February 2020.

Proposed Site Plan: Reference 4564, received 16 May 2019.

Location Plan: UK Map Centre, received 16 May 2019.

3 Prior to the first use of any materials to be used in the internal and external construction of the development hereby approved, samples of those materials shall have been made available for inspection on site by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.

4 Prior to the first use of any materials involved in the external walling, a sample panel of stonework including the type of lime mortar to be used with thickness of joints and pointing finish, and samples of the proposed timber, shall be provided on site for approval in writing by the Local Planning Authority.

5 Prior to their installation, drawings to a scale of 1:20 fully detailing the new windows and doors, including cross sections for glazing bars, sills, heads and glazing shall be submitted to and approved in writing by the Local Planning Authority and installed completely in accordance with the approval.

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 and in order to harmonise with the existing building.

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

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

CASE NUMBER:	19/02768/DISCON	WARD:	Harrogate Hookstone
CASE OFFICER:	Josh Arthur	DATE VALID:	05.07.2019
GRID REF:	E 432738	TARGET DATE:	30.08.2019
	N 454558	REVISED TARGET:	20.03.2020
		DECISION DATE:	13.03.2020

APPLICATION NO: 6.79.1919.G.DISCON

LOCATION:

Pavilions Of Harrogate Great Yorkshire Showground Wetherby Road Harrogate North
Yorkshire HG2 8PW

PROPOSAL:

Approval of details required under conditions 5 (Electric Vehicle Charging Point) and 7 (Landscaping) of planning permission 18/01552/FULMAJ - Formation of additional 193 no. parking spaces (revised scheme).

APPLICANT:

Yorkshire Agricultural Society

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 It is the understanding of the council that 117 parking spaces are to be constructed. Prior to commencement of development on any of the remaining 76 parking spaces, details of Electric Vehicle Charging Points shall be submitted in writing for approval by the local authority.

CASE NUMBER:	19/03383/DISCON	WARD:	Marston Moor
CASE OFFICER:	Francesca McGibbon	DATE VALID:	12.08.2019
GRID REF:	E 446456	TARGET DATE:	07.10.2019
	N 451983	REVISED TARGET:	28.02.2020
		DECISION DATE:	12.03.2020

APPLICATION NO: 6.124.496.A.DISCON

LOCATION:

Land Off Southfield Lane Tockwith North Yorkshire

PROPOSAL:

Approval of details required under conditions 5 (Visibility Splays) of planning permission 18/04395/REMAJ - Reserved matters application for 80 dwellings with appearance, landscaping, layout and scale considered under outline permission 15/02228/OUTMAJ.

APPLICANT:

Bellway Homes Ltd

1 CONFIRMATION of discharge of condition(s)

INFORMATIVES

1 Condition 5: Development shall occur with strict accordance with the details submitted and approved by North Yorkshire Highway.

CASE NUMBER:	19/03512/FUL	WARD:	Washburn
CASE OFFICER:	Jane Lurcuck	DATE VALID:	16.08.2019
GRID REF:	E 427992	TARGET DATE:	11.10.2019
	N 447051	REVISED TARGET:	05.03.2020
		DECISION DATE:	04.03.2020

APPLICATION NO: 6.147.115.F.FUL

LOCATION:

The Limes Weeton Lane Weeton Leeds North Yorkshire LS17 0AN

PROPOSAL:

Demolition of existing dwelling and erection of replacement dwelling (Revised scheme)

APPLICANT:

Mr S Kunz

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 04.03.2023.

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

Proposed site plan Dwg No: 4493 Dated 12.02.2020

Proposed drawings Dwg NO: 4493 Dated 12.02.2020

- 3 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available on site for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, garages, outbuildings, roof or dormer windows other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.
- 5 An electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the dwelling hereby permitted. The plan shall contain details of the number and location of all electric vehicle charging points which shall be of Mode 3 type (specific socket on a dedicated circuit with a minimum current rating of 16 Amp). Buildings and parking spaces that are to be provided with charging points shall not be brought into use until associated charging points are installed in strict accordance with approved details and are operational. The charging point installed shall be retained thereafter.
- 6 **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 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 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.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and to safeguard the control of the Local Planning Authority, in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.
- 3 In the interests of visual amenity; in accordance with Core Strategy Policies SG4 and EQ2 of the Harrogate District Local Development Framework.
- 4 In the interests of visual and spatial amenity to protect the openness of the Green Belt and visual amenity of the area; in accordance with the guidance in the NPPF and Core Strategy Policies SG4 and EQ2 of the Harrogate District Local Development Framework.
- 5 In the interests of air quality; in accordance with the guidance set out in the NPPF Paragraph 110e) and Core Strategy Policy EQ1 of the Harrogate District Local Development Framework.
- 6 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.

INFORMATIVES

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

CASE NUMBER:	19/03781/DISCON	WARD:	Marston Moor
CASE OFFICER:	Josh Arthur	DATE VALID:	06.09.2019
GRID REF:	E 446456	TARGET DATE:	01.11.2019
	N 451983	REVISED TARGET:	20.03.2020
		DECISION DATE:	12.03.2020

APPLICATION NO: 6.124.496.DISCON

LOCATION:

Land North Of Southfield Lane Tockwith Tockwith North Yorkshire

PROPOSAL:

Approval of details required under condition 6 (Scheme of Archaeological Investigation) of Planning Permission 15/02228/OUTMAJ - Outline application for erection of up to 80 dwellings including landscaping and associated works with access from Southfield Lane considered (Site Area 4.0ha).

APPLICANT:

Bellway Homes Limited

2 CONFIRMATION of discharge of condition(s)

CASE NUMBER:	19/03755/DVCMAJ	WARD:	Wathvale
CASE OFFICER:	Mike Parkes	DATE VALID:	11.09.2019
GRID REF:	E 438371	TARGET DATE:	11.12.2019
	N 473369	REVISED TARGET:	28.02.2020
		DECISION DATE:	27.02.2020

APPLICATION NO: 6.26.368.A.DVCMAJ

LOCATION:

Land Comprising Field At 438371 473369 Topcliffe Road Dishforth North Yorkshire

PROPOSAL:

Variation of condition 2 to planning permission 17/04059/FULMAJ (Erection of 56 dwellings, associated garaging, walls and fences installation of railings and gates and formation of associated access, hardstanding, landscaping and bin store) to include the approval of details of the Construction and Environmental Management Plan, cycle storage, detailed highway drawings, electric vehicle charging, Landscape and Ecology Management Plan, materials, surface water drainage arrangements, water main protection and also the variation of conditions 17 and 19, to allow for revised layout and altered house types on plots 8, 10, 20, 33, 36, 37, 45 and 56. Consequential deletion of conditions 3, 5, 13 and 15 and variation of conditions 6, 10, 14 and 16.

APPLICANT:

Newett Homes

APPROVED subject to the following conditions:-

1 The development shall be carried out in strict accordance with the terms of the

Construction Environmental Management Plan (Delta-Simons Project No. 17-725.03 dated June 2019), the Construction Phase Health & Safety Plan (Temple Safety Ltd dated 26/1/20), and the Landscape and Ecology Management Plan (Delta-Simons Project No. 17-725/03 dated December 2019), unless any alternate document is submitted and approved in writing by the Local Planning Authority and thereafter development shall be carried out in strict accordance with that approved document.

- 2 The development hereby permitted shall be undertaken in accordance with the submitted details as amended by other conditions of consent and the following approved plans and details:

Bright Young Drawings;

1168/100 rev 2 Drainage Assessment dated 13/11/17

1168/101 rev 3 Drainage Assessment dated 13/11/17

Dudleys Drawings Job No.18214;

017 P10 S104 Long Sections dated 26.09.19

018 P1 Long Sections Highway Frontage dated 22.08.19

104 P14 S104 Drainage Layout dated 14.11.19

108 P2 Drainage Layout 1 dated 29.08.19

109 P2 Drainage Layout 2 dated 29.08.19

135 P1 Const. Stage Surface Water Management Plan dated 18.12.19

138 P13 S38 Layout dated 14.11.19

155 P4 External Works Sheet 1 of 2 dated 22.07.19

156 P8 External Works Sheet 2 of 2 dated 22.07.19

175 P2 Highway Details Sheets 1 dated 25.07.19

176 P2 Highway Details Sheets 2 of 2 dated 06.08.19

JRP Drawings P16:5056;

01-CC Proposed Site Layout dated 17.10.19

03 1800mm Brick Wall dated July 17

04 1800mm Timber Fence dated July 17

05 900mm Metal Railings dated July 17

06 450mm Knee High Rail dated July 17

08-B Garage Details Plans & Elevations dated 22.02.18

09 2500mm High Acoustic Timber Fence 09 dated Aug 18

10F Material Plan dated 18.12.19

51-B Proposed EV Charging Points dated 17.10.19

100-V Landscape Proposals dated 18.02.20

JRP House Type Plans & Elevations Drawings dated 28.10.19,
P16:5056;

15-D A6 AS/OP Plots 11-12, 24-25 & 47-48

16-C A7 AS/OP Plots 41-42

17-C A6-A6-T10 AS/OP/AS Plots 13-15 & 26-28

19-C T10 OP Plot 6

20-E T7A OP Plot 33

21-B T14 AS Plot 38

24E T4b AS Plot 40

25-C T4b OP Plot 5 & 39
26-B T3 AS Plots 3, 29
27-B T3 OP Plots 4, 9, & 35
28-C T2 AS Plot 34
29-B T2 OP Plot 29
30-B T9 OP Plot 7
32-E T7 AS/OP Plots 16-17 & 49-50
34-C T7 AS/OP Plots 1 & 2
35-B T2 OP Plot 44
37-E T4b OP Plot 37
38-B A6 AS/OP Plots 18-19
39-C A1 AS/OP Plots 51-54
41-B A6-T10 AS/OP Plots 55-56
42-D T7A AS Plots 20 & 45
43-B T7 AS/AS/OP Plots 21-23
46B T14 OP Plot 10
47 A T402 OP Plot 36
48 A T402 AS Plots 8 & 37
49-A T2 AS Plots 32 & 43
50-B T10 OP Plot 46

North Yorkshire County Council Drawing
31/AP/19 Road Lighting Layout dated 13.09.19

and the following as received by the Local Planning Authority on 20.12.2019;

- Mains Design and Construction for Self Lay Providers Figure 13.
- Surface Mounted EV charging unit.
- Traffic Management on-site.
- Wallpod:EV Homesmart EV Type 2, Mode 3 Charging Socket.

- 3 Deleted.
- 4 The visibility splays giving clear visibility of 2.4m x 43m measured along both channel lines of Topcliffe Road shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 5 Deleted.
- 6 No trees shall be planted within 5 metres of the water main that crosses the site.
- 7 On-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway, and on-site materials storage area capable of accommodating all materials required for the operation of the site shall be provided at all times that construction works are in operation in strict accordance with the details shown in Approval of Details case number 19/01810/DISCON. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.
- 8 The site shall be developed with separate systems of drainage for foul and surface water.

- 9 No building or other obstruction including landscape features shall be located over or within 3 metres either side of the centre line of the 375mm sewer i.e. a total protected strip width of 6 metres, that traverses the site . If the required stand -off distance is to be achieved via diversion or closure of the sewer/water main, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker.
- 10 Any alteration of ground levels shall accord with the details shown on Bright Young Consulting Limited Drainage Assessment Drawings 1168/100 rev 2 and 1168/101 rev 3, both dated 13/11/17.
- 11 Any imported soils shall be assessed and a validation report be submitted to and approved in writing by The Local Planning Authority that demonstrates that the soil is suitable for its intended use before the importation occurs. The sampling and assessment in accordance must follow the Yorkshire and Lincolnshire Pollution Advisory Group Guidance 'Verification Requirements for Cover Systems'.
- 12 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 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.

- 13 Deleted.
- 14 No piped discharge of surface water from the application site shall take place until surface water drainage has been provided in strict accordance with the details shown on drawings 017 P10, 018 P1, 104 P14, 138 P13, 155 P4, 156 P8, 175 P2, and 176 P2 as approved under condition 2 and compliance the terms of the approvals of the Internal Drainage Board, Local Highway Authority and Statutory Undertaker (Water).
- 15 Deleted.
- 16 Before first occupation of any dwelling so benefitting

- a) electric vehicle charging points in accordance with the details shown on drawing P16:5056:51-B and the associated illustrative details received by the Local Planning Authority on 20.12.2019, and
- b) cycle stores in accordance with the details received by the Local Planning Authority on 20.12.2019 and 26.02.2020, shall be provided in strict accordance with these details.

17 Prior to the occupation of any of the dwellings hereby approved,

a) the 2.5m high timber fence shown on drawing P16:5059:09 shall be sited as shown on drawing P16:5059:01-CC and thereafter maintained.

b) the developer shall demonstrate for the written approval of the Local Planning Authority that adequate sound mitigation measures has been provided so as to achieve satisfactory sound levels at the proposed residential premises. In particular, the applicant shall satisfy that the sound levels specified below are not exceeded:-

L_{Aeq} (16 hr) 07.00-23.00 - Living Rooms/Studies 35dB, Gardens 55dB, Bedrooms 35dB

L_{Aeq} (8 hr) 23.00-07.00 – Bedrooms 30dB

L_AF_{max} 23.00-07.00 - Bedrooms 45dB

Should it be necessary to have windows closed in order to achieve these levels then a suitable alternative means of ventilation shall be provided and details of such ventilation shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

18 No dwelling to which this planning permission relates shall be occupied until the carriageway and any footway/footpath from which it gains access is constructed to base course macadam level and/or block paved and kerbed and connected to the existing highway network with street lighting installed and in operation.

The completion of all road works, including any phasing, shall be in accordance with a programme approved in writing with the Local Planning Authority before the first dwelling of the development is occupied.

19 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing P16:5056:01-CC. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

20 Prior to the first occupation of plots 48 and 49 the scheme of acoustic treatment of the areas between those dwellings as approved under Approval of Details case number 19/01810/DISCON shall have been implemented in strict accordance with the approved details and thereafter shall be maintained.

21 In the event of failure of

a) any retained trees or hedgerows or

b) 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.

- 22 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification),
- a) no dormer windows other than any expressly authorised by this permission shall be erected on plots 1-4, 6, 8,9, 11-33, 36 , 37, 41-44, and
 - b) no extensions or outbuildings other than a shed not exceeding 2.5 square metres shall be erected on plots 30, 40 and 46
- without the grant of further specific planning permission from the Local Planning Authority.

Reasons for Conditions:-

- 1 In the interests of the amenity of the area and ecology, to minimise the risk of flooding, to avoid interference with the free flow of traffic, and to secure safe and appropriate access and egress to the site in the interests of safety and convenience of highway users.
- 2 To secure the satisfactory implementation of the proposal.
- 4 In the interests of road safety.
- 6 In order to protect the public water supply.
- 7 To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.
- 8 To prevent pollution of the water environment.
- 9 In order to allow sufficient access for maintenance and repair work at all times.
- 10 To ensure that there is no loss of flood storage and that possible future flood flows are not pushed on to others.
- 11 To ensure a safe environment.
- 12 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.
- 14 To prevent the increased risk of flooding, both on and off site.
- 16 To promote the use of electric cars and reduce pollution.
- 17 In the interests of residential amenity.
- 18 To ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents.
- 19 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.
- 20 In the interests of residential amenity.
- 21 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 22 In the interests of visual and residential amenity.

Demolition of single storey extension and detached garage; erection of two storey extension.

APPLICANT:

V_A Homes (Yorkshire) Ltd

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 05.03.23.
- 2 The development hereby permitted shall be carried out in strict accordance with the application form and the following drawings submitted with the application;

Existing and Proposed Location and Site Plans; drwg no. (0067)-P500 Rev A, received 19.02.2020.
Proposed Elevations; drwg no. (0067)- P80, Rev D, received 17.02.2020.
Proposed Floor Plans; drwg no. (0067)- P200 Rev B, received 09.01.2020.
- 3 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 4 The fenestration materials to be used in the construction of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interest of visual amenity within the Conservation Area in line with policies HD03 and HP3.
- 4 In the interest of visual amenity within the Conservation Area in line with policies HD03 and HP3.

CASE NUMBER:	19/04518/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	David Potts	DATE VALID:	24.10.2019
GRID REF:	E 436227	TARGET DATE:	19.12.2019
	N 448472	REVISED TARGET:	02.03.2020

DECISION DATE: 02.03.2020

APPLICATION NO: 6.149.99.J.FUL

LOCATION:

Raventofts Farm Main Street Sicklinghall LS22 4BD

PROPOSAL:

Conversion of garage to additional living space and erection of single storey extension.

APPLICANT:

Mr And Mrs Parr

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 02.03.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the following submitted drawings:

Proposed Floor Plans, Elevations and Section: Job 873, Dwg 101.B, received 24 October 2019.
Existing and Proposed Site Plan: Job 873, Dwg 104, received 24 October 2019.
Location Plan: A4@ Scale 1:1250, received 24 October 2019.
- 3 The materials to be used in the construction of the external stonework of the development 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 An accompanying Unilateral Undertaking has been signed and submitted by the applicants, dated 19 February 2020. This document removes Permitted Development rights should planning permission be granted. A hard copy has been filed alongside the Council held deeds.

CASE NUMBER: 19/04530/ADV
CASE OFFICER: Mark Simmonds

WARD: Masham & Kirkby Malzeard
DATE VALID: 27.01.2020

GRID REF: E 422533
N 480768

TARGET DATE: 23.03.2020
REVISED TARGET:
DECISION DATE: 13.03.2020

APPLICATION NO: 6.3.177.B.ADV

LOCATION:

Market Place Little Market Place Masham North Yorkshire

PROPOSAL:

Erection of freestanding non-illuminated sign.

APPLICANT:

Masham Parish Council

1 APPROVED subject to the following conditions:-

- 1 The advertisement shall be installed in strict accordance with the plans and information submitted with the application.

Reasons for Conditions:-

- 1 To secure the satisfactory implementation of the proposal.

CASE NUMBER: 19/04542/FUL
CASE OFFICER: Aimée McKenzie
GRID REF: E 440376
N 466566

WARD: Boroughbridge
DATE VALID: 21.11.2019
TARGET DATE: 16.01.2020
REVISED TARGET: 13.03.2020
DECISION DATE: 12.03.2020

APPLICATION NO: 6.64.188.H.FUL

LOCATION:

Aldborough Lodge Aldborough Boroughbridge North Yorkshire YO51 9EP

PROPOSAL:

Removal of door and canopy with installation of glazed door and screen; Lowering of window cill to form door; enlarging window aperture and installation of widow with arched head; formation of 2 no. windows; removal of window air vent; installation of replacement pane; erection of terrace and retrospective permission for replacement of all window and doors in the 1970s extension.

APPLICANT:

Mr And Mrs Cornelius

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.03.2023.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form, Photographic Schedule of Works and Design & Access Statement & Heritage Statement dated and received by Harrogate Borough Council on 25 October 2019 and drawing reference: (02) 005 Rev A, (02) 011 Rev B, (02) 010 Rev B and (02) 040 Rev A dated and Received by Harrogate Borough Council on 23 January 2020 and drawing references (31)001 Rev B, (31) 002 Rev B, (31) 003 Rev A, (31) 004 Rev A and (31) 005 dated and received by Harrogate Borough Council on 27 February 2020 and as modified by this consent.

Reasons for Conditions:-

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

CASE NUMBER:	19/04543/LB	WARD:	Boroughbridge
CASE OFFICER:	Aimée McKenzie	DATE VALID:	21.11.2019
GRID REF:	E 440376	TARGET DATE:	16.01.2020
	N 466566	REVISED TARGET:	29.02.2020
		DECISION DATE:	12.03.2020

APPLICATION NO: 6.64.188.I.LB

LOCATION:

Aldborough Lodge Boroughbridge North Yorkshire

PROPOSAL:

Listed building consent for internal and external works to include: removal of door and canopy with installation of glazed door and screen; lowering of window cill to form door; enlarging window aperture and installation of window with arched head; formation of 2 no. windows; removal of window air vent and installation of replacement pane; removal of brick nib walls in cellar; removal of fireplace, surround and hearth; removal of partition walls; removal and widening of internal door; removal of built-in cupboards; installation of replacement partition wall; installation of 2 no. bathrooms; formation of cupboard within fireplace recess and erection of terrace and retrospective permission for replacement of all window and doors in the 1970s extension.

APPLICANT:

Mr And Mrs Cornelius

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 12.03.2023.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form, Photographic Schedule of Works and Design & Access Statement & Heritage Statement dated and received by Harrogate Borough Council on 25 October 2019 and drawing reference: (02) 005 Rev A, (02) 011 Rev B, (02) 010 Rev B and (02) 040 Rev A dated and Received by Harrogate Borough Council on 23 January 2020 and drawing references (31)001 Rev B, (31) 002 Rev B, (31) 003 Rev A, (31) 004 Rev A and (31) 005 dated and received by Harrogate Borough Council on 27 February 2020 and as modified by this consent.
- 3 Notwithstanding the submitted details with regards to the windows located within the modern extension (attached to the west side of the frontage building), the existing external timber beads shall be removed and replaced with a putty compound to replicate a traditional putty line. This work shall be carried out within 3 months of the date of approval and written notification and photographic evidence of the works being completed shall be supplied to the Local Planning Authority by the applicant within this time period.
- 4 Prior to the construction of the terrace hereby approved a sample of the following shall be submitted to and approved in writing by the Local Planning Authority. Once approved in writing by the Local Planning Authority works shall be carried out strictly in accordance with the approved details:-
 - i) Sample panel of stonework to be erected on site to show the stonework in type, size, colour dressing, and coursing.

Reasons for Conditions:-

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

CASE NUMBER: 19/04564/FUL

WARD:

Bishop Monkton & Newby

CASE OFFICER: Mark Simmonds
GRID REF: E 442286
N 471755

DATE VALID: 21.01.2020
TARGET DATE: 17.03.2020
REVISED TARGET:
DECISION DATE: 17.03.2020

APPLICATION NO: 6.27.34.D.FUL

LOCATION:

Low Farm Cundall York North Yorkshire YO61 2RJ

PROPOSAL:

Conversion of barn to dwelling.

APPLICANT:

Mr G Swiers

REFUSED. Reason(s) for refusal:-

- 1 Due to the sites location in a remote location away from services and facilities the proposals are considered to be fundamentally unsustainable.
The proposals are therefore contrary to Policy SG4 of the Harrogate Local Plan (adopted) and the guidance within the National Planning Policy Framework (2019). Furthermore, the proposals do not meet the criteria set out in Policy HS6 (Conversion of Rural Buildings for Housing) of the Harrogate Local Plan (adopted) and the proposals are unacceptable in principle.
- 2 The changes proposed to the barn are considered to be inappropriate; the inclusion of a high number of windows and doors and the general 'domestication' of the proposed design fundamentally changes the character and visual impact of the once rural agricultural building. The proposed design is not sympathetic to the character and surroundings and would lead to a development of unacceptable proportions, the design of which would detrimentally alter the rural nature of this barn with excessive domestic styling.

The works proposed, in such close proximity, would unacceptably harm the setting of the Listed Building by way of introducing a large domestic structure into its immediate setting spoiling the simple and modest rural/agricultural nature of the original composition of historic buildings.

On this basis the proposal is contrary to both National Policy requirements contained in the National Planning Policy Framework (2019) and Local Plan Policy HP2.

- 3 Local Plan Policy HP4 seeks to safeguard amenity and includes the amenity of existing and future residents.

The distance between the existing farmhouse and the barn structure subject of this application is exceptionally close and not only would the development create unacceptable harm to the existing amenity of the farmhouse but also create a sub-standard and unacceptable level of amenity for the new residents of the barn dwelling due to overlooking, loss of privacy and noise and disturbance.

The proposed built form would be overbearing on the farmhouse and the proposed

residential curtilage which is considerable would be incongruous in this largely rural agricultural area.

For the reasons set out here the proposals will cause unacceptable harm to amenity contrary to Policy HP4 of the Harrogate Local Plan (adopted) and the provisions of the National Planning Policy Framework (2019).

- 4 The Ecology report submitted with the application has stated that a bat maternity roost has been found to be likely within the building and this is likely to be adversely affected by the proposed development.

Local Planning Authorities have a duty to address the three tests contained in the Conservation of Habitats and Species Regulations 2017 (referred to as the Habitat Regulations) when determining planning applications affecting European Protected Species (which includes all species of bat in the UK).

The applicant has failed to demonstrate that the proposals are in the public interest and that the plan is in the interests of preserving public health or public safety, or for other imperative reasons of overriding public interest (IROPI), including those of a social or economic nature and beneficial consequences of importance for the environment and the proposals are therefore contrary to the provisions of the Habitat Regulations 2017.

CASE NUMBER:	19/04566/LB	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Mark Simmonds	DATE VALID:	21.01.2020
GRID REF:	E 442286	TARGET DATE:	17.03.2020
	N 471755	REVISED TARGET:	
		DECISION DATE:	17.03.2020

APPLICATION NO: 6.27.34.E.LB

LOCATION:
Low Farm Cundall York North Yorkshire YO61 2RJ

PROPOSAL:
Conversion of barn to dwelling with reinstatement of central section with a traditional brickwork construction with pan tile roof to replace current portal frame element; various internal alterations to include relocation of staircase and insertion of walls, windows and doors. Outer barns to be retained and converted along with 'lean too' pole barn to the rear.

APPLICANT:
Mr G Swiers

REFUSED. Reason(s) for refusal:-

- 1 The changes proposed to the barn are considered to be inappropriate; the inclusion

of a high number of windows and doors and the general 'domestication' of the proposed design fundamentally changes the character and visual impact of the once rural agricultural building. The proposed design is not sympathetic to the character and surroundings and would lead to a development of unacceptable proportions, the design of which would detrimentally alter the rural nature of this barn with excessive domestic styling.

The works proposed, in such close proximity, would unacceptably harm the setting of the Listed Building by way of introducing a large domestic structure into its immediate setting spoiling the simple and modest rural/agricultural nature of the original composition of historic buildings.

On this basis the proposal is contrary to both National Policy requirements contained in the National Planning Policy Framework (2019) and Local Plan Policy HP2.

CASE NUMBER:	19/04573/FUL	WARD:	Nidd Valley
CASE OFFICER:	Emma Howson	DATE VALID:	05.11.2019
GRID REF:	E 419840	TARGET DATE:	31.12.2019
	N 462984	REVISED TARGET:	03.03.2020
		DECISION DATE:	03.03.2020

APPLICATION NO: 6.66.339.A.FUL

LOCATION:

Birchwood Summerbridge Harrogate North Yorkshire HG3 4BN

PROPOSAL:

Demolition of existing dwelling and outbuildings and construction of new dwelling with detached car port.

APPLICANT:

Mr Rob Macarthur

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 03.03.2023.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details set out below and as modified by the conditions of this consent.
Proposed Site Plan - P005B
Proposed Plans and Elevations - P006B
- 3 Any new stonework shall match the stonework of the original building in type, size, colour, dressing, coursing and pointing to the satisfaction of the local planning

authority. Prior to the commencement of the external construction of the walls of the development hereby approved a sample panel of the type of stone to be used showing the proposed coursing and pointing shall be erected on the site for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and the sample stonework panel shall be retained on site during the period of construction of all external walls that are constructed in stone.

- 4 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 5 The rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, garages, outbuildings, roof or dormer windows other than any expressly authorised by this permission shall be erected or installed without the grant of further specific planning permission from the local planning authority.
- 7 Prior to the demolition of any buildings on site, the results of additional bat emergence surveys undertaken in late spring and summer must be submitted for the written approval of the local planning authority, together with detailed proposals for any mitigation and/enhancement for bats which may be required (based on the framework established in the Bat Mitigation Plan (Environments for People, February 2020)). The development must proceed thereafter in strictly accordance with the agreed scheme.
- 8 A wildlife sensitive lighting strategy shall be submitted for the written approval of the local planning authority prior to the occupation of the new building. No lighting shall be directed onto the woodland or the trees on the boundaries of the site.
- 9 The adjacent woodland Site of Importance for Nature Conservation shall be protected from the impacts of construction by fencing in accordance with BS5837 "Trees in relation to construction"
- 10 Any woody vegetation removal or building demolition shall be undertaken outside of the main birds nesting season (i.e. not March-August inclusively) unless a pre-commencement check by a suitably experienced ecologist demonstrates that no actively nesting birds would be disturbed. Nest boxes and swift bricks shall be incorporated into the redeveloped site in accordance with a scheme to be agreed with the local planning authority prior to the demolition of the main house.

11 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 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 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.

12 Refuse:

Suitable and sufficient provision shall be made for:

- i. the storage and containment of refuse prior to collection.
- ii. access for collection of refuse

13 An electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any dwelling hereby permitted. The plan shall contain details of the number and location of all electric vehicle charging points which shall be of Mode 3 type (specific socket on a dedicated circuit with a minimum current rating of 16 Amp). Buildings and parking spaces that are to be provided with charging points shall not be brought into use until associated charging points are installed in strict accordance with approved details and are operational. The charging point installed shall be retained thereafter.

14 Use of Existing Access

There shall be no access or egress between the highway and the application site by any vehicles other than via the existing access with the public highway at B6165. The access shall be maintained in a safe manner which shall include the repair of any damage to the existing adopted highway occurring during construction.

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 and in order to harmonise with the existing building.
- 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 In order to protect the visual amenity and landscape character of the AONB.
- 7 To prevent harm to bats on site during construction and to ensure that opportunities for bats to continue to utilise the site as a roost are available following redevelopment.
- 8 To protect the SINC woodland and its associated wildlife (including bats) from excessive light pollution
- 9 To protect the SINC from physical damage during construction.
- 10 To prevent harm to nesting birds on site during construction and to ensure that opportunities for birds to continue to be able to nest on site following redevelopment, in accordance with NPPF paragraph 175(d)
- 11 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.
- 12 To protect residential amenity and pollution control
- 13 To improve access to sustainable methods of transport and improve air quality in the District
- 14 In the interests of both vehicle and pedestrian safety and the visual amenity of the area.

INFORMATIVES

- 1 Bat roosts are protected in law, whether or not bats are present at any particular time. The 2017 survey by Quants Environmental advised that a European Protected Species Licence (EPSL) would be required to be obtained from Natural England in order for the works to be undertaken lawfully. This may still be the case. Where required, it is the applicant's responsibility to engage a licenced ecological consultant to apply for the appropriate licence to ensure that no breach of the relevant wildlife legislation occurs as a result of the proposed works.
- 2 **TOPSOIL IMPORTATION - Informative**
If any topsoil is taken onto site for the formation of a domestic garden it should be certified as suitable for a domestic garden in accordance with the YALPAG guidance on Verification of Cover Systems. This should be validated through sampling on site.
- 3 **Public Rights of Way**
 - i) There is a Public Right of Way or a 'claimed' Public Right of Way within or adjoining the application site boundary - please see the attached plan.
 - ii) If the proposed development will physically affect the Public Right of Way permanently in any way an application to the Local Planning Authority for a Public Path Order/Diversion Order will need to be made under S.257 of the Town and Country Planning Act 1990 as soon as possible. Please contact the Local Planning

Authority for a Public Path Order application form.

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

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

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

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

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

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

CASE NUMBER:	19/04604/FUL	WARD:	Fountains & Ripley
CASE OFFICER:	Emma Howson	DATE VALID:	13.11.2019
GRID REF:	E 426995	TARGET DATE:	08.01.2020
	N 460726	REVISED TARGET:	18.03.2020
		DECISION DATE:	18.03.2020

APPLICATION NO: 6.74.141.K.FUL

LOCATION:

High Rails Farm Whitley Lane Clint HG3 3DL

PROPOSAL:

Conversion of 1 no. barn to form agricultural workers dwelling, alterations to 1 no. barn to create garage to existing dwelling and storage for farm equipment and farm related vehicles.

APPLICANT:

High Rails Farmers Ltd

3 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 18.03.2023.

2 The development hereby permitted shall not be carried out otherwise than in strict

accordance with the submitted details as set out below:

Proposed Layout - Drawing 012 E

Proposed Site Plan - Drawing 014 B

Proposed Elevations - Drawing 013 B

- 3 Any new stonework shall match the stonework of the original building in type, size, colour, dressing, coursing and pointing to the satisfaction of the local planning authority. Prior to the commencement of the external construction of the walls of the development hereby approved a sample panel of the type of stone to be used showing the proposed coursing and pointing shall be erected on the site for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and the sample stonework panel shall be retained on site during the period of construction of all external walls that are constructed in stone.
- 4 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 5 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 rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.
- 7 The occupation of the dwelling hereby approved shall be limited to a person solely or mainly employed or last employed in the locality in agriculture, as defined in Section 336 of the Town and Country Planning Act 1990, (including any dependants of such a person residing with him) or a widow or widower of such a person.
- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, garages, outbuildings, roof or dormer windows other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.
- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no further windows or doors shall be inserted in the building hereby approved for conversion or alteration, without the prior written approval of the Local Planning Authority.
- 10 The areas shown on drawing 012 E as farm and quad bike storage and farm vehicle

and trailer store shall be used for agricultural storage only and shall not be used for domestic storage in association with the agricultural workers dwelling hereby approved.

- 11 The area shown on drawing 12 E as garaging is to be used in association with the existing farmhouse only and shall not be used in association with the agricultural workers dwelling hereby approved.
- 12 A detailed scheme for landscaping, including the planting of trees and or shrubs and the use of surface materials and details of proposed boundary treatments shall be submitted to the Local Planning Authority prior to the first occupation of the dwelling hereby approved. The 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 and shall be implemented in strict accordance with details as approved by the Local Planning Authority.
- 13 Unforeseen Land Contamination Condition:
In the event that any unforeseen contamination is encountered during the development, the Local Planning Authority (LPA) shall be informed immediately. Any investigation / remedial / protective works carried out in relation to this application shall be carried out to agreed timescales and approved by the LPA in writing.
- 14 Works shall be undertaken in accordance with the measures set out in Section 5 of the 'Protected Species (Bat) Survey submitted with this application (author - BJ Collins) dated August 2019.

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 and in order to harmonise with the existing building.
- 4 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 5 In the interests of visual amenity and to preserve the character of the buildings
- 6 In the interests of visual amenity.
- 7 The development hereby approved would be unacceptable unless justified by the local needs of agriculture and a suitable level of amenity could not be provided.
- 8 In order to preserve the traditional character of the building
- 9 In order to preserve the traditional character of the buildings
- 10 To ensure that the level of accommodation provided remains commensurate to that of an agricultural workers dwelling.
- 11 To ensure that the level of accommodation provided remains commensurate to that of an agricultural workers dwelling.
- 12 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 13 To ensure that risks from land contamination to the future users of the land and

neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.

14 In the interests of nature conservation

INFORMATIVES

1 If any topsoil is taken onto site for the formation of a domestic garden it should be certified as suitable for a domestic garden in accordance with the YALPAG guidance on Verification of Cover Systems. This should be validated through sampling on site.

CASE NUMBER:	19/04674/FUL	WARD:	Harrogate St Georges
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	07.11.2019
GRID REF:	E 429803	TARGET DATE:	02.01.2020
	N 453899	REVISED TARGET:	06.03.2020
		DECISION DATE:	06.03.2020

APPLICATION NO: 6.79.10379.A.FUL

LOCATION:

20 Rossett Way Harrogate HG2 0EE

PROPOSAL:

Demolition of conservatory and erection of 2no. single storey extensions (Amended details received 10th February 2020).

APPLICANT:

Mr Ed Noble

1 REFUSED. Reason(s) for refusal:-

1 The rear single storey extension, by reason of its projection, form, height and siting, would have an overbearing impact on 18 Rossett Way to the detriment of the amenity of both existing and future occupants of that property. The proposal would also overshadow the garden and rear primary window serving the dining room of Rossett Way. To a lesser extent, the extension would also be overbearing to the neighbour at 22 Rossett Way. The rear extension is therefore contrary to Saved Policy H15 and HD20 of the current Local Plan, Policy SG4 of the Core Strategy and Emerging Policy HP4 of the Emerging Local Plan.

INFORMATIVES

- 1 It should be noted that the block plan provided does not scale correctly with the elevation and floor plans provided.

CASE NUMBER:	19/04763/LB	WARD:	Claro
CASE OFFICER:	Emma Gibbens	DATE VALID:	08.01.2020
GRID REF:	E 438355	TARGET DATE:	04.03.2020
	N 461021	REVISED TARGET:	
		DECISION DATE:	04.03.2020

APPLICATION NO: 6.78.67.M.LB

LOCATION:

Pond House Farm Mar Head Balk Arkendale HG5 0RG

PROPOSAL:

Listed building consent to replace render, door and frame to dovecote.

APPLICANT:

Mrs Sarah Brophy

- 1 APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 04.03.2023.

- 2 The works hereby permitted shall be carried out in accordance with the following Approved plans and drawings:

Design and Access Statement, Received 14/11/2019

Email from Sarah Brophy, entitled 'Re:Re. 19/04763/LB Pond House Dovecote,' relating to the proposed replacement door and render / repair to Dovecote (including photographs of proposed door), Received dated 17/02/2020

- 3 Notwithstanding the submitted details, a specification of the proposed render mix, its application and the proposed colour / finish to the render shall be agreed in writing with the Local Planning Authority prior to the application of the render.
- 4 The timber parts of the doors shall have a painted finish.

Reasons for Conditions:-

- 1 To ensure compliance with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
- 2 To secure the satisfactory implementation of the proposal.
- 3 In the interests of preserving the character and appearance of the listed building and its setting.

Land Comprising Field At 437672 472936 Dishforth North Yorkshire

PROPOSAL:

Non-material amendment to allow alterations to house type design of Planning Permission 18/02046/REMAJ- Reserved matters application for the Erection of 72 dwellings; Formation of school approach road and car park (Appearance, Landscaping, Layout and Scale considered) under Outline Permission 16/04981/OUTMAJ. (Revised Scheme)

APPLICANT:

Strata

APPROVED subject to the following conditions:-

1 Drawings considered acceptable under this Non Material Amendment:

Plans submitted 19.11.19:

- o Bordeaux MY-P-508 (AS)
- o Bordeaux MY-P-508 (OPP)
- o Valencia MY-P-502 (AS)
- o Valencia MY-P-502 (OPP)
- o Cologne MY-P-419-1 (AS)
- o Cologne MY-P-419-1 (OPP)
- o Cologne MY-P-419 Brick (AS)
- o Cologne MY-P-419 Brick (OPP)
- o Cologne MY-P-419 Stone (AS)
- o Cologne MY-P-419 Stone (OPP)
- o Munich MY-P-418 Brick (AS)
- o Munich MY-P-418 Stone (AS)
- o Munich MY-P-418 Stone (OPP)
- o Siena MY-P-506 (AS)
- o Siena MY-P-506 (OPP)
- o Capri MY-P-504 (AS)
- o Capri MY-P-504 (OPP)

- o Lisbon MY-P-205 (AS) Drawing 100 submitted 27.01.20
- o Lisbon MY-P-205 (OPP) Drawing 100 submitted 27.01.20
- o Lisbon MY-A-205 (OPP) Drawing 100 submitted 27.01.20
- o Planning Layout Drawing 17-CLI-SGD_DF.01 Rev AC Submitted 27.01.20
- o T1 Semi MY-A-251 (AS) Drawing 100 A submitted 20.02.20
- o T2 Semi MY-A-352 (AS) Drawing 100 submitted 22.01.20
- o T2 Semi MY-A-352 (OPP) Drawing 100 submitted 22.01.20
- o 1 Bedroom Semi MY-A-153 (AS & OPP) Drawing 100 submitted 07.02.20
- o Semi MY-A-154 &155 (AS) Drawing 100 submitted 07.02.20

Reasons for Conditions:-

- 1 Drawing changes approved as part of this NMA are listed for the avoidance of doubt.

CASE NUMBER:	19/04833/FUL	WARD:	Harrogate Duchy
CASE OFFICER:	Janet Belton	DATE VALID:	02.12.2019
GRID REF:	E 428747	TARGET DATE:	27.01.2020
	N 455225	REVISED TARGET:	13.03.2020
		DECISION DATE:	12.03.2020

APPLICATION NO: 6.79.8.H.FUL

LOCATION:

Bod Fach 57B Duchy Road Harrogate HG1 2HB

PROPOSAL:

Demolition of existing dwelling; erection of replacement dwelling with integral garage/basement car lift and associated hard/soft landscaping.

APPLICANT:

Mr And Mrs D Illingworth

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.03.2023.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted drawings:
Topographical Survey 3699-1
Existing Site Plan and Section 19.08.1915
Existing Floor Plan 19.08.1915.01
Proposed Site Plan, Sections and Street scene 19.08.1915.07 rev A
Proposed Floor Plans and Elevations 19.08.1915.06 rev C
- 3 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 4 The rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.
- 5 There shall be no access or egress between the highway and the application site by

any vehicles other than via the existing access with the public highway at Duchy Road. The access shall be maintained in a safe manner which shall include the repair of any damage to the existing adopted highway occurring during construction.

- 6 No operations shall commence on site or any development be commenced before the developer has submitted for approval the detail for a root protection area (RPA) fencing in line with the requirements of British Standard BS 5837: 2012 (section 6.2.2 figure 2) Trees in Relation to Construction - Recommendations, or any subsequent amendments to that document, around the trees or shrubs or planting to be retained, as indicated on the approved plan and for the entire area as specified in accordance with BS 5837:2012. The developer shall maintain such fences until all development the subject of this permission is completed.
- 7 No operations shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the root protection area (RPA) works required by the approved tree protection scheme and ground protection detail (no dig) are in place. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority.
- 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 commence until sections A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section D has been complied with in relation to that contamination.

A. SITE CHARACTERISATION

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

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

(ii) an assessment of the potential risks to:

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

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

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

B. SUBMISSION OF REMEDIATION SCHEME

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. IMPLEMENTATION OF APPROVED REMEDIATION SCHEME

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

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

D. REPORTING OF UNEXPECTED CONTAMINATION

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

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

- 9 The development shall be carried out strictly in accordance with the recommendations in Section 4 of the Bat Survey Report dated September 2019 (Quants Environmental).
- 10 Before the development is brought into use a scheme detailing the facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. Charging points installed shall be retained thereafter.

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions and garages other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.
- 12 The windows in the first floor side elevations of the development hereby approved shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be retained throughout the life of the development.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure that the development is carried out in accordance with the approved drawings.
- 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 both vehicle and pedestrian safety and the visual amenity of the area.
- 6 To ensure the protection of trees.
- 7 To ensure the protection of trees.
- 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.
- 9 To ensure the protection of bats and breeding birds.
- 10 In the interests of encouraging sustainable transport and improving air quality within the District.
- 11 In order to protect the visual amenities of the surrounding area in view of the prominence of this site.
- 12 In the interests of residential amenity and privacy.

INFORMATIVES

- 1 One electric vehicle charging point to be provided for each residential unit with dedicated parking space.

Mode 3 charging point with a type 2 outlet socket

The cable and circuitry ratings for the charging points shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum

demand of 32 Amps

- 2 The applicant is advised of the requirement for a Party Wall Act Notice to be served on Northern Powergrid to ensure that the stability and structure of the substation is not compromised.

CASE NUMBER:	19/04921/FUL	WARD:	Fountains & Ripley
CASE OFFICER:	Emma Walsh	DATE VALID:	23.12.2019
GRID REF:	E 432011	TARGET DATE:	17.02.2020
	N 469521	REVISED TARGET:	06.03.2020
		DECISION DATE:	06.03.2020

APPLICATION NO: 6.44.124.C.FUL

LOCATION:

Ashbrooke Littlethorpe Lane Littlethorpe Ripon North Yorkshire HG4 3LJ

PROPOSAL:

Demolition of attached garage, conservatory and single storey extension. Erection of single storey and two storey extensions. Installation of 1no rooflight. Formation of new access. AMENDED DESCRIPTION.

APPLICANT:

P. Salmon Ltd

- 2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.03.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings submitted with the application:
 - Proposed Elevations; Drawing No. 19.1253.3, received 26.11.2019.
 - Proposed Ground and First Floor Plans; Drawing No. 19.1253.2, received 26.11.2019.
 - Site Plan; Drawing No. 19.1253.4, received 26.11.2019.
 - Location Plan: received 26.11.2019.
- 3 Except where explicitly stated in the submitted details, the materials to be used in the construction of the external brickwork and roofing of the extensions hereby permitted shall match those used in the existing building.
- 4 The rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.

Reasons for Conditions:-

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

INFORMATIVES

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

CASE NUMBER:	19/04954/FUL	WARD:	Killinghall & Hampsthwaite
CASE OFFICER:	Arthama Lakhanpall	DATE VALID:	02.12.2019
GRID REF:	E 429081	TARGET DATE:	27.01.2020
	N 457708	REVISED TARGET:	02.03.2020
		DECISION DATE:	02.03.2020

APPLICATION NO: 6.93.723.N.FUL

LOCATION:

Warren Bank Knox Mill Lane Killinghall Harrogate North Yorkshire HG3 2AE

PROPOSAL:

Erection of garage, retaining wall and steps with associated engineering works and retention of roof, render and fenestration to tool shed.

APPLICANT:

Mr Mick Hassall

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 02.03.2023.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, and as modified by the conditions of this consent, received 3 February 2020:
 - 4211 PL22 Revision A Existing & Proposed Plans And Elevations
 - Planning Application Form

- Planning Statement

- 3 The external wall and roof materials of the development hereby approved shall match those as existing.
- 4 The garage and tool shed hereby approved shall remain ancillary to the main residential use of the dwelling known as 'Warren Bank'. They shall not be sold, let or used separately otherwise than by members of the family of the occupiers for the time being of 'Warren Bank'.

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 visual amenity, residential amenity, preserved trees, ecology and general amenity of the development.

INFORMATIVES

- 1 This site is in very close proximity to a former landfill site known as Warren Bank; our records indicate that this was used for excavation waste. In accordance with practice notes for such a development, a site specific investigation is not necessary, but certain precautions should be taken with the construction of the building; namely:

- o A concrete floor.
- o Gas proof membrane beneath the floor.
- o Sealing/protection of any services to the building.
- o Adequate ventilation.

Following completion of works a verification report should be obtained including photographic evidence to indicate that the protection measures were included and installed to required standards.

- 2 Trees on the site to which this permission relates are subject to a Tree Preservation Order and may not be lopped, topped or felled without the prior written consent of the Borough Council, unless the tree work has already been approved under cover of a planning permission which is being implemented. Any person undertaking work to protected trees without written consent is liable to prosecution. Application forms are available from the Councils Department of Development Services.
- 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, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.

CASE NUMBER:	19/04956/FUL	WARD:	Ripon Spa
CASE OFFICER:	Emma Walsh	DATE VALID:	29.11.2019
GRID REF:	E 430669	TARGET DATE:	24.01.2020
	N 471104	REVISED TARGET:	14.03.2020
		DECISION DATE:	13.03.2020

APPLICATION NO: 6.31.373.E.FUL

LOCATION:

Land South Of Clubhouse Ripon Rugby Club Mallorie Park Drive Ripon North Yorkshire HG4 2QD

PROPOSAL:

Installation of a new telecommunications mast and supporting apparatus. (Amended plans).

APPLICANT:

EE Limited

3 REFUSED. Reason(s) for refusal:-

- 1 The proposed development does not reflect local distinctiveness in its height or siting or appearance and would fail to preserve or enhance the character and appearance of the Conservation Area, the street scene and the wider landscape. The harm to the Conservation Area is not clearly outweighed by the public benefits of the development. The proposal is therefore contrary to guidance in the National Planning Policy Framework, Policies HP2, HP3, TI5 and NE4 of the Harrogate District Local Plan, Policies A1 and F1 of the Ripon Neighbourhood Plan and guidance in the Ripon Conservation Area Character Appraisal.

CASE NUMBER:	19/04992/AMENDS	WARD:	Ouseburn
CASE OFFICER:	Helen Goulden	DATE VALID:	03.12.2019
GRID REF:	E 446184	TARGET DATE:	31.12.2019
	N 456825	REVISED TARGET:	20.03.2020

DECISION DATE: 19.03.2020

APPLICATION NO: 6.103.178.AMENDS

LOCATION:

Land Comprising Field At 446184 456825 Yule Lane Green Hammerton North Yorkshire

PROPOSAL:

Non material amendment to allow for amended house type plans of planning permission 18/01532/FULMAJ - Erection of 62 dwellings and associated works.

APPLICANT:

Strata Homes

APPROVED

INFORMATIVES

- 1 The changes to the house types hereby agreed are based on the following drawings:

MY-P-502 Valencia (OPP)
MY-P-502 Valencia (AS)
MY-P-419-1 Cologne (OPP)
MY-P-419-1 Cologne (AS)
MY-P-419 Cologne (OPP)
MY-P-419 Cologne (AS)
MY-P-418 Munich (OPP)
MY-P-412 Oporto (OPP)
MY-P-412 Oporto (AS)
MY-P-410 Stockholm (OPP)
MY-P-410 Stockholm (AS)
MY-P-302.1 Geneva (OPP)
MY-P-302.1 Geneva (AS)
MY-A-205 Rev A AS
MY-A-353 & 354 (AS & OPP)
MY-A-352 (OPP)
MY-A-352 (AS)
MY-A-251 (OPP)
MY-A-251 (AS)
MY-A-154 & 155 (OPP)
MY-A-154 & 155 (AS)

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to ensure the details are suitable for the host building, the adjacent Listed Building and Lofthouses Conservation Area.
- 4 In order to ensure the details are suitable for the host building, the adjacent Listed Building and Lofthouses Conservation Area.
- 5 In order to ensure the details are suitable for the host building, the adjacent Listed Building and Lofthouses Conservation Area.

CASE NUMBER:	19/05066/DVCON	WARD:	Nidd Valley
CASE OFFICER:	Emma Walsh	DATE VALID:	02.01.2020
GRID REF:	E 424467	TARGET DATE:	27.02.2020
	N 460160	REVISED TARGET:	11.03.2020
		DECISION DATE:	09.03.2020

APPLICATION NO: 6.91.136.S.DVCON

LOCATION:

West House Farm Birstwith Harrogate North Yorkshire HG3 3AW

PROPOSAL:

Variation of condition 2 (approved drawings) to allow alterations to fenestration of planning permission 14/00633/FUL - Erection of two single storey extensions and installation of two rooflights.

APPLICANT:

Mr B Holmes

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in strict accordance with the application form and the following drawings submitted with the application;
Proposed Window and Door Details; drwg no. 19.07.1903 07, Rev C, received 04.03.2020.
Proposed Elevations and Floor Plans with Location Plan; drwg no. 19.07.1903 04, Rev E, received 04.03.2020.
- 2 The extension hereby approved shall be constructed of matching stone and structural glass to the satisfaction of the Local Planning Authority. A sample of the stone to construct the wall lines and structural glass to construct the roof shall be submitted to the Local Planning Authority and approved in writing prior to the commencement of construction of the conservatory and thereafter shall be implemented to the satisfaction of the Local Planning Authority.

- 3 Details of the boundary wall at 1.8m high to be constructed along the western boundary shall be submitted to the Local Planning Authority including elevations showing the appearance and the junction with the existing wall line, and a layout plan showing the extent of the wall . A sample of the stone to be used to rebuild the wall line shall be submitted to the Local Planning Authority and approved in writing prior to the commencement of construction of the wall and thereafter shall be implemented to the satisfaction of the Local Planning Authority.

Reasons for Conditions:-

- 1 In order to ensure that the development is carried out in accordance with the approved drawings.
- 2 In the interests of visual amenity and to preserve the appearance of the Listed Building
- 3 To preserve the setting of the Listed Building

INFORMATIVES

- 1 No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way.
- 2 West House Farm is a Grade II Listed building. As such, Listed Building consent is legally required to be obtained for this proposal prior to the commencement of development, under the Planning (Listed Buildings and Conservation Areas) Act 1990.

CASE NUMBER:	19/05067/LB	WARD:	Nidd Valley
CASE OFFICER:	Janet Belton	DATE VALID:	09.12.2019
GRID REF:	E 424467	TARGET DATE:	03.02.2020
	N 460160	REVISED TARGET:	13.03.2020
		DECISION DATE:	12.03.2020

APPLICATION NO: 6.91.136.Q.LB

LOCATION:

West House Farm Nidd Lane Birstwith HG3 3AW

PROPOSAL:

Listed Building Consent for conversion of garage to provide guest accommodation including lowering of ground floor; Alteration to roof pitch and materials; Erection of link

extension to farmhouse; Erection of enclosing walls and associated landscaping works.

APPLICANT:

Mr B Holmes

2 APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 12.03.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the application form and the following drawings submitted with the application;
Existing Plans and Elevations 19.07.1903 02
Proposed Plans and Elevations 19.07.1903 03 rev C
Proposed Plans and Elevations 19.07.1903 05 Rev B
Proposed Window and Door Details 19.07.1903 07 Rev A
- 3 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 4 Prior to the commencement of the external construction of the walls of the development hereby approved a sample panel of the type of stone to be used showing the proposed coursing and pointing shall be erected on the site for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and the sample stonework panel shall be retained on site during the period of construction of all external walls that are constructed in stone.
- 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 rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.
- 7 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, details of rainwater goods and scale drawings showing eaves, ridge and verge details shall be submitted for the written approval of the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.

Reasons for Conditions:-

- 1 To ensure compliance with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
- 2 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 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 5 In the interests of visual amenity.
- 6 In the interests of visual amenity.
- 7 In the interests of amenity.

CASE NUMBER:	19/05070/FUL	WARD:	Nidd Valley
CASE OFFICER:	Janet Belton	DATE VALID:	09.12.2019
GRID REF:	E 424467	TARGET DATE:	03.02.2020
	N 460160	REVISED TARGET:	13.03.2020
		DECISION DATE:	12.03.2020

APPLICATION NO: 6.91.136.R.FUL

LOCATION:

West House Farm Nidd Lane Birstwith HG3 3AW

PROPOSAL:

Conversion of garage to provide guest accommodation including lowering of ground floor; Alteration to roof pitch and materials; Erection of link extension to farmhouse; Erection of enclosing walls and associated landscaping works.

APPLICANT:

Mr B Holmes

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.03.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the application form and the following drawings submitted with the application;
Existing Plans and Elevations 19.07.1903 02
Proposed Plans and Elevations 19.07.1903 03 rev C
Proposed Plans and Elevations 19.07.1903 05 Rev B
Proposed Window and Door Details 19.07.1903 07 Rev A
- 3 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning

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

- 4 Prior to the commencement of the external construction of the walls of the development hereby approved a sample panel of the type of stone to be used showing the proposed coursing and pointing shall be erected on the site for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and the sample stonework panel shall be retained on site during the period of construction of all external walls that are constructed in stone.
- 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 rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.
- 7 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, details of rainwater goods and scale drawings showing eaves, ridge and verge details shall be submitted for the written approval of the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 8 The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as West House Farm.

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 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 5 In the interests of visual amenity.
- 6 In the interests of visual amenity.
- 7 In the interests of amenity.
- 8 The formation of a separate residential use would not be acceptable.

INFORMATIVES

- 1
- i) There is a Public Right of Way or a 'claimed' Public Right of Way within or adjoining the application site boundary.
 - ii) If the proposed development will physically affect the Public Right of Way permanently in any way an application to the Local Planning Authority for a Public Path Order/Diversion Order will need to be made under S.257 of the Town and Country Planning Act 1990 as soon as possible. Please contact the Local Planning Authority for a Public Path Order application form.
 - iii) If the proposed development will physically affect a Public Right of Way temporarily during the period of development works only, an application to the Highway Authority (North Yorkshire County Council) for a Temporary Closure Order is required. Please contact the County Council or visit their website for an application form.
 - iv) The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as an alternative route has been provided by either a temporary or permanent Order.
 - v) It is an offence to obstruct a Public Right of Way and enforcement action can be taken by the Highway Authority to remove any obstruction.
 - vi) If there is a "claimed" Public Right of Way within or adjoining the application site boundary, the route is the subject of a formal application and should be regarded in the same way as a Public Right of Way until such time as the application is resolved.
 - vii) Where public access is to be retained during the development period, it shall be kept free from obstruction and all persons working on the development site must be made aware that a Public Right of Way exists, and must have regard for the safety of Public Rights of Way users at all times.
- Applicants should contact the County Council's Countryside Access Service at County Hall, Northallerton via CATO@northyorks.gov.uk to obtain up-to-date information regarding the exact route of the way and to discuss any initial proposals for altering the route.

CASE NUMBER:	19/05090/FUL	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Janet Belton	DATE VALID:	06.01.2020
GRID REF:	E 421976	TARGET DATE:	02.03.2020
	N 476366	REVISED TARGET:	
		DECISION DATE:	02.03.2020

APPLICATION NO: 6.18.139.F.FUL

LOCATION:

Barn To The West Of Oak Stile Farm Grewelthorpe Ripon North Yorkshire HG4 3DP

PROPOSAL:

Conversion of agricultural barn to create 1 no. dwellinghouse.

APPLICANT:

Mr Easby

1 REFUSED. Reason(s) for refusal:-

- 1 The proposal would lead to an isolated dwelling in the countryside which would not lead to an enhancement of the immediate setting contrary to guidance in the National Planning Policy Framework, Core Strategy policy SG3 and emerging Local Plan policy GS3.
- 2 By virtue of the location and the design featuring large window openings and roof lights the proposed dwelling would lead to urbanisation of the countryside and would appear intrusive and harmful to the character of the landscape causing significant detriment to the special character and scenic beauty of Nidderdale AONB contrary to the guidance in the National Planning Policy Framework, Core Strategy policies EQ2 and SG4, saved Local Plan policies C1, C2, C16, C18 and HD20, emerging Local Plan policies HP3, GS6, HS6 and NE4 and the guidance in the Council's Landscape Character Assessment SPG and Re-Use and Adaptation of Rural Buildings SPG.
- 3 Insufficient information has been submitted to enable and assessment of the impact of the proposed development on bats (a European protected species) and nesting birds (including barn owls) contrary to guidance in Circular 6/2005 Biodiversity and Geological Conservation - statutory obligations and their impact within the planning system, guidance in the National Planning Policy Framework and emerging Local Plan policy NE3.

CASE NUMBER:	19/05125/COU	WARD:	Claro
CASE OFFICER:	Aimée McKenzie	DATE VALID:	11.12.2019
GRID REF:	E 442173	TARGET DATE:	05.02.2020
	N 456988	REVISED TARGET:	28.02.2020
		DECISION DATE:	09.03.2020

APPLICATION NO: 6.95.45.B.COU

LOCATION:

The Masons Arms Hopperton Street Hopperton Knaresborough North Yorkshire HG5 8NX

PROPOSAL:

Change of use from Public House and domestic accommodation (Use Class A3) to dwelling (Use Class C3).

APPLICANT:

Miss Kimberley Gillespie

REFUSED. Reason(s) for refusal:-

- 1 Based on the information submitted as part of this application the Council is not satisfied that policy CFX of the Saved Local Plan or policy HP8 of the Emerging Local Plan has been clearly address to satisfy the Council that the public house or its

associated land could not continue to operate as a community facility. The proposal would result in the loss of premises and land in community use, reducing the variety of locally based facilities and therefore not maintaining a viable and sustainable rural community.

CASE NUMBER:	19/05152/COU	WARD:	Ripon Ure Bank
CASE OFFICER:	Janet Belton	DATE VALID:	16.12.2019
GRID REF:	E 431239	TARGET DATE:	10.02.2020
	N 471431	REVISED TARGET:	
		DECISION DATE:	12.03.2020

APPLICATION NO: 6.31.690.G.COU

LOCATION:
5 North Street Ripon HG4 1JY

PROPOSAL:
Change of use of restaurant area (Use class A3) to mixed restaurant and drinking establishment (Use classes A3/A4), while front of shop to remain takeaway shop (Use class A5).

APPLICANT:
Mr Cuneyt Yazicioglu

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.03.2023.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 The rating level of sound emitted from any fixed plant associated with the development shall not exceed background sound levels between the hours of 0700-2300 (taken as a 15 minute LA90 at the nearest sound sensitive premises) and shall not exceed the background sound level between 2300-0700 (taken as a 15 minute LA90 at the nearest/any sound sensitive premises). All measurements shall be made in accordance with the methodology of British Standard 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound and/or its subsequent amendments.
Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property.
Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the local planning authority.

4 Before the development is first brought into use all measures which form part of the sound mitigation scheme as specified in the Noise Report dated 10/02/2020 produced by Nova Acoustics project number 3914 :-

a) shall be completed; and

b) written evidence to demonstrate that the specified noise levels have been achieved shall be submitted to and approved in writing by the local planning authority.

If it cannot be demonstrated that the noise levels specified in the aforementioned Noise Report have been achieved then a further scheme shall be submitted for the written approval of the local planning authority incorporating further measures to achieve those noise levels.

All works comprised within those further measures shall be completed and written evidence to demonstrate that the aforementioned noise levels have been achieved shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use

5 Should cooking of food become an integral business activity, a revised scheme containing full details of arrangements for internal air extraction, odour control, and discharge to atmosphere from cooking operations, including any external ducting and flues, shall be submitted to and approved in writing by the local planning authority. The works detailed in the approved scheme shall be installed in their entirety before the use hereby permitted is commenced. The equipment shall thereafter be maintained in accordance with the manufacturer's instructions and operated at all times when cooking is being carried out unless otherwise agreed beforehand in writing with the local planning authority.

6 The use hereby permitted shall not be carried out other than between the hours of 17.00 - 00.30 Sunday to Wednesday and 17.00 - 04.00 Thursday to Saturday.

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 residential amenity.
- 4 In the interests of residential amenity
- 5 In the interests of residential amenity
- 6 In the interests of residential amenity

INFORMATIVES

- 1 The granting of planning permission does not in any way indemnify against

statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.

CASE NUMBER:	19/05164/FUL	WARD:	Harrogate Starbeck
CASE OFFICER:	Aimée McKenzie	DATE VALID:	13.01.2020
GRID REF:	E 433444	TARGET DATE:	09.03.2020
	N 456659	REVISED TARGET:	
		DECISION DATE:	04.03.2020

APPLICATION NO: 6.79.12516.C.FUL

LOCATION:
Scriven Stones Forest Lane Head Harrogate HG2 7TE

PROPOSAL:
Conversion of garage to form habitable accommodation.

APPLICANT:
Mr Paul Skelton

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 04.03.2023.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and drawing reference 01 dated and received by Harrogate Borough Council on 16th December 2019 and drawing references: 03 dated and received by Harrogate Borough Council on 13th January 2020 and as modified by this consent.
- 3 The external materials of the development hereby approved shall match that of the existing property.
- 4 The garage conversion hereby approved shall remain ancillary to the dwelling known as Scriven Stones.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interest of visual amenity.
- 4 To ensure the development does not lead to the subdivision of the property, in line with the policy requirements of policy H15 of the Saved Local Plan and policy HS8 of the Emerging Local Plan.

CASE NUMBER:	19/05166/FUL	WARD:	Harrogate Pannal Ward
CASE OFFICER:	Alex Robinson	DATE VALID:	16.12.2019
GRID REF:	E 430810	TARGET DATE:	10.02.2020
	N 451405	REVISED TARGET:	20.03.2020
		DECISION DATE:	19.03.2020

APPLICATION NO: 6.152.18.G.FUL

LOCATION:

Site Of Pannal Business Park Station Road Pannal North Yorkshire

PROPOSAL:

Erection of third storey extension to main building to incorporate 4no. apartments with alteration of car park layout.

APPLICANT:

Forward Investment LLP

REFUSED. Reason(s) for refusal:-

- 1 The application for an additional storey of residential accommodation would, in parts, create a building of 5 floors above ground level. This would create a scheme that is unacceptable on the street-scene and have an overbearing impact on existing surrounding properties. The increased height and massing is out of context for the local area and the application fails to meet the policy guidance on good design set out in the NPPF, National Design Guidance and Policy HP3 of the adopted 2020 Local Plan.
- 2 The 7 additional parking spaces shown on the layout plan only provide adequate parking for the 4 apartments. There is inadequate provision for the additional apartments proposed by application 19/05137/FUL currently before the council. The cumulative impacts of both applications have not been addressed so the policy requirements set out in TI3 of the adopted 2020 Local Plan have not been met.

CASE NUMBER:	19/05333/LB	WARD:	Knarborough Castle
CASE OFFICER:	Jeremy Constable	DATE VALID:	16.12.2019
GRID REF:	E 434888	TARGET DATE:	10.02.2020
	N 456927	REVISED TARGET:	

DECISION DATE: 09.03.2020

APPLICATION NO: 6.100.2270.D.LB

LOCATION:

Knarborough Castle And Grounds Knarborough North Yorkshire

PROPOSAL:

Listed Building Consent for the installation of external floodlighting.

APPLICANT:

Knarborough Town Council

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 09.03.2023.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and associated documents and the following submitted plans and drawings:
 - Location and Site Plans: (Received 03.10.2019)
 - Proposed plans and elevations: Drwg No.KC/019/02 (Received 03.10.2019)
 - Proposed Plaza S3x details: (Received 03.10.2019)
 - External Lighting details: Drwg No.0002063698-E-R0-291119 (Received 02.12.2019)
 - Proposed lighting cage details: Drwg Nos. KC/19/03 and KC/19/04 (Received 06.02.2020)

Reasons for Conditions:-

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

CASE NUMBER: 19/05191/FUL

CASE OFFICER: Jane Lurcuck

GRID REF: E 430411
N 456332

WARD: Harrogate Coppice Valley

DATE VALID: 14.01.2020

TARGET DATE: 10.03.2020

REVISED TARGET: 27.03.2020

DECISION DATE: 11.03.2020

APPLICATION NO: 6.79.580.H.FUL

LOCATION:

146A Kings Road Harrogate HG1 5HY

PROPOSAL:

Conversion and alterations of one flat into two flats and installation of new entrance door and 2 no. rooflights (revised description).

APPLICANT:

Mr S Uddin

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.03.2023.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:

Existing and proposed plans and elevations Dwg No: H/08/P02C received 10 March 2020
- 3 The two new rooflights hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.
- 4 Prior to the replacement of the door on Kings Road details of the door design, materials and colour must be submitted for the prior approval of the local planning authority and thereafter the development must be carried out in accordance with the approved details and maintained and retained as such unless otherwise 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 to safeguard the control of the Local Planning Authority.
- 3 In the interests of visual amenity to protect the character of the conservation area; in accordance with Policies HP2 and HP3 of the Harrogate District Local Plan 2014-2035 (adopted 4 March 2020).
- 4 In the interests of visual amenity to protect the character of the conservation area; in accordance with Policies HP2 and HP3 of the Harrogate District Local Plan 2014-2035 (adopted 4 March 2020).

INFORMATIVES

- 1 Housing Informative:
The proposed layouts mean that the occupant of the bedrooms would have to pass through the high risk kitchen areas in order to leave the flat in the event of a fire in the kitchen. Private Sector Housing may require the kitchen to be moved in order to avoid this. It must be able to be moved to an area that reduces the fire risk and does not reduce the usable space of the living/kitchen to an unacceptable level.

The floor area of the flat is only large enough for one person. Private Sector Housing could take action under the Housing Act 2004 in order to limit occupation to one person.

CASE NUMBER:	19/05192/DVCMAJ	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Andy Hough	DATE VALID:	18.12.2019
GRID REF:	E 438951	TARGET DATE:	18.03.2020
	N 466121	REVISED TARGET:	20.03.2020
		DECISION DATE:	19.03.2020

APPLICATION NO: 6.63.3.AQ.DVCMAJ

LOCATION:

Reed Boardall Cold Storage Limited Bar Lane Roecliffe York North Yorkshire YO51 9NN

PROPOSAL:

Variation of condition 2 (approved drawings) to allow alterations to building and hardstanding of planning permission 14/04373/FULMAJ - Extension of existing cold store and associated works.

APPLICANT:

Reed Boardall Cold Storage Ltd

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development shall not be carried out other than in accordance with the submitted details as amended by other conditions of consent and the following approved plans unless otherwise agreed in writing by the Local Planning Authority.

Location Plan M2835 -LP2 Rev A

Site layout Plan M2835-P200

Extension Floor layout Plan M2835-P101

Overall Floor Layout Plan M2835-P102

Elevations M2835-P103

Noise Impact Assessment SLR Ref: 403.07667.00004 (Draft December 2019) As amended by letters dated 13.02.2020 , 21.02.2020 and 16.03.2020

- 3 Materials have been approved under 18/04012/DISCON
- 4 The development shall take place in accordance with the sound insulation scheme approved under 18/04013/DISCON for any refrigeration plant to be used in the premises as amended by the Noise Impact Assessment referred to within Condition 2 . All refrigeration plant shall be installed and maintained in accordance with the approved details
- 5 Means of vehicular access to the permitted building shall be from Bar Lane only.
- 6 No part of the development shall be occupied until the access road, and the area related to that part of development which is to be used for the parking and manoeuvring of vehicles have been laid out, drained and surfaced in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Those areas shall thereafter be kept available for access and parking of vehicles and shall not be used for any other purpose unless approved in writing by the Local Planning Authority.
- 7 No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition 2 have been constructed in accordance with the submitted drawing (reference M2835-SK01-3 RevA). Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 8 A scheme for surface water drainage has been approved under 18/04012/DISCON
- 9 The site shall be developed with separate systems of drainage for foul and surface water on and off site.
- 10 Surface water draining from areas of hardstanding shall be passed through an oil interceptor or series of oil interceptors, prior to being discharged into any watercourse, soakaway or surface water sewer. The interceptor(s) shall be designed and constructed to have a capacity compatible with the area being drained, shall be installed prior to the occupation of the development and shall thereafter be retained and maintained throughout the lifetime of the development. Clean roof water shall not pass through the interceptor(s).
- 11 Any tanks for the storage of liquid chemicals shall be located within a bond with a capacity of not less than 110% of the largest tank or largest combined volume of connected tanks.
- 12 All downpipes carrying rain water from areas of roof shall be sealed at ground-level prior to the occupation of the development. The sealed construction shall thereafter be retained throughout the lifetime of the development.
- 13 A Written Scheme of Investigation has been approved under 18/04012/DISCON

- 14 A landscaping scheme has been approved under 18/04012/DISCON
- 15 If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Local Planning Authority seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 16 A scheme to deal with ground contamination has been agreed under 18/04012/DISCON
- 17 An external lighting scheme has been approved under 18/04012/DISCON
- 18 A Landscape and Ecological Management Plan has been approved under 18/04012/DISCON
- 19 The development shall take place in accordance with the sound insulation scheme considered under 18/04013/DISCON designed to protect the amenity of occupants of nearby sensitive premises from noise emitted from the development and any associated plant as revised by the Noise Impact Assessment referred to in Condition 2 . The use hereby approved shall not commence until the works have been completed, and such noise insulation scheme as may be approved shall be retained thereafter.
- 20 A scheme to control mud and dirt on tech carriageway has been approved under 18/04012/DISCON
- 21 The Approved Travel Plan shall be implemented in accordance with the timescales specified there in, to include those parts identified as being implemented prior to occupation and following occupation, unless alternative timescales are agreed in writing with the Local Planning Authority. The Approved Travel Plan shall be maintained and reviewed in accordance with the agreed Travel Plan targets to the satisfaction of the Local Planning Authority.
- 22 Prior to the commencement of the use of the extension hereby approved , details of a driver Management Plan to ensure drivers of HGV vehicles visiting the development are directed to appropriate procedures to follow for approaching the development including particularly issues of waiting and parking and the location of appropriate lay-over sites shall be submitted for the written approval of the Local Planning authority in consultation with the Local Highway Authority

Reasons for Conditions:-

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

- 2 In order to secure compliance with the approved drawings
- 3 In the interests of visual amenity
- 4 In the interests of residential amenity
- 5 In the interest of highway safety and residential amenity
- 6 In the interests of highway safety
- 7 In accordance with Core Strategy Policy SG4 and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
- 8 To prevent the increased risk of flooding from surface water runoff from the site and to ensure future maintenance of the surface water drainage system
- 9 In the interests of satisfactory and sustainable drainage
- 10 To reduce the risk of pollution to the water environment
- 11 To avoid risk of pollution
- 12 To prevent the contamination of clean surface water runoff
- 13 This condition is imposed in accordance with Section 12 of the NPPF as the site is of archaeological site is of archaeological interest
- 14 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 15 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 16 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 off site receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.
- 17 In the interests of amenity.
- 18 In the interests of visual amenity
- 19 In the interests of residential amenity
- 20 In accordance with Core Strategy Policy SG4 and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety
- 21 In accordance with Core Strategy Policy SG4 and to establish measures to encourage more sustainable non-car modes of transport.
- 22 In the interests of highway safety and residential amenity

CASE NUMBER:	19/05197/FUL	WARD:	Boroughbridge
CASE OFFICER:	Jeremy Constable	DATE VALID:	10.01.2020
GRID REF:	E 439561	TARGET DATE:	06.03.2020
	N 466178	REVISED TARGET:	
		DECISION DATE:	03.03.2020

APPLICATION NO: 6.64.795.FUL

LOCATION:
4 Ladywell Road Boroughbridge YO51 9HL

PROPOSAL:

Erection of single storey extension and installation of 1 no. roof light.

APPLICANT:

Mr Nick Cooke

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 03.02.2023.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
Location Plan and Site Plan: Drwg No. 1905-01 Rev B (Received 02.03.2020)
Proposed Plans and Elevations: Drwg No.1905-03 Rev B (Received 02.03.2020)
- 3 Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of the existing dwelling.

Reasons for Conditions:-

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

CASE NUMBER:	19/05202/FUL	WARD:	Killinghall & Hampsthwaite
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	15.01.2020
GRID REF:	E 425838	TARGET DATE:	11.03.2020
	N 458449	REVISED TARGET:	
		DECISION DATE:	11.03.2020

APPLICATION NO: 6.92.347.FUL

LOCATION:

88 Brookfield Crescent Hampsthwaite Harrogate North Yorkshire HG3 2EE

PROPOSAL:

Erection of single storey extension

APPLICANT:

Mr Christopher Bohills

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.03.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Location plan; 88 Brookfield Crescent, received 15th January 2020.

Proposed single storey rear extension; 88 Brookfield Crescent, drawing number CBH.2.20, dated January 2020.
- 3 The external materials to be used in the extension hereby permitted shall match those used in the existing dwelling house.

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.

INFORMATIVES

- 1 The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

Further information is also available on The Coal Authority website at www.coal.decc.gov.uk.

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

CASE NUMBER:	19/05211/FUL	WARD:	Harrogate High Harrogate
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	24.01.2020
GRID REF:	E 430673	TARGET DATE:	20.03.2020
	N 455798	REVISED TARGET:	
		DECISION DATE:	19.03.2020
APPLICATION NO:	6.79.7359.A.FUL		

LOCATION:

12 Dragon Avenue Harrogate HG1 5DT

PROPOSAL:

Installation of 1 no. dormer and alteration to fenestration

APPLICANT:

Mr D Paul

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 19/03/2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
Proposed elevations and floor plans, job number 2019.071, drawing number 001, dated Dec 2019.

Reasons for Conditions:-

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

CASE NUMBER:	19/05214/TPO	WARD:	Nidd Valley
CASE OFFICER:	Francesca McGibbon	DATE VALID:	06.01.2020
GRID REF:	E 424564	TARGET DATE:	02.03.2020
	N 459764	REVISED TARGET:	
		DECISION DATE:	02.03.2020

APPLICATION NO: 6.91.246.D.TPO

LOCATION:

2 Station Plantation Birstwith HG3 3AQ

PROPOSAL:

Crown lift (by 1.5m) 1 no. Oak tree (T1) within Tree Preservation Order 63/2008.

APPLICANT:

Mr Chris Probert

APPROVED subject to the following conditions:-

- 1 The works hereby approved shall be completed within two years of the date of this decision.
- 2 The proposed works, Crown Lift (by 1.5m) of 1 no. Oak Tree (T1) within Tree Preservation Order 63/2008, shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.

Reasons for Conditions:-

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

CASE NUMBER:	19/05253/DVCON	WARD:	Pateley Bridge & Nidderdale Moors
CASE OFFICER:	Emma Howson	DATE VALID:	03.01.2020
GRID REF:	E 414351	TARGET DATE:	28.02.2020
	N 465536	REVISED TARGET:	10.03.2020
		DECISION DATE:	10.03.2020
APPLICATION NO:	6.59.280.B.DVCON		

LOCATION:
Riggs Bungalow Beverley North Yorkshire

PROPOSAL:
Variation of condition 2 (Drawings) to allow for substitution of plans and elevations of planning permission 08/00269/FUL - Erection of replacement detached dwelling (Site Area 0.02ha) (Revised Scheme).

APPLICANT:
Mrs Ruth Bradshaw

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.02.2011.
- 2 The development hereby permitted shall not be carried out otherwise than in strict

accordance with the submitted details set out below:
Drawing P001 Rev B Plans and Elevations As Proposed

- 3 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 4 Prior to the commencement of the external construction of the walls of the development hereby approved a sample panel of the type of stone to be used showing the proposed coursing and pointing shall be erected on the site for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and the sample stonework panel shall be retained on site during the period of construction of all external walls that are constructed in stone.
- 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.
- 6 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.
- 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, garages, outbuildings and roof or dormer windows other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.
- 8 The existing Public Right of Way shall be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and Country Planning Act 1990.
- 9 Prior to the installation of any external lighting scheme, details of the proposed scheme shall be submitted to the Local Planning Authority for approval. The external lighting scheme shall be undertaken in accordance with the approved details.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure that the development is carried out in accordance with the approved drawings.
- 3 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 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 In the interests of visual amenity
 - 7 In order to protect the visual amenities of the surrounding area in view of the prominence of this site.
 - 8 To protect the route of the Right of Way in the interests of and to protect the general amenity for all prospective users.
 - 9 In the interests of visual amenity and landscape appearance

CASE NUMBER:	19/05259/DISCON	WARD:	Ripon Minster
CASE OFFICER:	Katie Lois	DATE VALID:	20.12.2019
GRID REF:	E 431797	TARGET DATE:	14.02.2020
	N 471580	REVISED TARGET:	13.03.2020
		DECISION DATE:	09.03.2020

APPLICATION NO: 6.31.2687.DISCON

LOCATION:

Land Comprising Field At 431797 471580 Rotary Way Ripon North Yorkshire

PROPOSAL:

Approval of details under condition 7 (Noise Mitigation) of planning permission 16/02826/FULMAJ -Erection of retail development for convenience and comparison goods, car parking provision and formation of access.

APPLICANT:

Marshall Construction (West Yorkshire) Ltd

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 The submitted Acoustic Report (ref: J002400/3679/TD/3) is considered acceptable to meet the requirements of condition 7.

CASE NUMBER:	19/05260/ADV	WARD:	Ripon Ure Bank
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	15.01.2020
GRID REF:	E 431797	TARGET DATE:	11.03.2020

N 471580

REVISED TARGET:

DECISION DATE: 27.02.2020

APPLICATION NO: 6.31.2687.B.ADV

LOCATION:

Land Comprising Field At 431797 471580 Rotary Way Ripon North Yorkshire

PROPOSAL:

Display of 1no. halo illuminated fascia sign with vinyl window graphics on the front elevation of unit 1 and trolley bay side elevations.

APPLICANT:

Marshalls Construction (West Yorkshire) Ltd

1 APPROVED subject to the following conditions:-

1 The advertisements hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed elevations and signage details; store number Q0440, project number RIP001, drawing number 411, consultant project number G4241, status P, revision 1, dated 28.11.2019.

Proposed trolley bays: store number Q0440, project number RIP001, drawing number 128, consultant project number G4241, status I, revision 1, dated 27.11.2019.

2 The halo illumination to the fascia sign shall be static and to the lettering and logo only throughout the lifetime of the advertisement, unless a further separate permission is granted by the Local Planning Authority.

Reasons for Conditions:-

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

INFORMATIVES

- 1 It should be noted that this consent permits the display of the graphics on the side elevations of the trolley bays only and does not grant planning permission for the trolley bays.

CASE NUMBER: 19/05267/FUL

WARD:

Harrogate Central

CASE OFFICER: Aimée McKenzie
GRID REF: E 430813
N 455345

DATE VALID: 07.01.2020
TARGET DATE: 03.03.2020
REVISED TARGET:
DECISION DATE: 03.03.2020

APPLICATION NO: 6.79.9304.E.FUL

LOCATION:

The Corner House 36 Woodside Harrogate North Yorkshire HG1 5NG

PROPOSAL:

Erection of 1st floor extension

APPLICANT:

Mr And Mrs Stott

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 03.03.2023.
- 2 The development hereby approved shall be carried out in strict accordance with the details contained within the application form received by Harrogate Borough Council on 20 December 2019 and drawing numbers: 004 Rev A received by Harrogate Borough Council on 20 January 2020 and as modified by this consent.
- 3 Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of the existing dwelling.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional window(s) shall be inserted in the eastern first floor elevation face Rowanmoor 11 Harcourt Drive.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
 - 2 For the avoidance of doubt and in the interests of proper planning.
 - 3 In the interest of visual amenity.
 - 4 In the interest of protecting the neighbour's privacy and residential amenity in line with planning policy SG4 of the Harrogate Core Strategy.
-

CASE NUMBER: 19/05261/FUL
CASE OFFICER: David Potts
GRID REF: E 430832
N 454126

WARD: Harrogate Stray
DATE VALID: 03.01.2020
TARGET DATE: 28.02.2020
REVISED TARGET:
DECISION DATE: 27.02.2020

APPLICATION NO: 6.79.12541.B.FUL

LOCATION:
7 Langcliffe Avenue East Harrogate HG2 8JD

PROPOSAL:
Demolition of single storey store and formation of lean to roof; erection of single storey extension, erection of detached garage; re-rendering of all elevations and alterations to fenestration.

APPLICANT:
Mr & Mrs N. Young

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 27.02.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the following submitted drawings:

Proposed Plans and Elevations: Drwg No. 7LA/PL01 (C), received 26 February 2020.
Location Plan: OS MasterMap. received 23 December 2019.
- 3 Prior to the first use of any materials involved in the external rendering of the walls of the development hereby approved, samples of those materials shall have been made available for inspection on site by, and received the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.

Reasons for Conditions:-

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

CASE NUMBER: 19/05262/FUL
CASE OFFICER: David Potts
GRID REF: E 409248
N 449657

WARD: Washburn
DATE VALID: 06.01.2020
TARGET DATE: 02.03.2020
REVISED TARGET:
DECISION DATE: 02.03.2020

APPLICATION NO: 6.128.79.FUL

LOCATION:

The Fold Nesfield Ilkley North Yorkshire LS29 0BS

PROPOSAL:

Erection of first floor extension, Alterations to fenestration.

APPLICANT:

Ms Gemma Smith

REFUSED. Reason(s) for refusal:-

- 1 The proposal, taking account of previous extensions to the property, represents a disproportionate addition over and above the size of the original building. The proposal therefore constitutes inappropriate development which, by definition, is harmful to the Green Belt and there are no very special circumstances that would outweigh the harm caused to the openness of the Green Belt. The proposal is therefore contrary to saved policy H15 of the Harrogate District Local Plan, alongside guidance in the Council's House Extension and Garages Design Guide, emerging local policy HP8, and the National Planning Policy Framework.
- 2 The first floor extension would create unacceptable overbearing, overshadowing and potential overlooking to the dormer window of neighbouring property Fairy Cottage. It would fail to preserve a good standard of residential amenity for the existing and future occupiers of this property. The proposal would therefore conflict with guidance in the National Planning Policy Framework and House Extensions and Garages Design Guide, Policy SG4 of the Core Strategy, Saved Policies H15 and HD20 of the Local Plan, and policies HP4 and HS8 of the emerging Local Plan.

CASE NUMBER: 19/05274/LB
CASE OFFICER: Emma Gibbens
GRID REF: E 430196
N 460777

WARD: Fountains & Ripley
DATE VALID: 10.01.2020
TARGET DATE: 06.03.2020
REVISED TARGET:
DECISION DATE: 04.03.2020

APPLICATION NO: 6.82.49.LB

LOCATION:

Staff Accommodation Nidd Hall Hotel Nidd Harrogate North Yorkshire HG3 3BN

PROPOSAL:

Listed building consent for alterations to electrical and data points, replacement hardware, and refitting bathrooms.

APPLICANT:

Mr Gary Taylor

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 04.03.2023.
- 2 The works hereby permitted shall be carried out in accordance with the following Approved plans and drawings:
 - Nidd Hall Cottage Room 39 Proposal CO-1, drawing no. WL/ND-516-014 rev B, received 22/12/2019.
 - Nidd Hall Cottage Room 40 Proposal CO-1, drawing no. WL/ND-516-015 rev B, received 22/12/2019.
 - Nidd Hall Cottage Room 41 Proposal CO-1, drawing no. WL/ND-516-016 rev B, received 22/12/2019.
 - Nidd Hall Cottage Room 42 Proposal CO-1, drawing no. WL/ND-516-017 rev B, received 22/12/2019.
 - D3: Country Cottage Bedroom Builders Work Document rev B, Nidd Hall Hotel, received 22/12/2019.
 - D3: Country Cottage Bathroom Builders Work Document rev B, Nidd Hall Hotel, received 22/12/2019.

Reasons for Conditions:-

- 1 To ensure compliance with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
- 2 To secure the satisfactory implementation of the proposal.

CASE NUMBER:	19/05276/FUL	WARD:	Harrogate Stray
CASE OFFICER:	Mark Simmonds	DATE VALID:	07.01.2020
GRID REF:	E 430541	TARGET DATE:	03.03.2020
	N 454125	REVISED TARGET:	
		DECISION DATE:	02.03.2020

APPLICATION NO: 6.79.14215.A.FUL

LOCATION:

The Old Coach House Langcliffe Avenue Harrogate HG2 8JQ

PROPOSAL:

Demolition of extension; removal of porch and dormers; erection of single storey extension; alterations to fenestration; replacement of hardstanding and timber fence.

APPLICANT:

Mr And Mrs Brown

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 02.03.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

AL(0)210 Proposed North Elevation
AL(0)212 Proposed South Elevation
AL(0)112 Proposed Roof Plan
AL(0)110 Proposed Ground Floor Plan
AL(0)213 Proposed West Elevation
AL(0)111 Proposed First Floor Plan
AL(0)211 Proposed East Elevation
AL(0)001 Site Location Plan
AL(0)002 Site Block Plan
GGL-EDN-0114-1104
- 3 Unless otherwise agreed in writing by the Local Planning Authority the rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.
- 4 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be as detailed on the approved plans in Condition 2.
- 5 No operations shall commence on site or any development be commenced before the developer has implemented the report detail including root protection area (RPA) (as per Crown Consultants Tree Report dated Dec 2019 and drwg. CCL 10456 rev 1 Impact Assessment Plan) fencing in line with the requirements of British Standard BS 5837: 2012 (section 6.2.2 figure 2) Trees in Relation to Construction - Recommendations, or any subsequent amendments to that document, around the trees or shrubs or planting to be retained, as indicated on the approved plan and for the entire area as specified in accordance with BS 5837:2012. The developer shall maintain such fences until all development the subject of this permission is completed.

- 6 No operations shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the root protection area (RPA) works required by the approved tree protection scheme and ground protection detail (no dig) are in place. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority.
- 7 The works hereby approved shall be monitored by a qualified arboriculture specialist in respect of the works specified in the submitted tree report, to ensure that the works are carried out in accordance with that report. In this regard, monthly inspections shall be undertaken and any proposed deviations shall be reported to the Planning Authority prior to implementation. No deviations from the conditions and the works specified in the tree report shall take place without the prior written approval of the Planning Authority.

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 To ensure the protection of the trees or shrubs during the carrying out of the development.
- 6 To ensure the protection of the trees or shrubs during the carrying out of the development.
- 7 To ensure the protection of the trees or shrubs during the carrying out of the development.

CASE NUMBER:	19/05284/FUL	WARD:	Washburn
CASE OFFICER:	David Potts	DATE VALID:	08.01.2020
GRID REF:	E 421365	TARGET DATE:	04.03.2020
	N 454718	REVISED TARGET:	
		DECISION DATE:	04.03.2020

APPLICATION NO: 6.107.17.L.FUL

LOCATION:

Trees House Jonahs Lane Norwood Harrogate North Yorkshire HG3 1SJ

PROPOSAL:

Erection of agricultural building.

APPLICANT:

Mr S Ryder

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 04.03.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings and details:

Proposed Elevations: Dwg No.: JLA101-3, received 23 December 2019.

Proposed Site Plan: Scale 1:500, received 8 January 2020.

Location Plan: Buy A Plan, received 23 December 2019.

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.

CASE NUMBER:	19/05293/FUL	WARD:	Ouseburn
CASE OFFICER:	David Potts	DATE VALID:	27.12.2019
GRID REF:	E 450658	TARGET DATE:	21.02.2020
	N 457720	REVISED TARGET:	09.03.2020
		DECISION DATE:	06.03.2020

APPLICATION NO: 6.104.55.A.FUL

LOCATION:

Warren House Farm Nun Monkton Village Nun Monkton YO26 8EW

PROPOSAL:

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

APPLICANT:

Mr & Mrs Williams

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.03.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the following submitted drawings:

Proposed Ground Floor Plan: Drawing Number W 51 02 EG 19 Revision C, received 4 March 2020.

Proposed First and Second Floor Plans: Drawing Number W 51 03 EG 19 Revision C, received 4 March 2020.

Proposed Elevations 1 of 2: Drawing Number W 51 04 EG 19 Revision B, received 4 March 2020.

Proposed Elevations 2 of 2: Drawing Number W 51 05 EG 19 Revision B, received 4 March 2020.

Proposed Site Plan: Drawing Number W 51 01 EG 19 Revision A, received 4 March 2020.

Location Plan: Drawing Number W 51 00 EG 19, received 27 December 2019.
- 3 The materials to be used in the construction of the external roofing and walling surfaces of the extensions and alterations hereby permitted shall match those used in the existing building.
- 4 The rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.

Reasons for Conditions:-

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

CASE NUMBER:	19/05297/FUL	WARD:	Knareborough Aspin & Calcutt
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	27.12.2019
GRID REF:	E 435763	TARGET DATE:	21.02.2020
	N 456544	REVISED TARGET:	28.02.2020
		DECISION DATE:	27.02.2020
APPLICATION NO:	6.100.1187.C.FUL		

LOCATION:

25 Gimbald Road Knaresborough HG5 8HD

PROPOSAL:

Rendering of existing property

APPLICANT:

Mr And Mrs Jeffery

REFUSED. Reason(s) for refusal:-

- 1 The render would present an incongruous, alienated alteration that is visually harmful and as such would be detrimental to the character and appearance of the street scene. The proposal conflicts with guidance in the National Planning Policy Framework, the House Extensions and Garages Design Guide, Policy SG4 of the Core Strategy, Saved Policy HD20 of the Local Plan and Emerging Policy HP3 of the Emerging Local Plan.

CASE NUMBER:	19/05314/PLR	WARD:	Boroughbridge
CASE OFFICER:	Gillian Pinna-Morrell	DATE VALID:	07.01.2020
GRID REF:	E 439637	TARGET DATE:	03.03.2020
	N 466801	REVISED TARGET:	
		DECISION DATE:	27.02.2020

APPLICATION NO: 6.64.794.PLR

LOCATION:

G Craggs Cooker Centre 5 Fishergate Boroughbridge York North Yorkshire YO51 9AL

PROPOSAL:

Prior notification for the conversion of a light industrial unit to dwellinghouse with associated works.

APPLICANT:

Mr David Anderton

REFUSED. Reason(s) for refusal:-

- 1 The statement provided by the applicant, as required by condition PA.2.(1)(a), does not demonstrate that the building was used solely for a light industrial use on the date referred to in paragraph PA.1.(b). Moreover, the site lies within Flood Zone 3 and in the absence of a flood risk assessment the flooding risks of the site cannot be

assessed. For these reasons the proposal is not permitted development under Class PA of Schedule 2, Part 3 of The Town and Country Planning (General Permitted Development)(England)Order 2015 (as amended).

CASE NUMBER:	19/05319/DISCON	WARD:	Harrogate Central
CASE OFFICER:	Katie Lois	DATE VALID:	30.12.2019
GRID REF:	E 430014	TARGET DATE:	24.02.2020
	N 455496	REVISED TARGET:	23.03.2020
		DECISION DATE:	12.03.2020

APPLICATION NO: 6.79.727.AL.DISCON

LOCATION:
52 Parliament Street Harrogate HG1 2RL

PROPOSAL:
Approval of details required under conditions 3 (method statement) and 5 (ventilation) of planning application 19/03113/FUL - Change of use from Retail (A1) to form mixed use Restaurant and Takeaway (A3, A5).

APPLICANT:
Mr Arian Dervishi

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 The submitted Mirror Removal and Relocation Statement received on 30.12.2019 is considered acceptable to meet the requirements of condition 3.
- 2 The submitted Tri Carb Filters, Sound Attenuators, Ozone Filters and Rotating Fan details received on 30.12.2019 are considered acceptable in regards to condition 5. The fan must be housed in acoustic boarding and located in store room to meet BS guidance BS8233.

CASE NUMBER:	20/00014/TPO	WARD:	Wathvale
CASE OFFICER:	Katie Lois	DATE VALID:	13.01.2020

GRID REF: E 434204
N 471424

TARGET DATE: 09.03.2020
REVISED TARGET:
DECISION DATE: 05.03.2020

APPLICATION NO: 6.33.77.TPO

LOCATION:

Adjacent Public Open Space At 434204 471424 Copt Hewick Village Green Copt Hewick North Yorkshire

PROPOSAL:

Felling of 1 Ash (T73) of Tree Preservation Order 02/1970.

APPLICANT:

Mr George Pickersgill

2 REFUSED. Reason(s) for refusal:-

- 1 The proposed tree works would significantly harm the visual amenity of the locality. Furthermore no technical justification which outweighs the amenity value of the tree has been submitted to justify the proposed works. The proposal would therefore conflict with guidance in the NPPF, Saved Policy HD13 of the Local Plan, Policy NE7 of the emerging Local Plan and Saved Policy EQ2 of the Core Strategy.

INFORMATIVES

- 1 The proposed felling of the Ash tree would alter the natural tree form and given the contribution the trees make to the character and appearance of the area, the proposal works would have a detrimental impact on the visual amenity of the locality contrary to National Planning Policy Framework and Policy EQ2 of the Core Strategy.
- 2 No technical justification which outweighs the amenity value of the tree has been submitted to justify the proposed works. This would conflict with guidance National Planning Policy Framework, Saved Policy HD13 of the Local Plan and Policy EQ2 of the Core Strategy.

CASE NUMBER: 20/00019/FUL

CASE OFFICER: Janet Belton

GRID REF: E 430281
N 454791

WARD: Harrogate Central

DATE VALID: 10.01.2020

TARGET DATE: 06.03.2020

REVISED TARGET:

DECISION DATE: 05.03.2020

APPLICATION NO: 6.79.1139.K.FUL

LOCATION:

23-24 West Park Harrogate HG1 1BJ

PROPOSAL:

Conversion of upper floors of retail unit to form 4 no. two bedroom apartments, second floor rear extension, conversion and extension of outbuilding to provide 4 no. garages and external alterations including replacement windows and new window openings and removal of roof canopy, fire escape and outbuildings to rear elevation

APPLICANT:

Hornbeam Park Developments Limited

2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 05.03.2023.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 4 No windows shall be replaced or installed in any part of the development hereby approved until full details of the windows including joinery details at scale 1:5 and specification for materials and finishes have been submitted for the written approval of the Local Planning Authority and the development shall thereafter be carried out in strict accordance with the approved details.
- 5 The rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.
- 6 Before construction work commences a report specifying the measures to be taken to protect the development from all noise sources in the vicinity shall be submitted to and approved in writing by the Local Planning Authority
The report shall
 - a) Determine the existing noise climate
 - b) Predict the noise climate in the external residential amenity areas, bedrooms and other habitable rooms of the development for appropriate times of the day
 - c) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).The development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.
- 7 Before the development is brought into use electric vehicle charging points shall be

installed, as shown on the approved drawing no. S19/118-07, and operational. Charging points installed shall be 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 In the interests of visual amenity.
- 5 In the interests of visual amenity.
- 6 In the interests of amenity.
- 7 In the interests of encouraging sustainable transport and improving air quality within the District.

INFORMATIVES

- 1 It is the Policy of the Council not to issue residential parking permits for new residential units where there is no historical record of such residential occupancy.

CASE NUMBER:	20/00020/TPO	WARD:	Harrogate Stray
CASE OFFICER:	Josh Arthur	DATE VALID:	22.01.2020
GRID REF:	E 431714	TARGET DATE:	18.03.2020
	N 454430	REVISED TARGET:	
		DECISION DATE:	05.03.2020

APPLICATION NO: 6.79.5461.F.TPO

LOCATION:

1 Apley Close Harrogate HG2 8PS

PROPOSAL:

Felling of 1 Beech within group A1 of Tree Preservation Order no. 02/1981.

APPLICANT:

Mrs Heather Martin

- 1 APPROVED subject to the following conditions:-

- 1 The works hereby permitted shall be completed within two years of the date of this decision.
- 2 The proposed works shall be completed in strict accordance with the specification

noted on the application.

3 All works shall be undertaken by a suitably qualified Arborist in accordance with British Standard B.S 3998 (2010) Works to Trees.

4 A replacement tree shall be planted, and in strict accordance with the following:

Replacement planting – 1 N^o Beech. Tree to be 18-20 cm girth when measured at 1.5 metres from ground level at the point of planting.

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

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

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

Tree(s) to be planted in the first planting season after the felling of the noted tree and between November and March no closer than 5 metres from the trunk of any existing tree.

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

Reasons for Conditions:-

- 1 In the interests of good arboricultural practice.
- 2 In order to maintain the amenity of the locality.
- 3 In the interests of good arboricultural practice.
- 4 In order to safeguard the amenity value of the Group of trees in the interests of the character of the area.

CASE NUMBER: 20/00026/FUL
CASE OFFICER: David Potts
GRID REF: E 433992
N 459507

WARD: Claro
DATE VALID: 06.01.2020
TARGET DATE: 02.03.2020
REVISED TARGET:
DECISION DATE: 27.02.2020

APPLICATION NO: 6.83.195.B.FUL

LOCATION:

Lingerfield Barn Market Flat Lane Scotton HG5 9JA

PROPOSAL:

Erection of single storey extension and alterations to fenestration.

APPLICANT:

Ms Alex Gibson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 27.02.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the following submitted drawings:

Proposed Plans and Elevations: Drg No. 1703/05, received 6 January 2020.
Site Plan: Drg No. 1703/01, received 6 January 2020.
Location Plan: OS Master Map, received 6 January 2020.
- 3 The materials to be used in the construction of the external walling and roofing surfaces of the extensions and alterations 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 This site is within 250m of a landfill site. In accordance with practice notes for such a development, a site specific investigation is not necessary, but I would recommend that certain precautions are taken with the construction of the extension; namely:
 - o A concrete floor.
 - o Gas proof membrane beneath the floor.
 - o Sealing/protection of any services to the building.
 - o Adequate ventilation.Following completion of works a verification report should be obtained including photographic evidence to indicate that the protection measures were included and

installed to required standards.

CASE NUMBER:	20/00033/FUL	WARD:	Knarborough Castle
CASE OFFICER:	Mark Simmonds	DATE VALID:	14.01.2020
GRID REF:	E 432784	TARGET DATE:	10.03.2020
	N 458513	REVISED TARGET:	
		DECISION DATE:	10.03.2020

APPLICATION NO: 6.100.2295.B.FUL

LOCATION:

1 Scotton Grove Knarborough HG5 9HQ

PROPOSAL:

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

APPLICANT:

Mr Peter Walker

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 10.03.2023.

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

1942 06 Proposed Elevations Annotated Rev G - Annotated - Amendments following clients comments. (04/03/20): planners comments. Received by the Local Planning Authority 4th March 2020.

1942 05 Rev G Proposed First Floor - Annotated - Amendments following clients comments. (04/03/20): planners comments. Received by the Local Planning Authority 4th March 2020.

1942 04 Rev G Proposed Ground Floor Plan - Annotated - Amendments following clients comments. (04/03/20): planners comments. Received by the Local Planning Authority 4th March 2020.

1942 01 Rev A Location and Site Plan - Annotated - Amendments following clients comments. (04/03/20): planners comments. Received by the Local Planning Authority 4th March 2020.

3 The external materials used in the construction of the hereby permitted development shall be in strict accordance with the details on the approved plans and application form.

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 and in order to harmonise with the existing building.

CASE NUMBER:	20/00041/FUL	WARD:	Washburn
CASE OFFICER:	Mark Simmonds	DATE VALID:	06.01.2020
GRID REF:	E 428288	TARGET DATE:	02.03.2020
	N 452777	REVISED TARGET:	
		DECISION DATE:	21.02.2020

APPLICATION NO: 6.120.144.B.FUL

LOCATION:

Braithwaite Barn Beckwith Lodge Farm Beckwith Harrogate North Yorkshire HG3 1QQ

PROPOSAL:

Demolition of outbuilding and erection of garden room (Revised scheme).

APPLICANT:

Mr David Hayton

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 21.02.2023.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details of external construction materials:
 - rough stone;
 - oak pannelling;
 - aluminium fenestration.

Reasons for Conditions:-

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

- 2 In the interests of visual amenity.
- 3 To secure the satisfactory implementation of the proposal.

CASE NUMBER:	20/00042/FUL	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	06.01.2020
GRID REF:	E 419877	TARGET DATE:	02.03.2020
	N 481226	REVISED TARGET:	13.03.2020
		DECISION DATE:	13.03.2020

APPLICATION NO: 6.7.54.FUL

LOCATION:

Burton View Fearby Cross Fearby Ripon North Yorkshire HG4 4NE

PROPOSAL:

Installation of upvc sliding doors, flue, new window, roof lights and PV panels; enlarging of one window and alterations to fenestration (Amended details received 3rd February 2020).

APPLICANT:

Mr & Mrs Duggan

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 13.03.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
Amended proposed plans and elevations: drawing number 369/P1 - rev A, dated January 2020, received and uploaded to the file on the 3rd February 2020.
- 3 The rooflights hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line and be top opening unless a side hung escape rooflight is required.
- 4 No works to install the PV panels shall take place until details, specifications and sizes of the PV panels have been approved in writing by the Local Planning Authority. Thereafter the installation of PV panels shall be carried out in accordance with the approved details and retained.
- 5 The flue hereby permitted shall be black in colour and no other colour shall be used without the prior written consent of the Local Planning Authority.

Reasons for Conditions:-

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

CASE NUMBER:	20/00044/TPO	WARD:	Harrogate Central
CASE OFFICER:	Francesca McGibbon	DATE VALID:	06.01.2020
GRID REF:	E 430403	TARGET DATE:	02.03.2020
	N 454934	REVISED TARGET:	
		DECISION DATE:	02.03.2020

APPLICATION NO: 6.79.11289.D.TPO

LOCATION:
2 Belford Place Harrogate HG1 1HX

PROPOSAL:
Crown reduction (by 4m), and crown lift (to 5m above highway and 2.5 above footpath) of 1 no. Willow within Tree Preservation Order 62/2006

APPLICANT:
Mr And Mrs Parker

REFUSED. Reason(s) for refusal:-

- 1 The proposed crown reduction (by 4m) and crown lift (to 5m above highway and 2.5 above footpath) of 1no. Willow within Tree Preservation Order 62/2006 would have a detrimental impact to the health and amenity of the tree and is therefore contrary to the guidance in saved Policy EQ2 of the Core Strategy.
- 2 Adequate technical justification has not been submitted to justify the proposed works. This would conflict with guidance National Planning Policy Framework, Saved Policy EQ2 of the Core Strategy.

CASE NUMBER:	20/00048/FUL	WARD:	Harrogate Old Bilton
CASE OFFICER:	David Potts	DATE VALID:	15.01.2020
GRID REF:	E 430760	TARGET DATE:	11.03.2020

N 457237

REVISED TARGET:

DECISION DATE: 10.03.2020

APPLICATION NO: 6.79.3063.A.FUL

LOCATION:

10 Hall Lane Harrogate North Yorkshire HG1 3DX

PROPOSAL:

Erection of single storey extension and alterations to fenestration

APPLICANT:

Mrs Denice Chong And Mr Neil Schofield

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.03.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the following submitted drawings:

Proposed Floor Plans: Drawing No. 201821, received 6 January 2020.
Existing and Proposed Rear and North Side Elevations: Drawing No. 201822, received 6 January 2020.
Existing and Proposed South Side Elevations: Drawing No. 201823, received 6 January 2020.
Existing and Proposed Roof Plans: Drawing No. 201824, received 6 January 2020.
Location Plan: plan ahead, received 6 January 2020.
- 3 The first floor window in the north side of the development hereby approved shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be retained throughout the life of the development.

Reasons for Conditions:-

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

CASE NUMBER: 20/00058/FUL
CASE OFFICER: Jeremy Constable

WARD: Harrogate Stray
DATE VALID: 07.01.2020

GRID REF: E 430614
N 454033

TARGET DATE: 03.03.2020
REVISED TARGET:
DECISION DATE: 27.02.2020

APPLICATION NO: 6.79.14161.A.FUL

LOCATION:

1 Waverley Crescent Harrogate HG2 8BA

PROPOSAL:

Demolition of existing garage and erection of single storey wraparound extension.

APPLICANT:

Ms Harn Jagpal

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 27.02.2023.
- 2 Location Plan: (Received 07.01.2020)
Site Plan: Drwg No.M3057/04/101 Rev B (Received 07.01.2020)
Proposed Ground Floor Plan: Drwg No. M3057/04/102 Rev B (Received 07.01.2020)
Proposed Elevations: Drwg Nos.M3057/04/201 Rev B, M3057/04/202 Rev B, M3057/04/203 Rev B, M3057/04/204 Rev B, M3057/04/301 Rev B and M3057/04/302 Rev B
- 3 Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of the existing dwelling.

Reasons for Conditions:-

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

CASE NUMBER: 20/00060/TPO
CASE OFFICER: Francesca McGibbon
GRID REF: E 425845
N 453223

WARD: Washburn
DATE VALID: 14.01.2020
TARGET DATE: 10.03.2020
REVISED TARGET:
DECISION DATE: 11.03.2020

APPLICATION NO: 6.120.145.TPO

LOCATION:

Apartment 1 Mansion House Moor Park Beckwithshaw Harrogate North Yorkshire HG3 1RQ

PROPOSAL:

Crown reduction (by 4m) of 1 no. Beech Tree with in Tree Preservation Order 02/1975

APPLICANT:

Mr Irving

REFUSED. Reason(s) for refusal:-

- 1 The proposed Crown reduction (by 4m) of 1 no. Beech Tree within Tree Preservation Order 02/1975 would have a detrimental impact to the amenity of the locality. This would conflict with guidance in the National Planning Policy Framework and Policy EQ2 of the Core Strategy.
- 2 No technical justification which outweighs the amenity value of the tree has been submitted to justify the proposed works. This would conflict with guidance in the National Planning Policy Framework and Policy EQ2 of the Core Strategy.

CASE NUMBER:	20/00067/DISCON	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Francesca McGibbon	DATE VALID:	14.01.2020
GRID REF:	E 440362	TARGET DATE:	10.03.2020
	N 450578	REVISED TARGET:	
		DECISION DATE:	27.02.2020
APPLICATION NO:	6.136.81.E.DISCON		

LOCATION:

Mulberry House Kirk Deighton Wetherby North Yorkshire LS22 5HH

PROPOSAL:

Approval of remaining parts 3 (Remediation scheme) and 4 (Unexpected Contamination) under Condition 4 of 6.136.81.E.FUL - Erection of dwelling and detached garage.

APPLICANT:

P A Lofthouse And Sons

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 Condition 4: Development shall occur with strict accordance with the details submitted and approved by Harrogate Borough Council's Environmental Health Officer.

CASE NUMBER:	20/00068/FUL	WARD:	Washburn
CASE OFFICER:	Jane Lurcuck	DATE VALID:	08.01.2020
GRID REF:	E 418360	TARGET DATE:	04.03.2020
	N 452714	REVISED TARGET:	
		DECISION DATE:	03.03.2020

APPLICATION NO: 6.117.40.F.FUL

LOCATION:

Book End Farm Timble LS21 2NN

PROPOSAL:

Conversion of agricultural building to form 1 no dwelling incorporating new package treatment plant.

APPLICANT:

Mr And Mrs Lumley

- 1 REFUSED. Reason(s) for refusal:-
- 1 The scheme proposed would result in large modern contemporary timber dwelling with associated domestic curtilage, parking and domestic paraphernalia which due to its siting and design would be harmful to the visual amenity of the Nidderdale Area of Outstanding Natural Beauty and wider setting of the village of Timble.

The proposed development is contrary to the policies and guidance in the NPPF, Core Strategy Policies SG3, SG4 and EQ2 of the Harrogate District Local Development Framework, Saved Policies C1, C16 and C18 of the Harrogate District Local Plan and Policies GS6, HS6, HP2 and HP3 of the Emerging Local Plan and guidance set out in the Council's Heritage Management Design Guide and Re-Use and Adaptation of Rural Buildings - A Design Guide and Historic England's Design Guidance for Adapting Traditional Farm Buildings.
- 2 The works required to this modern open-fronted livestock building to create a dwelling are substantial requiring new walls to all elevations, albeit internal to the existing open-slat weather board, and a new roof to 2/3 of the building. In addition to try and address concerns over the impact on the Nidderdale AONB from glare and evening light pollution from the proposed large areas of glazing the scheme proposes large sliding timber doors, however if closed there is concern that the dwelling would

fail to provide acceptable residential amenity for future occupiers.

The development is contrary to the policies and guidance in the NPPF, Core Strategy Policies SG3, SG4 and EQ2 of the Harrogate District Local Development Framework, Saved Policies C1 and C16 of the Harrogate District Local Plan and Policies GS6, HS6, HP2, HP3 and HP4 of the Emerging Local Plan and guidance set out in the Council's Heritage Management Design Guide and Re-Use and Adaptation of Rural Buildings - A Design Guide and Historic England's Design Guidance for Adapting Traditional Farm Buildings.

CASE NUMBER:	20/00069/FUL	WARD:	Harrogate Kingsley
CASE OFFICER:	Emma Walsh	DATE VALID:	08.01.2020
GRID REF:	E 432222	TARGET DATE:	04.03.2020
	N 456165	REVISED TARGET:	13.03.2020
		DECISION DATE:	11.03.2020

APPLICATION NO: 6.79.2779.FUL

LOCATION:

130 Swarcliffe Road Harrogate HG1 4QY

PROPOSAL:

Demolition of garage and outbuilding and erection of single storey extensions

APPLICANT:

Mr & Mrs Miller

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.03.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings submitted with the application;

Location Plan; received 07.01.2020.

Proposed Floor Plan; drawing no. P01 Rev B, received 09.03.2020.

Proposed Elevations; drawing no. P02 Rev B, received 09.03.2020.

- 3 Expect where stated in the submitted information, the materials to be used in the construction of the extension and materials to be used in the construction of the development hereby permitted shall match those used in the host building.

Reasons for Conditions:-

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

CASE NUMBER:	20/00072/LB	WARD:	Harrogate Central
CASE OFFICER:	Emma Gibbens	DATE VALID:	13.01.2020
GRID REF:	E 430109	TARGET DATE:	09.03.2020
	N 455324	REVISED TARGET:	
		DECISION DATE:	09.03.2020

APPLICATION NO: 6.79.976.AH.LB

LOCATION:

2-4 Cambridge Crescent Harrogate HG1 1PE

PROPOSAL:

Listed building consent for removal of 1 no. ATM and associated marketing; In-filling of aperture with matching stonework.

APPLICANT:

The Royal Bank of Scotland

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 09.03.2023.
- 2 The works hereby permitted shall be carried out in accordance with the following Approved plans and drawings:

'Project Optimisation, ATM Set out Details, As Proposed,' Drawing no. SID00841 - 062, received 17/02/2020

Reasons for Conditions:-

- 1 To ensure compliance with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
- 2 To secure the satisfactory implementation of the proposal.

CASE NUMBER:	20/00075/DVCON	WARD:	Marston Moor
CASE OFFICER:	Aimée McKenzie	DATE VALID:	08.01.2020
GRID REF:	E 447485	TARGET DATE:	04.03.2020
	N 446861	REVISED TARGET:	
		DECISION DATE:	03.03.2020

APPLICATION NO: 6.150.61.A.DVCON

LOCATION:

Land Comprising Field At 447485 446861 Church Lane Wighill North Yorkshire

PROPOSAL:

Variation of condition 2 (approved drawings) to allow addition of entrance canopies to Planning Permission 18/05010/FUL- Erection of 2 no. dwellings and conversion of stable building.

APPLICANT:

Mr Wright

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in strict accordance with the details within the planning application form, Planning Statement, Flood Risk Assessment, Ecological Impact Assessment (November 2018), drawing references: BA8912AIA Rev A and BA8912TS Rev A and Phase 1 Desk Study Report (November 2018) received by the Local Planning Authority on 3 December 2018, amended plan reference: 590-03 Rev A and 590-11-A received by the Local Planning Authority on 21 February 2019, amended drawings reference: A(20) 001 Rev C, A(20) 002 Rev B, A(20) 003 Rev C, A(20) 004 Rev B, A(20) 005 received by the Local Planning Authority on 8 January 2020 and as amended by this consent.
- 2 The dwellings hereby approved shall be constructed with the materials approved under planning permission: 19/02918/DISCON.
- 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:
 - (ii)(c) The crossing of the highway verge and/or footway shall be constructed in accordance with Standard Detail E6.
 - (iii) 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.

- 4 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 2.0 metres X 43 metres measured along both channel lines of Church Lane . Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 5 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 drawing reference: 590-03 Rev A for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.
- 6 No operations shall commence on site or any development be commenced before the developer has implemented the report detail including root protection area (RPA) and minimal dig access (as per Barnes Associates drwg BA8912AIA) fencing in line with the requirements of British Standard BS 5837: 2012 (section 6.2.2 figure 2) Trees in Relation to Construction - Recommendations, or any subsequent amendments to that document, around the trees or shrubs or planting to be retained, as indicated on the approved plan and for the entire area as specified in accordance with BS 5837:2012. The developer shall maintain such fences until all development the subject of this permission is completed.
- 7 No operations shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the root protection area (RPA) works required by the approved tree protection scheme and ground protection detail (no dig) are in place. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority.
- 8 Replacement planting - 1 N^o Silver birch. Tree to be 18-20 cm girth when measured at 1.5 metres from ground level at the point of planting as shown on drawing reference: 590 - 03 Rev A.
Tree(s) to be planted in prepared pit, which is 50% larger than root ball of the tree to be planted. The sides of the planting to are to be forked over to help alleviate compaction and allow the tree roots to become established. Tree(s) to be planted with the root collar at the same level as the surrounding soil levels. Tree(s) to be backfilled with topsoil clean of building contaminants.
Tree to be anchored with a double stake and backboard attached the trunk of the tree at approx.1 metre above ground level. Stake to be driven into the ground clear of the root ball.
Tree(s) to be planted in the first planting season after the felling of the noted trees and between November and March one metre south of the felled tree.
All tree stock to be supplied in accordance with BS 8545:2014 Trees: from nursery to Independence in the landscape - Recommendations.
If within a period of ten years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or

defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

- 9 An electric vehicle infrastructure strategy and implementation plan approved under planning permission 19/02918/DISCON shall be implemented as agreed. As agreed on the approved plan under planning permission 19/02918/DISCON the electric vehicle charging points shall be of Mode 3 type (specific outlets on dedicated circuits with a minimum current rating of 16 Amp) and provided in strict accordance with approved details prior to the bringing into use of the development hereby approved and thereafter maintained free of obstruction.
- 10 Once the landscaping scheme is approved in writing under planning permission 19/02918/DISCON shall implement on site. If within a period of ten years from the date of the planting of any hedge, or any hedge planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another hedge of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.
- 11 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 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.

- 12 The side bathroom windows serving House A and House B as shown on drawing reference: A(20) 001 Rev C and A (20) 003 Rev C facing number 1 Church Lane and 1A Church Lane shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be retained throughout the life of the development.

Reasons for Conditions:-

- 1 In order to ensure compliance with the approved drawings.
- 2 In the interests of visual amenity to ensure the development sits well within the streetscene; in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.
- 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 In the interests of road safety.
- 5 To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.
- 6 In the interest of tree protection in relation to planning policy HD13 of the Saved Harrogate Local Plan.
- 7 In the interest of tree protection in relation to planning policy HD13 of the Saved Harrogate Local Plan.
- 8 In the interest of tree protection in relation to planning policy HD13 of the Saved Harrogate Local Plan.
- 9 In order to be in compliance with Core Strategy policy EQ1 and the NPPF.
- 10 In the interest of visual amenity in relation to planning policy SG4 of the Harrogate Core Strategy.
- 11 In the interested of environmental protection.
- 12 In the interests of protecting privacy and residential amenity in line with policy SG4 of the Harrogate Core Strategy.

CASE NUMBER:	20/00094/FUL	WARD:	Harrogate Stray
CASE OFFICER:	Jane Lurcuck	DATE VALID:	16.01.2020
GRID REF:	E 431185	TARGET DATE:	12.03.2020
	N 454165	REVISED TARGET:	
		DECISION DATE:	11.03.2020

APPLICATION NO: 6.79.7272.G.FUL

LOCATION:

7 Hornbeam Crescent Harrogate North Yorkshire HG2 8QA

PROPOSAL:

Erection of front gable extension, first floor and loft extension and entrance canopy; Creation of new access, reconfiguration of driveway, erection of new boundary wall and retrospective garage corner infill; Hard and soft landscaping.

APPLICANT:

Mr And Mrs Gilmour

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.03.2023.

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

Site Plan Dwg No: 222-0819 P06
Proposed Plans Dwg No: 222-0819 Rev A
Proposed Elevations Dwg No: 222-0819 P05 Rev A
- 3 The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match those used in the existing building.
- 4 The two first floor windows in the northwest gable of the development hereby approved shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be retained throughout the life of the development.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no further windows or rooflight shall be inserted in the northwest elevations and roofslopes of the two-storey extension hereby approved, without the prior written approval of the Local Planning Authority.
- 6 Private Access/Verge Crossings: Construction Requirements- 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:
 - (ii)(c) The crossing of the highway verge and/or footway shall be constructed in accordance with the Standard Detail number E6.
 - (iv) That part of the access extending 2 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.
 - (v) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details shown on drawing Standard Detail Number E6 and maintained thereafter to prevent such discharges.
 - (vi) The final surfacing of any private access within metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- 7 Parking Spaces to Remain Available for Vehicle Parking.- 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 site plan for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and to safeguard the control of the Local Planning Authority; in accordance with Policies HP3 and HP4 of the Harrogate District Local Plan 2014-2035 adopted 4 March 2020.
- 3 In the interests of visual amenity; in accordance with Policies HP2 and HP3 of the Harrogate District Local Plan 2014-2035 adopted 4 March 2020.
- 4 In the interests of residential amenity; in accordance with Policy HP4 of the Harrogate District Local Plan 2014-2035 adopted 4 March 2020.
- 5 In the interests of residential amenity; in accordance with Policy HP4 of the Harrogate District Local Plan 2014-2035 adopted 4 March 2020.
- 6 To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience; in accordance with Policy HP4 of the Harrogate Local Plan 2014-2035 adopted 4 March 2020.
- 7 To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development; in accordance with Policy HP4 of the Harrogate District Local Plan 2014-2035 adopted 4 March 2020.

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 Trees on the site to which this permission relates are subject to a Tree Preservation Order and may not be lopped, topped or felled without the prior written consent of the Borough Council, unless the tree work has already been approved under cover of a planning permission which is being implemented. Any person undertaking work to protected trees without written consent is liable to prosecution. Application forms are available from the Councils Department of Development Services.

CASE NUMBER:	20/00098/DVCON	WARD:	Harrogate Central
CASE OFFICER:	Janet Belton	DATE VALID:	09.01.2020
GRID REF:	E 430071	TARGET DATE:	05.03.2020
	N 455324	REVISED TARGET:	
		DECISION DATE:	04.03.2020

APPLICATION NO: 6.79.3208.H.DVCON

LOCATION:

7-9 Parliament Street Harrogate HG1 2QU

PROPOSAL:

Variation of condition 3 (external terrace operating hours) to allow alteration to terrace activities operating hours of Planning Permission 17/01513/FUL -Change of Use from Class A1/A3 (Mixed Retail/Cafe) to Class A3 (Restaurant) with erection of outdoor terrace to rear of building; associated front and rear external alterations and replacement of plant and extraction equipment.

APPLICANT:

Troia (UK) Restaurants Ltd

2 REFUSED. Reason(s) for refusal:-

1 By virtue of the potential for increased noise and disturbance during the late evening the proposed extended opening hours of the external terrace would cause significant harm to the amenity of occupiers of nearby residential properties contrary to guidance in the National Planning Policy Framework, Core Strategy policy SG4, saved Local Plan policy HD20 and emerging Local Plan policy HP4.

INFORMATIVES

1 The applicant is advised that condition 3 of permission 17/01513/FUL still stands.

CASE NUMBER:	20/00112/FUL	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Jeremy Constable	DATE VALID:	09.01.2020
GRID REF:	E 433010	TARGET DATE:	05.03.2020
	N 466343	REVISED TARGET:	
		DECISION DATE:	02.03.2020

APPLICATION NO: 6.54.222.A.FUL

LOCATION:

Victoria Cottage 1 Victoria Terrace Main Street Bishop Monkton Harrogate North Yorkshire HG3 3QR

PROPOSAL:

Erection of single storey porch extension

APPLICANT:

Mr And Mrs Hoyle

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 02.03.2023.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
 Location Plan: (Received 09.01.2020)
 Proposed plans and elevations: Drwg No.V.T.(01)/03
 Rev A (Rec 09.01.2020)
- 3 Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of the existing dwelling.

Reasons for Conditions:-

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

CASE NUMBER:	20/00105/TPO	WARD:	Nidd Valley
CASE OFFICER:	Francesca McGibbon	DATE VALID:	10.01.2020
GRID REF:	E 419654	TARGET DATE:	06.03.2020
	N 461681	REVISED TARGET:	
		DECISION DATE:	10.03.2020

APPLICATION NO: 6.65.59.E.TPO

LOCATION:
 Yorke House Dacre Banks Harrogate North Yorkshire HG3 4EW

PROPOSAL:
 Lateral reduction (by 2m) with crown thinning and dead wooding to no1 Salix Udensis tree within W1 of Tree Preservation Order 26/2019

APPLICANT:
 Mrs P Hutchinson

APPROVED subject to the following conditions:-

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

- 2 The proposed works, Lateral reduction (by 2m) with crown thinning and dead wooding to no1 Salix Udensis tree within W1 of Tree Preservation Order 26/2019 , shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.

Reasons for Conditions:-

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

CASE NUMBER:	20/00119/FUL	WARD:	Nidd Valley
CASE OFFICER:	Emma Walsh	DATE VALID:	27.01.2020
GRID REF:	E 424234	TARGET DATE:	23.03.2020
	N 458945	REVISED TARGET:	
		DECISION DATE:	17.03.2020

APPLICATION NO: 6.91.59.N.FUL

LOCATION:

Clapham Green Farm Clapham Green Farm Birstwith HG3 2JD

PROPOSAL:

Repositioning of entrance wall, drive and dropped kerb from east boundary to west boundary.

APPLICANT:

Mr And Mrs Large

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.03.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the application form and the following drawings submitted with the application;

Location Plan; drwg no 348/01 (02) 001, received 10.01.2020.

Proposed Site Plan; drwg no 348/01 (02) 020, received 10.01.2020.

Correspondence confirming wall height; received from Steven Tyson dated 27.01.2020.

- 3 The walling materials to be used in the construction of the proposal hereby permitted shall match those used in the existing northern boundary towards the highway.
- 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 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:
 - (i) The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
 - (ii)(c) The crossing of the highway verge shall be constructed in accordance with the
Standard Detail number E6.
 - (iii) Any gates or barriers shall be erected a minimum distance of 5 metres back from the
carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
 - (vi) The final surfacing of any private access within 6 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

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 amenity and to protect the landscape character of the Nidderdale Area of Outstanding Natural Beauty.
- 4 To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

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.
- 2 Utility Services will need to be diverted in order to the development to be carried out. Authorisation to proceed is required from Utility provider prior to any intrusive work being undertaken.

CASE NUMBER:	20/00122/FUL	WARD:	Harrogate High Harrogate
CASE OFFICER:	Emma Walsh	DATE VALID:	13.01.2020
GRID REF:	E 430902	TARGET DATE:	09.03.2020
	N 455605	REVISED TARGET:	
		DECISION DATE:	04.03.2020

APPLICATION NO: 6.79.13081.A.FUL

LOCATION:

3 The Grove Harrogate North Yorkshire HG1 5NN

PROPOSAL:

Demolition of chimney; loft conversion, formation of side and rear dormer windows and alterations to fenestration.

APPLICANT:

Mr And Mrs Battiscombe

2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 04.03.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the application form and the following drawings submitted with the application;

Location Plan; received 13.01.2020.
Proposed Elevations, Floor plan and Sections; drawing no. T.G. (03)/102,
Rev D, received 02.03.2020.
- 3 The materials to be used in the construction of the development hereby permitted shall match those used in the existing building.
- 4 The rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.

Reasons for Conditions:-

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

CASE NUMBER:	20/00124/FUL	WARD:	Harrogate Hookstone
CASE OFFICER:	Jeremy Constable	DATE VALID:	16.01.2020
GRID REF:	E 432956	TARGET DATE:	12.03.2020
	N 455174	REVISED TARGET:	
		DECISION DATE:	09.03.2020

APPLICATION NO: 6.79.10311.B.FUL

LOCATION:

9 Greenfields Road Harrogate North Yorkshire HG2 7BH

PROPOSAL:

Erection of single storey extension.

APPLICANT:

Mr And Mrs York

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.03.2023.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
Location Plan (received 13.01. 2020)
Proposed plans and elevations: Drwg No.G.F.R.(09)/02 Rev A (received 20.01.2020)
- 3 Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of the existing dwelling.

Reasons for Conditions:-

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

CASE NUMBER:	20/00130/LB	WARD:	Harrogate Central
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CASE OFFICER: Emma Walsh
GRID REF: E 430186
N 455306

DATE VALID: 16.01.2020
TARGET DATE: 12.03.2020
REVISED TARGET:
DECISION DATE: 27.02.2020

APPLICATION NO: 6.79.3978.AR.LB

LOCATION:

7 Prospect Crescent Harrogate HG1 1RN

PROPOSAL:

Listed building consent for display of 2 no. replacement non-illuminated external ATM signs.

APPLICANT:

HSBC Corporate Real Estate

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 27.02.2023.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the following submitted drawings;

Location Plan; received 13.01.2020.

Site Plan; drwg no. 27449-251-SP, received 13.01.2020.

Proposed Front Elevation; drwg no. 27449-251-E1, received 13.01.2020.

- 2 In order to ensure compliance with the approved drawings.
- 3 In order to retain any historic features of the listed building.

Reasons for Conditions:-

- 1 To ensure compliance with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
- 3 No underlying / concealed historic fabric shall be removed, damaged or destroyed as part of the works hereby approved.

CASE NUMBER: 20/00132/FUL
CASE OFFICER: Janet Belton
GRID REF: E 422333
N 456410

WARD: Nidd Valley
DATE VALID: 23.01.2020
TARGET DATE: 19.03.2020
REVISED TARGET:

DECISION DATE: 18.03.2020

APPLICATION NO: 6.99.13.K.FUL

LOCATION:

Harrogate Landscape Ltd Yard Kettlesing Lane Kettlesing Harrogate HG3 2LP

PROPOSAL:

Extension and refurbishment of agricultural/horticultural building including recladding, alterations to roof pitch and alterations to fenestration.

APPLICANT:

Harrogate Landscape Ltd

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 18.03.2023.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details and as modified by the conditions of this consent.
- 3 Notwithstanding the submitted details the wall cladding of the development hereby permitted shall be timber boarding which shall be stained in a recessive colour and prior to its use the colour of the boarding shall be agreed in writing with the Local Planning Authority and the development shall thereafter be carried out in accordance with the agreed details.
- 4 Notwithstanding the submitted details the roof covering shall be Anthracite and no other colour shall be used.
- 5 A detailed scheme for landscaping, including the planting of trees, hedges and or shrubs shall be submitted to the Local Planning Authority prior to the commencement of any external construction of the walls of the development hereby approved. The scheme shall specify species, tree and plant sizes, numbers and planting densities, and the timing of implementation of the scheme, including any earthworks required and shall be implemented in strict accordance with details as approved by the Local Planning Authority.
- 6 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.

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 ensure that the materials used conform to the amenity requirements of the locality.
- 4 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 5 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 6 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

CASE NUMBER:	20/00133/CLEUD	WARD:	Fountains & Ripley
CASE OFFICER:	Katie Lois	DATE VALID:	13.01.2020
GRID REF:	E 432628	TARGET DATE:	09.03.2020
	N 468695	REVISED TARGET:	
		DECISION DATE:	06.03.2020

APPLICATION NO: 6.44.13.B.CLEUD

LOCATION:

Green Acres Green Lane Littlethorpe HG4 3LR

PROPOSAL:

Certificate of lawfulness for the use of a building as a single dwellinghouse which is not subject to the conditions imposed by permission 6/44/31/PA.

APPLICANT:

Mr And Mrs John And Brenda Nicholson

APPROVED

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

LOCATION:

The Old Malt Kiln, Lower Ground And Mezzanine Floors Westfield Road Tockwith YO26 7PY

PROPOSAL:

Approval of details required under condition 11 (surface water drainage) of Planning Permission- 19/01855/DVCON - Variation of condition 2 (Approved plans) to allow internal alterations and external alterations to fenestration of planning permission 18/03281/FUL - Conversion of malt kiln to form 5 no. dwellings and 2 no. flats with associated workspace.

APPLICANT:

Space Construction Ltd

CONFIRMATION of discharge of condition(s)

CASE NUMBER:	20/00137/FUL	WARD:	Harrogate St Georges
CASE OFFICER:	Janet Belton	DATE VALID:	13.01.2020
GRID REF:	E 430078	TARGET DATE:	09.03.2020
	N 453564	REVISED TARGET:	
		DECISION DATE:	02.03.2020

APPLICATION NO: 6.79.14220.FUL

LOCATION:

19 St Georges Walk Harrogate HG2 9DX

PROPOSAL:

Conversion of an existing detached garage to form additional living space; Erection of 1no single-storey link extension; Formation of additional hardstanding; Alteration to fenestration.

APPLICANT:

J Barnes

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 02.03.2023.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no further windows shall be inserted in any elevations of the converted garage and extension hereby approved, without the prior written approval of the Local Planning Authority.
- 4 The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 19 St Georges Walk.

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 privacy and residential amenity.
- 4 The formation of a separate residential use would not be acceptable.

CASE NUMBER:	20/00139/DISCON	WARD:	Claro
CASE OFFICER:	Josh Arthur	DATE VALID:	13.01.2020
GRID REF:	E 435788	TARGET DATE:	09.03.2020
	N 460413	REVISED TARGET:	
		DECISION DATE:	05.03.2020

APPLICATION NO: 6.84.28.B.DISCON

LOCATION:

Farnham Fields Farnham Lane Ferrensby HG5 9JF

PROPOSAL:

Approval of details required under condition 3 (materials) and condition 4 (landscaping) of Planning Permission 17/03604/FUL - Demolition of existing dwelling and erection of one dwelling.

APPLICANT:

Mr Neil Staff

CONFIRMATION of discharge of condition(s)

Old Manor Barn Waterside Knaresborough North Yorkshire HG5 9AZ

PROPOSAL:

Erection of conservatory.

APPLICANT:

Mr Charles Smith

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 19/03/2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the following submitted drawings:

Proposed South Elevation: Drg One, received 13 January 2020.
Proposed Roof and Garden Plan: Drg Two, received 13 January 2020.
Proposed Upper Floor Plan: Drg Three, received 13 January 2020.
Proposed Lower Ground Floor Plan: Drg 4, received 13 January 2020.
Proposed East Elevation: Drg 5, received 13 January 2020.
Site Plan: Buy A Plan, received 27 January 2020.

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.

CASE NUMBER:	20/00148/FUL	WARD:	Washburn
CASE OFFICER:	David Potts	DATE VALID:	21.01.2020
GRID REF:	E 420588	TARGET DATE:	17.03.2020
	N 446282	REVISED TARGET:	
		DECISION DATE:	16.03.2020

APPLICATION NO: 6.144.78.B.FUL

LOCATION:

67 Riverside Park Farnley Otley North Yorkshire LS21 2RW

PROPOSAL:

Demolition of garage and erection of single storey extension. Alteration to fenestration.

APPLICANT:

Mr And Mrs Wells

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.03.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the following submitted drawings:

Proposed Plan and Elevations: drwg no. p1, received 14 January 2020.
Location Plan: OS Map, received 14 January 2020.
- 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.

CASE NUMBER:	20/00152/TPO	WARD:	Ripon Spa
CASE OFFICER:	Katie Lois	DATE VALID:	14.01.2020
GRID REF:	E 430905	TARGET DATE:	10.03.2020
	N 471461	REVISED TARGET:	
		DECISION DATE:	11.03.2020

APPLICATION NO: 6.31.954.F.TPO

LOCATION:

Holy Trinity Church Kirkby Road Ripon North Yorkshire HG4 2EY

PROPOSAL:

Crown lift (by 3m) of 1no. Sorbus tree (T2) within Tree Preservation Order 54/2001.

APPLICANT:

Holy Trinity Church Ripon

APPROVED subject to the following conditions:-

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

decision.

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

Reasons for Conditions:-

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

CASE NUMBER:	20/00154/FUL	WARD:	Wathvale
CASE OFFICER:	Mark Simmonds	DATE VALID:	20.01.2020
GRID REF:	E 435572	TARGET DATE:	16.03.2020
	N 478652	REVISED TARGET:	
		DECISION DATE:	04.03.2020

APPLICATION NO: 6.11.1615.A.FUL

LOCATION:

The Rowans Baldersby Village Baldersby YO7 4PE

PROPOSAL:

Demolition of workshop and erection of single storey extension and detached garage, alterations to fenestration and re-roofing of dwelling

APPLICANT:

Mr And Mrs Hawkins

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 04.03.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

PL01 - Site Location Plan
PL21Rev B - Proposed First Floor Plan
PL23RevA - Proposed Roof Plan

PL25RevB - Proposed Elevations
PL26RevB- Proposed Elevations - Garage - received 2 March 2020
PL20RevD - Proposed Ground floor - received 2 March 2020

- 3 The external materials used in the construction of the hereby permitted development shall be in strict accordance with the details on the approved plans and application form.

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 and in order to harmonise with the existing building.

CASE NUMBER:	20/00155/TPO	WARD:	Ouseburn
CASE OFFICER:	Josh Arthur	DATE VALID:	22.01.2020
GRID REF:	E 445024	TARGET DATE:	18.03.2020
	N 461598	REVISED TARGET:	
		DECISION DATE:	06.03.2020

APPLICATION NO: 6.80.6.C.TPO

LOCATION:
Walnut Cottage Main Street Great Ouseburn YO26 9RG

PROPOSAL:
Crown thin (by 10%) of 1 no. Walnut within Tree Preservation Order 03/1975

APPLICANT:
Mrs Joanne Mellers

REFUSED. Reason(s) for refusal:-

- 1 The proposed works would significantly harm the visual amenity of the surrounding area. This would conflict with guidance in the National Planning Policy Framework, Policy EQ2 of the Core Strategy and Policy NE7 of the Emerging Harrogate Local Plan.
- 2 No technical justification which outweighs the amenity value of the trees has been submitted to justify the proposed works. This would conflict with guidance National Planning Policy Framework, Policy EQ2 of the Core Strategy and Policy NE7 of the

INFORMATIVES

- 1 Removal of deadwood in excess of 50mm diameter is supported. The removal of deadwood does not require consent.

CASE NUMBER:	20/00156/COU	WARD:	Harrogate Central
CASE OFFICER:	David Potts	DATE VALID:	14.01.2020
GRID REF:	E 430400	TARGET DATE:	10.03.2020
	N 455152	REVISED TARGET:	
		DECISION DATE:	09.03.2020

APPLICATION NO: 6.79.13293.A.COU

LOCATION:

Westgate House, Unit 2 Station Parade Harrogate HG1 1HQ

PROPOSAL:

Change of use from restaurant (use class A1/A3) to sun bed salon (Sui Generis).

APPLICANT:

Taylor

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.03.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the following submitted drawings:

Existing and Proposed Plans: Job No. 2002, Drawing No. PR(2-)01, received 14 January 2020.

Location Plan: OS Partner, received 14 January 2020.

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.

CASE NUMBER: 20/00158/FUL **WARD:** Harrogate New Park
CASE OFFICER: David Potts **DATE VALID:** 14.01.2020
GRID REF: E 429669 **TARGET DATE:** 10.03.2020
 N 457090 **REVISED TARGET:**
DECISION DATE: 09.03.2020
APPLICATION NO: 6.79.14146.A.FUL

LOCATION:
40 Westville Oval Harrogate HG1 3JW

PROPOSAL:
Demolition of garage and conservatory and erection of 1 no. single storey and 2 storey wrap-around extension

APPLICANT:
Mr And Mrs Shakaj

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.03.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the following submitted drawings:

Existing and Proposed Plans and Elevations: Drawing Number 19/0954/01 Revision E, received 14 January 2020.
Proposed Location and Site Plans: Drawing Number 19/0954/02, received 14 January 2020.
- 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 window in the rear facing dormer opening of the development hereby approved shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be retained throughout the life of the development.

Reasons for Conditions:-

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

CASE NUMBER: 20/00171/DISCON **WARD:** Knaresborough Castle
CASE OFFICER: Josh Arthur **DATE VALID:** 20.01.2020
GRID REF: E 434917 **TARGET DATE:** 16.03.2020
 N 457078 **REVISED TARGET:**
 DECISION DATE: 27.02.2020

APPLICATION NO: 6.100.3017.DISCON

LOCATION:
15A Finkle Street Knaresborough North Yorkshire HG5 8AA

PROPOSAL:
Approval of details required under condition 3 (fenestration details) of Planning Permission 17/00300/COU - Change of use from clock sales showroom and repair workshop (Use Class - A1) to residential (Use Class - C3) with formation of garage and Juliet balcony, replacement of fenestration, formation of fenestration, various external alterations and internal works.

APPLICANT:
M.C.Oliver

CONFIRMATION of discharge of condition(s)

CASE NUMBER: 20/00169/FUL **WARD:** Wathvale
CASE OFFICER: Mark Simmonds **DATE VALID:** 30.01.2020
GRID REF: E 428753 **TARGET DATE:** 26.03.2020
 N 476786 **REVISED TARGET:**
 DECISION DATE: 18.03.2020

APPLICATION NO: 6.12.5.N.FUL

LOCATION:
11 Watermill Close North Stainley Ripon North Yorkshire HG4 3LD

PROPOSAL:
Demolition of conservatory; erection of replacement conservatory.

APPLICANT:

Mr And Mrs Duffield

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 18.03.2023.
- 2 The development hereby approved must be carried out in strict accordance with the details within the application form and the following amended plans and drawings:

Location Plan, received 16 January 2020
Block Plan/site, received 16 January 2020
Existing Elevations, ref: 17506, received 16 January 2020
Proposed Elevations, ref: 17506, received 16 January 2020
- 3 Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of the existing dwelling.

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 To protect the character and appearance of the host dwelling and surrounding area in the interests of visual amenity.

CASE NUMBER:	20/00170/COU	WARD:	Harrogate Coppice Valley
CASE OFFICER:	Gillian Pinna-Morrell	DATE VALID:	16.01.2020
GRID REF:	E 430401	TARGET DATE:	12.03.2020
	N 456426	REVISED TARGET:	
		DECISION DATE:	09.03.2020

APPLICATION NO: 6.79.14226.COU

LOCATION:

The Flat 139 Kings Road Harrogate North Yorkshire HG1 5JQ

PROPOSAL:

Change of use from maisonette (use class C3) to mixed use office, workroom and storage for ground floor shop (use classes B1/B8).

APPLICANT:

Mr J P Amos

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.03.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Plans as Proposed: 20 604 21 Dec 2020.

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.

CASE NUMBER:	20/00192/ADV	WARD:	Harrogate Central
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	16.01.2020
GRID REF:	E 430322	TARGET DATE:	12.03.2020
	N 455402	REVISED TARGET:	
		DECISION DATE:	12.03.2020

APPLICATION NO: 6.79.1680.J.ADV

LOCATION:

11-13 Beulah Street Harrogate HG1 1QQ

PROPOSAL:

Display of externally illuminated lettering on fascia panel and 1 no. externally illuminated hanging sign with vinyl window graphics on the front elevation.

APPLICANT:

Costa Coffee

APPROVED subject to the following conditions:-

- 1 The advertisements hereby permitted shall be carried out in strict accordance with the following drawings:
Proposed external elevation; drawing number COS_43037575_AP, revision C, dated 13.01.2020.
- 2 The external illumination hereby permitted shall be static throughout the lifetime of

the advertisement, unless a further separate permission is granted by the Local Planning Authority.

Reasons for Conditions:-

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

CASE NUMBER:	20/00193/LB	WARD:	Fountains & Ripley
CASE OFFICER:	Josh Arthur	DATE VALID:	22.01.2020
GRID REF:	E 428899	TARGET DATE:	18.03.2020
	N 461557	REVISED TARGET:	
		DECISION DATE:	05.03.2020

APPLICATION NO: 6.75.91.H.LB

LOCATION:

Newton Hall Ripley Harrogate North Yorkshire HG3 3DZ

PROPOSAL:

Listed building consent for retention of alterations to fenestration and doors of application reference 04/04322/LB .

APPLICANT:

Mr Paul Nixon

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 05.03.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the application form and the following amended drawings submitted with the application;

Proposed Details and Window Schedule; drwg no. 629.2 Revision C,
received 16.01.2020.

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.

CASE NUMBER:	20/00198/DISCON	WARD:	Harrogate Central
CASE OFFICER:	Francesca McGibbon	DATE VALID:	16.01.2020
GRID REF:	E 430382	TARGET DATE:	12.03.2020
	N 455207	REVISED TARGET:	
		DECISION DATE:	04.03.2020

APPLICATION NO: 6.79.14223.C.DISCON

LOCATION:
1 Station Square Harrogate North Yorkshire

PROPOSAL:
Approval of details required under conditions 3 (window details) and 4 (roof materials) of planning permission 18/03405/FUL - Replacement of 86 no. single glazed windows with double glazed windows, restoration of stone detailing, removal and replacement of roofing and removal of 1 chimney stack to the rear of the building.

APPLICANT:
Sanctuary Group

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 Development shall occur with strict accordance with the details submitted and approved by Harrogate Borough Council's Conservation Officer.
- 2 A site visit was conducted on the 3rd March 2020. The materials accepted by the conservation officer: Blue Welsh Slate are the materials that must be used in the replacement of the roof in order to fulfil the terms of Condition 4.

CASE NUMBER:	20/00207/CLOPUD	WARD:	Ouseburn
CASE OFFICER:	Josh Arthur	DATE VALID:	21.02.2020
GRID REF:	E 444678	TARGET DATE:	17.04.2020
	N 457701	REVISED TARGET:	
		DECISION DATE:	21.02.2020

APPLICATION NO: 6.96.234.CLOPUD

LOCATION:

Barn House Rudgate Whixley YO26 8AL

PROPOSAL:

Certificate of lawfulness for demolition of conservatory and erection of orangery.

APPLICANT:

Mr And Mrs Tolan

2 APPROVED

- 1 The proposed orangery as shown on Drawings DWG Nos. 11655/02 and 11655/03 complies with Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

CASE NUMBER:	20/00218/TPO	WARD:	Harrogate Stray
CASE OFFICER:	Katie Lois	DATE VALID:	20.01.2020
GRID REF:	E 431543	TARGET DATE:	16.03.2020
	N 454419	REVISED TARGET:	
		DECISION DATE:	11.03.2020

APPLICATION NO: 6.79.6165.R.TPO

LOCATION:

Apley Grange 35 Oatlands Drive Harrogate North Yorkshire HG2 8JT

PROPOSAL:

Crown lift (to 6 m) of Eucalyptus Tree (Tag No: 0117) within Tree Preservation Order 07/1990.

APPLICANT:

Mr Musa Korcu

APPROVED subject to the following conditions:-

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

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

Reasons for Conditions:-

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

INFORMATIVES

- 1 English Tree Care, Tree Condition and Management Report dated 12 February 2019 refers to other tree works however these do not form part of this application or approval which is for Tree Tag 0117 Eucalyptus.

CASE NUMBER:	20/00233/FUL	WARD:	Harrogate Pannal Ward
CASE OFFICER:	Emma Walsh	DATE VALID:	27.01.2020
GRID REF:	E 429287	TARGET DATE:	23.03.2020
	N 453007	REVISED TARGET:	
		DECISION DATE:	11.03.2020

APPLICATION NO: 6.79.6037.B.FUL

LOCATION:

12 Yew Tree Gardens Harrogate HG2 9JU

PROPOSAL:

Erection of first floor extension.

APPLICANT:

Mr Andrew Wells

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.03.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings submitted with the application;

Location Plan; received 27.01.2020.

Existing Roof Plan, Existing South-North Section, Proposed First Floor Plan, Proposed North and East Elevations; drawing no. 2, received 20.01.2020.

Existing West-East Section, Proposed Sections, Proposed Roof Plan, Proposed Steel Plan; drawing no. 3, received 20.01.2020.

Proposed Sections through Minipitch Facing North East, Proposed Cantilever details; drawing no. 4, received 20.01.2020.

Proposed Floor Plan with Site Plan; drawing no. 5, received, received 20.01.2020.

- 3 The materials to be used in the construction of the extension and materials to be used in the construction of the development hereby permitted shall match those used in the host building.

Reasons for Conditions:-

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

CASE NUMBER:	20/00234/FUL	WARD:	Knareborough Castle
CASE OFFICER:	David Potts	DATE VALID:	20.01.2020
GRID REF:	E 434841	TARGET DATE:	16.03.2020
	N 456696	REVISED TARGET:	
		DECISION DATE:	16.03.2020

APPLICATION NO: 6.100.774.B.FUL

LOCATION:
37 Waterside Knareborough HG5 8DF

PROPOSAL:
Erection of single storey extension; installation of pitched roof over existing extension; alterations to fenestration.

APPLICANT:
Mr And Mrs D Calvert

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 16.03.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the

following submitted drawings:

Proposed Elevations: Drawing No. Calvert - 04, received 20 January 2020.
Proposed Ground Floor Plans: Drawing No. Calvert - 03, received 20 January 2020.
Existing and Proposed Roof Plans: Drawing No. Calvert - 05, received 20 January 2020.
Existing and Proposed Site Plans: Drawing No. Calvert - 06, received 20 January 2020.
Location Plan: scale 1:1250, received 20 January 2020.

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

Reasons for Conditions:-

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

CASE NUMBER:	20/00235/FUL	WARD:	Knareborough Aspin & Calcutt
CASE OFFICER:	David Potts	DATE VALID:	20.01.2020
GRID REF:	E 435801 N 456071	TARGET DATE:	16.03.2020
		REVISED TARGET:	
		DECISION DATE:	11.03.2020
APPLICATION NO:	6.100.13537.A.FUL		

LOCATION:
8 Aspin Drive Knareborough HG5 8HH

PROPOSAL:
Demolition of garage; erection of single storey wrap-around extension; installation of pitched roof to porch; installation of dormer to form loft extension; alterations to fenestration; widening of driveway and dropped kerb.

APPLICANT:
Mr And Mrs P Manning

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.03.2023.

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

Proposed Plans and Elevations: Drawing No. Manning-02 rev.C, received 2 March 2020.

Existing and Proposed Roof Plans: Drawing No. Manning-03 rev.B, received 2 March 2020.

Existing and Proposed Site Plans: Drawing No. Manning-04 rev.B, received 2 March 2020.

Location Plan: Scale 1:1250, received 20 January 2020.

- 3 The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match those used in the existing building.
- 4 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
 - a. The existing access shall be improved (widened) and the crossing of the highway footway shall be constructed in accordance with the Standard Detail number E6
 - b. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway and shall maintained thereafter to prevent such discharges

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 To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

INFORMATIVES

- 1 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.
-

CASE NUMBER: 20/00243/TPO
CASE OFFICER: Josh Arthur
GRID REF: E 435232
N 456157

WARD: Knaresborough Eastfield
DATE VALID: 29.01.2020
TARGET DATE: 25.03.2020
REVISED TARGET:
DECISION DATE: 17.03.2020

APPLICATION NO: 6.100.1875.E.TPO

LOCATION:

Mallards Abbey Road Knaresborough North Yorkshire HG5 8HX

PROPOSAL:

Crown reduction (by 3m) and crown thinning (by 20%) to 1 no. Sycamore within Tree Preservation Order 08/1993

APPLICANT:

Mrs Joanna Hayes

1 REFUSED. Reason(s) for refusal:-

- 1 The proposed works would significantly harm the visual amenity of the surrounding area. This would conflict with guidance in the National Planning Policy Framework, Policy NE7 of the Harrogate District Local Plan.
- 2 No technical justification which outweighs the amenity value of the trees has been submitted to justify the proposed works. This would conflict with guidance within the National Planning Policy Framework and Policy NE7 of the Harrogate District Local Plan.

CASE NUMBER: 20/00267/TDCMIN

WARD: Pateley Bridge & Nidderdale Moors

CASE OFFICER: Emma Howson
GRID REF: E 415484
N 465452

DATE VALID: 22.01.2020
TARGET DATE: 26.02.2020
REVISED TARGET: 25.03.2020
DECISION DATE: 18.03.2020

APPLICATION NO: 6.59.325.B.TDCMIN

LOCATION:

Cliphorne Bridgehouse Gate Pateley Bridge Harrogate North Yorkshire HG3 5HQ

PROPOSAL:

Technical Details Consent following granting of Permission in Principle 19/00293/PIP - Permission in Principle for the erection of up to 3 dwellings.

APPLICANT:

Mr & Mrs Longster

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25 February 2022.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
Proposed Site Plan submitted 22 Jan 2020
Proposed Site Sections 1 submitted 22 Jan 2020
Proposed Site Sections 2 submitted 22 Jan 2020
Plot 1 Elevations submitted 22 Jan 2020
Plot 2 Elevations submitted 22 Jan 2020
Plot 3 Elevations submitted 22 Jan 2020
Plot 1 Plans submitted 22 Jan 2020
Plot 2 Plans submitted 22 Jan 2020
Plot 3 Plans submitted 22 Jan 2020
Plans - Privacy Distances submitted 22 Jan 2020
Plans - Access submitted 22 Jan 2020
Drainage Strategy - DR-C-0100-P5 submitted 24th Feb 2020
- 3 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 4 Any new stonework shall match the stonework of the original building in type, size, colour, dressing, coursing and pointing to the satisfaction of the local planning authority. Prior to the commencement of the external construction of the walls of the development hereby approved a sample panel of the type of stone to be used showing the proposed coursing and pointing shall be erected on the site for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and the sample stonework panel shall be retained on site during the period of construction of all external walls that are constructed in stone.
- 5 A detailed scheme for landscaping, including the planting of trees and or shrubs, boundary treatments and the use of surface materials shall be submitted to the Local Planning Authority prior to the commencement of any external construction of the walls of the development hereby approved. The 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 and shall be implemented in strict accordance with details as approved by the Local Planning Authority.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, garages, outbuildings, roof or dormer windows other than any expressly authorised by this permission shall be

erected without the grant of further specific planning permission from the local planning authority.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no further windows shall be inserted in the dwellings hereby approved, without the prior written approval of the Local Planning Authority.
- 8 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 site plan for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.
- 9 No operations shall commence on site or any development be commenced before the developer has implemented the report detail including root protection area (RPA) (as per English Tree Care Report dated January 2020) fencing in line with the requirements of British Standard BS 5837: 2012 (section 6.2.2 figure 2) Trees in Relation to Construction - Recommendations, or any subsequent amendments to that document, around the trees or shrubs or planting to be retained, as indicated on the approved plan and for the entire area as specified in accordance with BS 5837:2012. The developer shall maintain such fences until all development the subject of this permission is completed.
- 10 No operations shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the root protection area (RPA) works required by the approved tree protection scheme and ground protection detail (no dig) are in place. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority.
- 11 Unforeseen Land Contamination - The applicant / developer is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework 2012 and the current Building Control Regulations with regards to contaminated land. If any unforeseen contamination is encountered during the development, the Local Planning Authority (LPA) should be informed immediately. Any investigation / remedial / protective works carried out in relation to this application shall be carried out to agreed timescales and approved by the LPA in writing. Furthermore, any soil or soil forming materials to be brought to site for use in garden areas or soft landscaping should be tested for contamination and suitability for use prior to importation to site. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.
- 12 Works should be undertaken strictly in accordance with the recommendations of section 7 of the Ecological Appraisal (Envirotech, Jan 2020). One integrated bat brick and one integrated swift brick (in total) must be provided at height, away from light, under one of the eaves, prior to the first occupation of the new dwellings.

- 13 The development shall be carried out in strict accordance with the details shown on the submitted plan, DR-C-0100 revision P5, dated 11.02.2020.
- 14 An electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any dwelling hereby permitted. The plan shall contain details of the number and location of all electric vehicle charging points which shall be of Mode 3 type (specific socket on a dedicated circuit with a minimum current rating of 16 Amp). Buildings and parking spaces that are to be provided with charging points shall not be brought into use until associated charging points are installed in strict accordance with approved details and are operational. The charging point installed shall be retained thereafter.

Reasons for Conditions:-

- 1 To ensure compliance with 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 In the interests of visual amenity and in order to harmonise with the existing building.
- 5 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 6 In order to preserve residential amenity due to the close proximity of properties from each other and the difference in land levels
- 7 In order to preserve residential amenity due to the close proximity of properties from each other and the difference in land levels
- 8 To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.
- 9 In the interests of nature conservation and to protect landscape character
- 10 In the interests of nature conservation and to protect landscape character
- 11 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.
- 12 To avoid harm to wildlife during the course of construction, including nesting birds and to provide opportunities for bats to roost and swifts to breed on site as biodiversity enhancement post development, in accordance with NPPF paragraph 175d
- 13 In the interest of satisfactory and sustainable drainage
- 14 In the interests of providing access to sustainable transport and to improve air quality across the District

INFORMATIVES

- 1 If any topsoil is taken onto site for the formation of a domestic garden it should be certified as suitable for a domestic garden in accordance with the YALPAG

guidance on Verification of Cover Systems. This should be validated through sampling on site.

- 2 The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to the Coal Authority policy in relation to new development and mine entries available at www.coal.decc.gov.uk

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is available on The Coal Authority website www.coal.decc.gov.uk

- 3 The developer should also note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption/diversion agreement with Yorkshire Water (under Sections 104 and 185 of the Water Industry Act 1991), they should contact our Developer Services Team (Tel 0345 120 84 82, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption and diversion should be designed and constructed in accordance with the WRc publication 'Sewers for Adoption - a design and construction guide for developers' 6th Edition, as supplemented by Yorkshire Water's requirements.
-

CASE NUMBER: 20/00271/DISCON
CASE OFFICER: Helen Goulden
GRID REF: E 446184
N 456825

WARD: Ouseburn
DATE VALID: 28.01.2020
TARGET DATE: 24.03.2020
REVISED TARGET:
DECISION DATE: 19.03.2020

APPLICATION NO: 6.103.178.DISCON

LOCATION:

Land Comprising Field At 446184 456825 Yule Lane Green Hammerton North Yorkshire

PROPOSAL:

Approval of details under condition 22 (Travel Plan) of planning permission 18/01532/FULMAJ - Erection of 62 dwellings and associated works.

APPLICANT:

Strata Homes

3 CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 The details hereby approved are based on the objectives and measures described in Travel Plan (Report No. A105485, dated April 2018) and include the appointment of a Travel Plan Co-ordinator who will be in post 3 months prior to first occupation of the development.

CASE NUMBER: 20/00278/ADV
CASE OFFICER: Natalie Ramadhin
GRID REF: E 431039
N 469560

WARD: Ripon Moorside
DATE VALID: 22.01.2020
TARGET DATE: 18.03.2020
REVISED TARGET:
DECISION DATE: 18.03.2020

APPLICATION NO: 6.31.959.AG.ADV

LOCATION:

McDonalds Quarry Moor Garage Harrogate Road Ripon North Yorkshire HG4 2SD

PROPOSAL:

Display of 3 No. free standing illuminated digital signs and 1 No. wall mounted illuminated digital booth screen.

APPLICANT:

McDonalds Restaurants Ltd

APPROVED subject to the following conditions:-

- 1 The advertisements hereby permitted shall be carried out in strict accordance with the following drawings:
Location plan: drawing number P19-062-1196, revision 01A, dated 08-11-2019.
Proposed site signage details: drawing number P19-062-1196, revision 15C, dated 12-12-2019
- 2 The illumination hereby permitted shall remain static throughout the lifetime of the advertisement unless a separate permission is granted by the Local Planning Authority.

Reasons for Conditions:-

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 In the interests of amenity and safety.

CASE NUMBER:	20/00288/TPO	WARD:	Harrogate Bilton Grange
CASE OFFICER:	Katie Lois	DATE VALID:	23.01.2020
GRID REF:	E 429804	TARGET DATE:	19.03.2020
	N 457030	REVISED TARGET:	
		DECISION DATE:	12.03.2020

APPLICATION NO: 6.79.14231.TPO

LOCATION:
45 Knox Avenue Harrogate HG1 3HY

PROPOSAL:
Coppice 3no. Sycamore trees within W1 of Tree Preservation Order 74/2018.

APPLICANT:
Mr T Howie

REFUSED. Reason(s) for refusal:-

- 1 The proposed works would alter the natural tree form and given the contribution the trees make to the character and appearance of the area, the proposal works would have a detrimental impact on the visual amenity of the locality contrary to the National Planning Policy Framework and Policy EQ2 of the Core Strategy.
- 2 No technical justification which outweighs the amenity value of the trees has been

submitted to justify the proposed works. This would conflict with guidance in the National Planning Policy Framework and Policy EQ2 of the Core Strategy.

CASE NUMBER:	20/00289/TPO	WARD:	Harrogate St Georges
CASE OFFICER:	Josh Arthur	DATE VALID:	23.01.2020
GRID REF:	E 429732	TARGET DATE:	19.03.2020
	N 453396	REVISED TARGET:	
		DECISION DATE:	13.03.2020

APPLICATION NO: 6.79.14232.TPO

LOCATION:
39 Rossett Avenue Harrogate HG2 9NA

PROPOSAL:
Pollarding (to previous pollard points) of 1 no. Maple within Tree Preservation Order 01/1972.

APPLICANT:
T. Howie Tree Specialist

APPROVED subject to the following conditions:-

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

Reasons for Conditions:-

- 1 In the interests of good arboricultural practice.
 - 2 In order to maintain the amenity of the locality.
 - 3 In the interests of good arboricultural practice.
-

CASE NUMBER: 20/00294/PSC
CASE OFFICER: Jane Lurcuck
GRID REF: E 430791
N 457121

WARD: Harrogate Bilton Grange
DATE VALID: 23.01.2020
TARGET DATE: 19.03.2020
REVISED TARGET:
DECISION DATE: 12.03.2020

APPLICATION NO: 6.79.5026.D.PSC

LOCATION:

TCs Tanning Centre 154 King Edwards Drive Harrogate North Yorkshire HG1 4HW

PROPOSAL:

Prior notification for change of use from tanning salon (Sui Generis) to cafe (use class A3).

APPLICANT:

Mr Barnaby Skivington

REFUSED. Reason(s) for refusal:-

- 1 A tanning salon is a sui generis use and is not a use listed within C(a). The prior notification application therefore does not meet the essential criteria set out in Class C (a) for consideration under Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) Schedule 2, Part 3, Class C.

CASE NUMBER: 20/00333/PROWNY
CASE OFFICER: Katie Lois
GRID REF: E 438744
N 466196

WARD: Bishop Monkton & Newby
DATE VALID: 23.01.2020
TARGET DATE: 05.03.2020
REVISED TARGET:
DECISION DATE: 13.03.2020

APPLICATION NO: 6.63.PROWNY

LOCATION:

Untha UK Ltd Unit 2 Becklands Close Roecliffe York North Yorkshire YO51 9NR

PROPOSAL:

Upgrading of existing public footpath to a public bridleway (Revised).

APPLICANT:

North Yorkshire County Council

Subject to NO OBJECTIONS with OBSERVATIONS as follows:-

INFORMATIVES

- 1 Harrogate Borough Council would have no objections, providing the bridleway is wide enough, of suitable material, is shown to be required and would create no safety concerns. Consideration should be taken to ensure the new users of the bridleway will cause no unacceptable disturbance to neighbouring properties or adjacent farmland.

CASE NUMBER:	20/00300/FUL	WARD:	Washburn
CASE OFFICER:	David Potts	DATE VALID:	24.01.2020
GRID REF:	E 427453	TARGET DATE:	20.03.2020
	N 451709	REVISED TARGET:	
		DECISION DATE:	18.03.2020

APPLICATION NO: 6.134.198.D.FUL

LOCATION:

The Barn Tatefield Hall Beckwithshaw Harrogate North Yorkshire HG3 1QZ

PROPOSAL:

Erection of 2 storey building comprising studio over garage (Revised Scheme)

APPLICANT:

Mr Burgo Wharton

- 1 REFUSED. Reason(s) for refusal:-
- 1 The proposal represents a disproportionately sized additional building outside the defined domestic curtilage. The proposal therefore constitutes inappropriate development which, by definition, is harmful to the Green Belt and there are no very special circumstances that would outweigh the harm caused to the openness of the Green Belt. The proposal is therefore contrary to saved policies HP3 and HS8 of the Harrogate District Local Plan, alongside guidance in the Council's House Extension and Garages Design Guide and the National Planning Policy Framework.
- 2 The scale of the proposed building lacks subservience in comparison with the host dwelling, a converted historic farm building. The proposal is therefore contrary to saved policies HP3 and HS8 of the Harrogate District Local Plan, alongside guidance in the Council's House Extension and Garages Design Guide and the National Planning Policy Framework.

APPLICATION NO: 6.100.125.L.DISCON

LOCATION:

Three Gates Farm Cass Lane Calcutt Knaresborough North Yorkshire HG5 8JZ

PROPOSAL:

Approval of details required under condition 3(materials) of Planning Permission 19/00445/FUL-Erection of 1no replacement dwelling.

APPLICANT:

Mr M Smith

CONFIRMATION of discharge of condition(s)

CASE NUMBER:	20/00327/FUL	WARD:	Harrogate Central
CASE OFFICER:	Mark Simmonds	DATE VALID:	27.01.2020
GRID REF:	E 430335	TARGET DATE:	23.03.2020
	N 455438	REVISED TARGET:	
		DECISION DATE:	17.03.2020

APPLICATION NO: 6.79.7259.A.FUL

LOCATION:

26 Beulah Street Harrogate HG1 1QH

PROPOSAL:

Replacement of fire damaged shop front.

APPLICANT:

Hilldene Holdings Limited

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.03.2023.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and drawings:

L15933-1001D L15933-1004A

Reasons for Conditions:-

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

CASE NUMBER:	20/00328/DISCON	WARD:	Ouseburn
CASE OFFICER:	Laura Bromley	DATE VALID:	27.01.2020
GRID REF:	E 444931	TARGET DATE:	23.03.2020
	N 461749	REVISED TARGET:	
		DECISION DATE:	02.03.2020

APPLICATION NO: 6.80.125.U.DISCON

LOCATION:
Church Hill Main Street Great Ouseburn YO26 9RQ

PROPOSAL:
Approval of details required under condition 3 (windows and doors); condition 4 (materials) and condition 5 (eaves) of Planning Permission 19/00870/LB - Listed building consent to convert carport into habitable accommodation. Works to include: removal of internal walls and external columns; formation of walls, windows and doors; replacing foundations and roof; installation of roof lanterns and new render.

APPLICANT:
Mr And Mrs Kay

CONFIRMATION of discharge of condition(s)

CASE NUMBER:	20/00336/PNA	WARD:	Fountains & Ripley
CASE OFFICER:	Janet Belton	DATE VALID:	05.02.2020
GRID REF:	E 426090	TARGET DATE:	01.04.2020
	N 476160	REVISED TARGET:	
		DECISION DATE:	10.03.2020

APPLICATION NO: 6.19.138.K.PNA

LOCATION:

Mickley Park Mickley Ripon North Yorkshire HG4 3JG

PROPOSAL:

Prior notification for the erection of agricultural building.

APPLICANT:

Mr Robert Staveley

Prior approval not required

CASE NUMBER:	20/00350/DISCON	WARD:	Harrogate Oatlands
CASE OFFICER:	Mike Parkes	DATE VALID:	28.01.2020
GRID REF:	E 431705	TARGET DATE:	24.03.2020
	N 453570	REVISED TARGET:	
		DECISION DATE:	19.03.2020

APPLICATION NO: 6.79.6452.D.DISCON

LOCATION:

Crimple House Farm Hornbeam Park Avenue Harrogate HG2 8QL

PROPOSAL:

Approval of detail required under conditions 3 (contamination report), 4 (noise report) and 5 (access visibility) of permission 19/00998/PBR - Prior notification for conversion of agricultural building to form 3 no. dwellings with associated building works.

APPLICANT:

Mrs S. Hullah

CONFIRMATION of discharge of condition(s)

CASE NUMBER:	20/00353/FUL	WARD:	Harrogate Pannal Ward
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CASE OFFICER: Mark Simmonds
GRID REF: E 430980
N 451230

DATE VALID: 28.01.2020
TARGET DATE: 24.03.2020
REVISED TARGET:
DECISION DATE: 17.03.2020

APPLICATION NO: 6.152.372.A.FUL

LOCATION:
50 Walton Park Pannal HG3 1EJ

PROPOSAL:
Erection of single storey side extension, formation of pitched roof, porch and alterations to fenestration.

APPLICANT:
Mrs Laura Dinning

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.01.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

PG01 Location and Site Layout Plan
PG02 Front and Left Elevations
PG03 Rear and Right Elevations
PG04 Roof Plan
PG05 Flor Plans
- 3 The external materials used in the construction of the hereby approved development shall be in strict accordance with the details set out in the application form and plans submitted with the application.

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 and in order to harmonise with the existing building.

CASE NUMBER: 20/00366/TPO **WARD:** Harrogate Valley Gardens
CASE OFFICER: Francesca McGibbon **DATE VALID:** 29.01.2020

GRID REF: E 429058
N 454446

TARGET DATE: 25.03.2020
REVISED TARGET:
DECISION DATE: 11.03.2020

APPLICATION NO: 6.79.14237.TPO

LOCATION:

Harlow Moor Road Harrogate North Yorkshire HG2 0LF

PROPOSAL:

Felling of 2 Pine (G2) within TPO order 35/2011.

APPLICANT:

Miller Homes

APPROVED subject to the following conditions:-

- 1 The works hereby approved shall be completed within two years of the date of this decision.
- 2 The proposed works, Crown reduction (by 4m) of 1 no. Beech Tree with in Tree Preservation Order 02/1975, shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.
- 4 Replacement planting - 4 N^o Scots pines. Trees to be 3.5/4.0 metres in height at the point of planting.
Tree(s) to be planted in prepared pit, which is 50% larger than root ball of the tree to be planted. The sides of the planting to are to be forked over to help alleviate compaction and allow the tree roots to become established.
Tree(s) to be planted with the root collar at the same level as the surrounding soil levels.
Tree to be anchored with a single stake angled at 45% and attached the trunk of the tree at approx.1 metre above ground level. Stake to be driven into the ground clear of the root ball.
Tree(s) to be planted in the first planting season after the felling of the noted trees and between November and March in locations to be agreed in writing with the LPA.
All tree stock to be supplied in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations.

Reasons for Conditions:-

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

4 In the interests of good arboricultural practice.

CASE NUMBER:	20/00370/FUL	WARD:	Nidd Valley
CASE OFFICER:	Emma Walsh	DATE VALID:	29.01.2020
GRID REF:	E 424653	TARGET DATE:	25.03.2020
	N 459960	REVISED TARGET:	
		DECISION DATE:	19.03.2020

APPLICATION NO: 6.91.155.B.FUL

LOCATION:
Hillside Clint Bank Birstwith HG3 3AL

PROPOSAL:
Erection of first floor extension, internal alterations, alterations to fenestration and adjustment of drive turning area

APPLICANT:
Mr & Mrs T And L Barker

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 19.03.2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings submitted with the application;

Location Plan; received 29.01.2020.
Site Block Plan; Drwg no. B102-1-PLG-3, received 29.01.2020.
Proposed Floor Plan; Drwg no. B102-1-PLG-1, received 29.01.2020.
Proposed Elevations; Drwg no. B102-1-PLG-2, received 29.01.2020.
- 3 The roofing materials to be used in the construction of the first floor extension, hereby permitted shall match those used in the host building.
- 4 Before the first use of any materials in the external construction of the walls of the first floor extension hereby approved, a render sample panel shall have been made available on site for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.

Reasons for Conditions:-

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

CASE NUMBER:	20/00374/DISCON	WARD:	Washburn
CASE OFFICER:	David Potts	DATE VALID:	11.02.2020
GRID REF:	E 414561	TARGET DATE:	07.04.2020
	N 448875	REVISED TARGET:	
		DECISION DATE:	11.03.2020

APPLICATION NO: 6.130.38.G.DISCON

LOCATION:
Church Farm Denton Ilkley North Yorkshire LS29 0HH

PROPOSAL:
Approval of details required under condition 4 (Windows and doors) of planning permission 19/04519/FUL - Erection of single storey infill extension and single storey pitched roof extension; replacement of entrance canopy.

APPLICANT:
Mr & Mrs Aspin

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 Condition 4: Development shall occur with strict accordance with the details submitted and approved by Harrogate Borough Council.

CASE NUMBER:	20/00375/PNA	WARD:	Nidd Valley
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	31.01.2020
GRID REF:	E 420235	TARGET DATE:	27.03.2020
	N 462703	REVISED TARGET:	
		DECISION DATE:	19.03.2020

APPLICATION NO: 6.66.354.B.PNA

LOCATION:

Hill Crest White House Lane Summerbridge Harrogate North Yorkshire HG3 4JG

PROPOSAL:

Prior notification for erection of agricultural building (A) - REVISED.

APPLICANT:

Mr S Lofthouse

1 REFUSED. Reason(s) for refusal:-

- 1 The siting, size and design of the agricultural building would have a detrimental impact on the neighbouring property by way of being overbearing and oppressing which would conflict with Policy HP4 of the adopted Local Plan.
- 2 The agricultural building would be isolated from shed B, therefore it would contribute to dispersed agricultural development and negatively impact the AONB landscape which would conflict with Policy GS6 and Policy NE4 of the adopted Local Plan.

CASE NUMBER:	20/00394/TPO	WARD:	Fountains & Ripley
CASE OFFICER:	Francesca McGibbon	DATE VALID:	30.01.2020
GRID REF:	E 426076	TARGET DATE:	26.03.2020
	N 463355	REVISED TARGET:	
		DECISION DATE:	11.03.2020

APPLICATION NO: 6.61.182.TPO

LOCATION:

St Joseph's Roman Catholic Church Colber Lane Bishop Thornton HG3 3JR

PROPOSAL:

Deadwood removal of 2 Ash (G2); Deadwood removal and crown lift (to 2.5m) of 3 Pine (G1); Deadwood Removal of 2 Oak (G1) within TPO 36/2014.

APPLICANT:

Mr James Martin

APPROVED subject to the following conditions:-

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

- 2 The proposed works, Deadwood removal of 2 Ash (G2); Deadwood removal and crown lift (to 2.5m) of 3 Pine (G1); Deadwood Removal of 2 Oak (G1) within TPO 36/2014, shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.

Reasons for Conditions:-

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

CASE NUMBER:	20/00418/PNA	WARD:	Nidd Valley
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	30.01.2020
GRID REF:	E 420235	TARGET DATE:	26.03.2020
	N 462703	REVISED TARGET:	
		DECISION DATE:	19.03.2020

APPLICATION NO: 6.66.354.C.PNA

LOCATION:

Hill Crest White House Lane Summerbridge Harrogate North Yorkshire HG3 4JG

PROPOSAL:

Prior notification for erection of agricultural building (B) - REVISED.

APPLICANT:

Mr S Lofthouse

APPROVED subject to the following conditions:-

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

Proposed plans and elevations Building B, reference 4696, dated 17/12/2019.
- 2 The landscaping scheme, labelled 'Proposed planting at Hill Crest', hereby approved shall be planted within the first available planting season on completion of the building.

Reasons for Conditions:-

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of visual amenity and the AONB landscape.

CASE NUMBER:	20/00407/DISCON	WARD:	Ripon Minster
CASE OFFICER:	Katie Lois	DATE VALID:	31.01.2020
GRID REF:	E 431535	TARGET DATE:	27.03.2020
	N 470417	REVISED TARGET:	
		DECISION DATE:	10.03.2020

APPLICATION NO: 6.31.1543.G.DISCON

LOCATION:

Ripon Community Leisure Centre Dallamires Lane Ripon HG4 1TT

PROPOSAL:

Approval of details required under conditions 6 (Lighting scheme) and 14 (Arboricultural method statement and tree protection plan) of planning permission 19/01178/RG3MAJ - Erection of swimming pool extension and refurbishment works to leisure centre. Formation of playing field, playground and additional parking with associated hardstanding and landscaping works.

APPLICANT:

Harrogate Borough Council

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 The submitted External Lighting General Arrangement Layout (ref: RLCD-LBU-Z0-ZZ-DR-E-63100) received on 31.01.2020 and External Lighting Plan (ref: Rev 3A) received on 28.02.2020 were considered acceptable to meet the requirements of condition 6.
- 2 The submitted Arboricultural Method Statement received on 31.01.2020 was

considered acceptable to meet the requirements of condition 14.

CASE NUMBER:	20/00411/TPO	WARD:	Claro
CASE OFFICER:	Josh Arthur	DATE VALID:	31.01.2020
GRID REF:	E 432639	TARGET DATE:	27.03.2020
	N 458826	REVISED TARGET:	
		DECISION DATE:	17.03.2020

APPLICATION NO: 6.83.5.D.TPO

LOCATION:

Delvers Lodge New Road Scotton HG5 9HR

PROPOSAL:

Felling of 1 Oak tree T1 of Tree Preservation Order 70/2017.

APPLICANT:

Ashfield Homes Ltd

REFUSED. Reason(s) for refusal:-

- 1 The proposed works would significantly harm the visual amenity of the surrounding area. This would conflict with guidance in the National Planning Policy Framework, Policy NE7 of the Harrogate District Local Plan.
- 2 No technical justification which outweighs the amenity value of the trees has been submitted to justify the proposed works. This would conflict with guidance within the National Planning Policy Framework and Policy NE7 of the Harrogate District Local Plan.

CASE NUMBER:	20/00458/FUL	WARD:	Harrogate Oatlands
CASE OFFICER:	Emma Walsh	DATE VALID:	04.02.2020
GRID REF:	E 430988	TARGET DATE:	31.03.2020
	N 453763	REVISED TARGET:	
		DECISION DATE:	19.03.2020

APPLICATION NO: 6.79.14240.FUL

LOCATION:

6 Halstead Road Harrogate North Yorkshire HG2 8BP

PROPOSAL:

Erection of front entrance porch.

APPLICANT:

Ms Catherine Gill

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 19/03/2023.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings submitted with the application;

Location Plan; received 04.02.2020.
Block Plan; received 04.02.2020.
Proposed Elevations and Floor Plan; Drwg no H.R.(06) 03, revision E,
received 04.02.2020
- 3 The materials to be used in the construction of the porch extension, hereby permitted shall match those used in the host building. This shall include the shade and finish of the render.
- 4 The windows in the north elevation of the development hereby approved shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be retained throughout the life of the development.

Reasons for Conditions:-

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

CASE NUMBER:	20/00490/DISCON	WARD:	Nidd Valley
CASE OFFICER:	Emma Walsh	DATE VALID:	17.02.2020
GRID REF:	E 420038	TARGET DATE:	13.04.2020
	N 459618	REVISED TARGET:	
		DECISION DATE:	09.03.2020

APPLICATION NO: 6.90.430.B.DISCON

LOCATION:
Walker House Main Street Darley HG3 2QF

PROPOSAL:

Approval of details required under conditions 5 and 6 (Root Protection) of planning permission 19/04027/FUL- Demolition of garage and erection of replacement garage.

APPLICANT:

Mr Chris Walker

CONFIRMATION of discharge of condition(s)

- 1 Condition 5: Details of the Arboricultural Method Statement, including details of root protection area fencing were received 05.02.20. The submitted details are considered to be acceptable.

INFORMATIVES

- 1 Condition 6 is not required to be formally discharged and is to be complied throughout construction.

CASE NUMBER:	20/00530/DISCON	WARD:	Washburn
CASE OFFICER:	Emma Howson	DATE VALID:	10.02.2020
GRID REF:	E 413889	TARGET DATE:	06.04.2020
	N 449445	REVISED TARGET:	
		DECISION DATE:	31.03.2020

APPLICATION NO: 6.130.50.C.DISCON

LOCATION:

Barn At Bullpen Lane Denton Road Denton LS29 0HW

PROPOSAL:

Approval of details required under condition 3 (materials) of permission 18/02253/FUL - Conversion of barn and erection of a lean-to side extension to form 1 no. dwelling.

APPLICANT:

Black Family Settlements

- 1 CONFIRMATION of discharge of condition(s)

INFORMATIVES

1 Condition 3 cannot be fully discharged until the works have been completed in accordance with the approved details

CASE NUMBER:	20/00661/CMA	WARD:	Wathvale
CASE OFFICER:	Janet Belton	DATE VALID:	14.02.2020
GRID REF:	E 427793	TARGET DATE:	13.03.2020
	N 475604	REVISED TARGET:	
		DECISION DATE:	05.03.2020

APPLICATION NO: 6.12.22.W.CMA

LOCATION:

Lightwater Quarries Ltd Potgate Quarry Water Lane North Stainley Ripon North Yorkshire HG4 3JN

PROPOSAL:

Consultation on planning application for the purposes of the extension of existing office building to provide 86 sq. metres of additional floor space including new entrance, ramped disabled access and steps.

APPLICANT:

North Yorkshire County Council

1 Subject to NO OBJECTIONS

CASE NUMBER:	20/00639/DISCON	WARD:	Pateley Bridge & Nidderdale Moors
CASE OFFICER:	Andy Hough	DATE VALID:	18.02.2020
GRID REF:	E 417183	TARGET DATE:	14.04.2020
	N 464357	REVISED TARGET:	
		DECISION DATE:	05.03.2020

APPLICATION NO: 6.49.145.I.DISCON

LOCATION:

Glasshouses Mill Lupton Bank To Glasshouses Bridge Glasshouses HG3 5QH

PROPOSAL:

Approval of details required under condition 31C (implementation of remediation strategy) of planning permission 17/02093/DVCMAJ - Application to vary condition 2 (approved

plans) of planning permission 17/00922/DVCMAJ to allow alteration to approved mix and layout of residential units within principal mill building from 15 dwellings, 11 apartments and a restaurant, to 19 dwellings, 12 apartments and 2 commercial units (A1/A3). Revised site layout to remove the mechanics store (unit 28), introduce a sub-station and bin store, provide additional amenity space and reconfigure car parking arrangement. Alterations to the internal layout of the pug mill and mechanics shop and changes to the external detailing.

APPLICANT:
Glasshouses 123 Ltd

CONFIRMATION of discharge of condition(s)

CASE NUMBER:	20/00696/CMA	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Janet Belton	DATE VALID:	18.02.2020
GRID REF:	E 441400	TARGET DATE:	17.03.2020
	N 474200	REVISED TARGET:	
		DECISION DATE:	13.03.2020

APPLICATION NO: 6.27.19.F.CMA

LOCATION:
Asenby Sand Pit Cundall North Yorkshire

PROPOSAL:
Consultation on planning application for the purposes of the Variation of Condition 2 of Planning Permission C6/27/19B/PA to allow the disposal of waste until 19 December 2021.

APPLICANT:
Mr M Kitchen

Subject to NO OBJECTIONS

- 1 Provided that the other conditions of the original planning permission are complied with and the site is restored in accordance with an agreed restoration scheme, there is no objection to the proposal.

CASE NUMBER:	20/00660/PNA	WARD:	Killinghall & Hampsthwaite
CASE OFFICER:	Janet Belton	DATE VALID:	19.02.2020
GRID REF:	E 427303	TARGET DATE:	15.04.2020
	N 455130	REVISED TARGET:	
		DECISION DATE:	13.03.2020

APPLICATION NO: 6.93.739.PNA

LOCATION:

Land At Long Crag Off B161 Oaker Bank Killinghall North Yorkshire

PROPOSAL:

Prior notification for the erection of cover to livestock feeding yard.

APPLICANT:

Mr And Mrs Roger And Margaret Paylor

Prior approval not required

CASE NUMBER:	20/00671/DISCON	WARD:	Harrogate Valley Gardens
CASE OFFICER:	Josh Arthur	DATE VALID:	19.02.2020
GRID REF:	E 429969	TARGET DATE:	15.04.2020
	N 454516	REVISED TARGET:	
		DECISION DATE:	19.03.2020

APPLICATION NO: 6.79.13747.B.DISCON

LOCATION:

24 Beech Grove Harrogate HG2 0EX

PROPOSAL:

Approval of details required under condition 3 (materials) of planning permission 18/01877/FUL - Erection of single storey extension to replace conservatory, raising of roof height and installation of pitched roof to the adjoining utility and store, installation of rooflights and alterations to fenestration.

APPLICANT:

Mr Nick Judd

DECISION DATE: 17.03.2020

APPLICATION NO: 6.83.142.D.DISCON

LOCATION:

Land Comprising Field At 432730 459582 Main Street Scotton North Yorkshire

PROPOSAL:

Approval of details required under condition 3 (materials) of planning permission 19/03263/REM - Reserved matters application for the Erection of 4 no. dwellings (Access, Appearance, Landscaping, Layout and Scale considered) under Outline Permission 18/01215/OUT.

APPLICANT:

Mr And Mrs M Emsley

CONFIRMATION of discharge of condition(s)

CASE NUMBER:	20/00736/AMENDS	WARD:	Nidd Valley
CASE OFFICER:	Gerard Walsh	DATE VALID:	24.02.2020
GRID REF:	E 424874	TARGET DATE:	23.03.2020
	N 459814	REVISED TARGET:	
		DECISION DATE:	19.03.2020

APPLICATION NO: 6.91.266.AMENDS

LOCATION:

Land Comprising Field At 424874 459814 Clint Bank Birstwith North Yorkshire

PROPOSAL:

Non-material amendment to condition 10 (highways and road safety) to allow ground works to begin, but construction of walls to be deferred until submission of highway improvements and stage 2 road safety audit of planning permission 17/04417/OUTMAJ - Outline application for erection of up to 14 dwellings with access considered.

APPLICANT:

Mr David Holmes

APPROVED

CASE NUMBER:	20/00787/AMENDS	WARD:	Ripon Moorside
CASE OFFICER:	Emma Walsh	DATE VALID:	25.02.2020
GRID REF:	E 430551	TARGET DATE:	24.03.2020
	N 470157	REVISED TARGET:	
		DECISION DATE:	09.03.2020

APPLICATION NO: 6.31.2840.AMENDS

LOCATION:

23 Carr Close Ripon North Yorkshire HG4 2LU

PROPOSAL:

Non-material amendment to allow for alterations to approved fenestration and internal layout, and re-use of existing windows of planning permission 19/04223/FUL - Erection of two storey extension and alterations to fenestration.

APPLICANT:

Ms Rachel Harriott

APPROVED
